

Coastal Oceanside

Retail For Lease | ±655 SF



tremont collective.

602 S Tremont St, Oceanside, CA 92054



a place for
the people .



the collective.

The collective is a dynamic warehouse conversion featuring lifestyle retail, creative office space, fitness studios, dining, and event venues. Influenced by the relaxed North County coastal lifestyle, it offers a curated mix of shopping, food, and entertainment. A place to enjoy coffee, artisan flatbreads, craft drinks, fashion, films, music, and fresh flowers—perfect for weekends or any time.



available space.



Available October 2026



S Tremont St



602 s tremont st

oceanside, ca 92054

±655 sf

retail available october 2026

retail

type

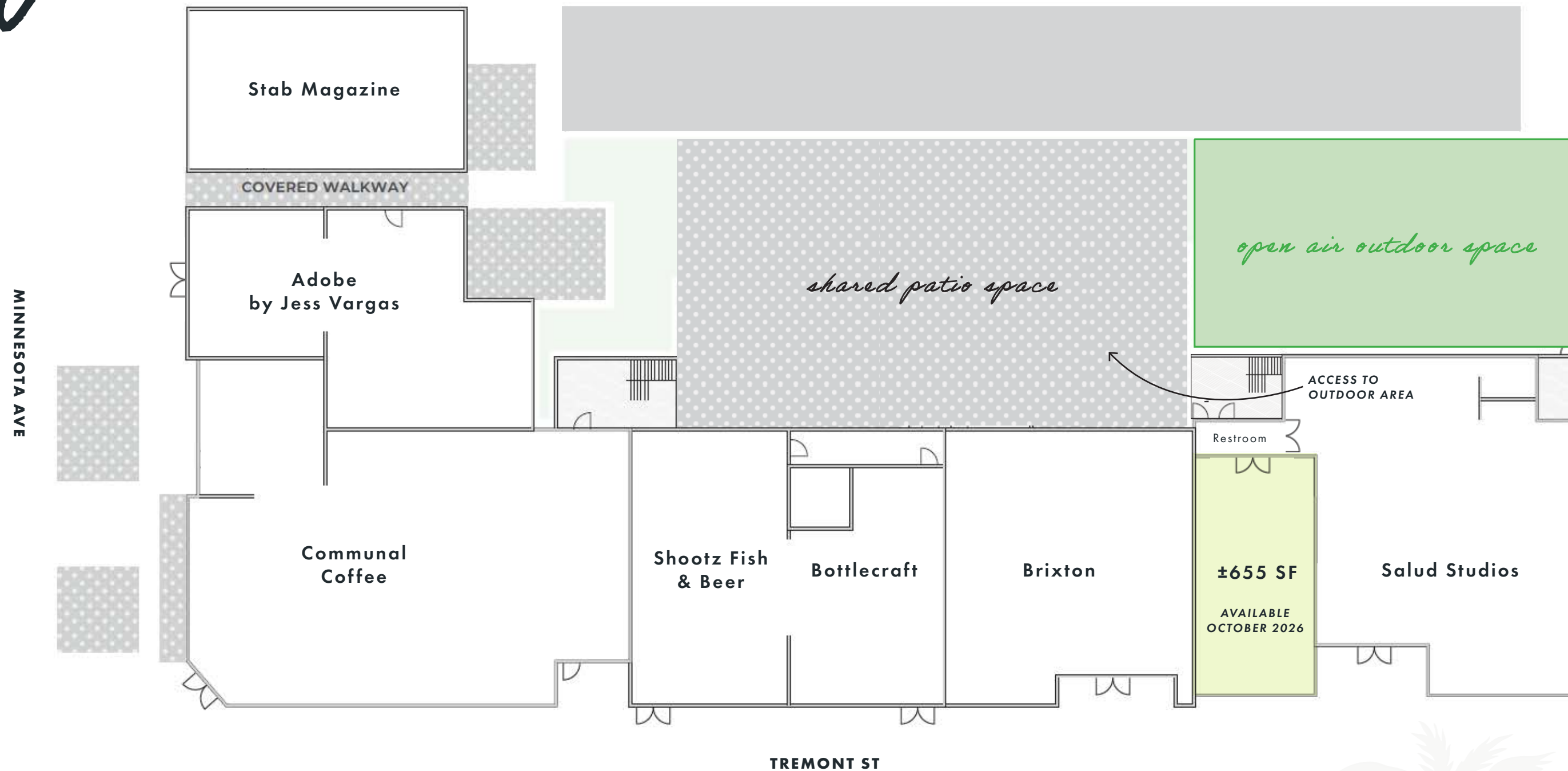
the highlights.

- Prime retail location with great frontage and visibility in highly coveted Tremont Collective
- Ability to use outdoor space in rear of premises
- Co-tenancy with well-known San Diego operators including Communal Coffee, Brixton, Bottlecraft, Shootz Fish & Beer, Adobe, Stab Magazine and coming soon, Salud Pilates
- 0.4 miles to the Oceanside Transit Center - NCTD redevelopment will bring over 750 units to this location
- Surrounding tenants include Green Cheek Beer Co, 101 Cafe, Matsu, Northside Shack, and more!
- Located in coveted Downtown Oceanside and one block from S Coast Hwy - San Diego's main coastal thoroughfare



join the fun!

- available space
- parking
- patio space



site plan.

discover the collective.

available oct. 2026
±655 SF

1 **STAB**

2 **ADOBE**
BY JESS VARGAS

3 
COMMUNAL

4 **SHOTS**

5 **BOTTLECRAFT**
× BEER SHOP & TASTING ROOM ×

6 
BRIXTON

7 **saludstudios**

the neighbors.

"Oceanside is the new Brooklyn of San Diego"



**tremont
collective.**



S COAST HWY

S TREMONT ST

CLEVELAND ST

MISSOURI AVE

- | | | | |
|------------------------|---------------------|-----------------------|---------------------|
| 1. Sweat Dreams | 7. 101 Cafe | 13. Woodin Surfboards | 19. Eris Vegan |
| 2. The James Brand | 8. Matsu | 14. Linden Surfboards | 20. Tails A Waggin |
| 3. Lash Pop | 9. Stone Impact | 15. The Powder Room | 21. Crackheads |
| 4. Vital Climb | 10. Plantology Cafe | 16. Madson | 22. Smash'd Burgers |
| 5. Beakers | 11. Better Buzz | 17. The Cup Coffee | 23. Tacos 1975 |
| 6. Green Cheek Brewery | 12. JS Garage | 18. Mostly E-Bikes | |

The New Vibe of O'Side

295

units under construction

Construction is underway for the latest developments
reshaping Oceanside's landscape.

921

units proposed

Oceanside anticipates a wave of proposed
developments, shaping a new era of growth and
opportunity.

Within 3 mile of the site

path of development.



Sunsets
180 Units Proposed



Ocean Creek
295 Units Under Construction



Tower 1888
57 Units Proposed



Moderna Neptune
360 Units Proposed



Revitalized Oceanside Transit Center

The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



Regal Cinemas Redevelopment

Regal Cinemas will be replaced by a vibrant seven-story mixed-use development in downtown Oceanside, featuring 321 residential units, retail shops, and restaurants. The project will include three levels of parking and modern living spaces, designed to enhance the area's appeal. This transformation will boost housing availability, increase foot traffic, and support local businesses, turning the site into a dynamic destination.

discover oceanside.

Oceanside is a vibrant coastal city in San Diego County known for its laid-back charm, rich surf culture, and growing reputation as a foodie destination. Often described as offering “flip-flop fine dining,” Oceanside blends upscale cuisine with a relaxed beach-town vibe and is a standout in Southern California’s renowned craft brewery scene. Its beaches and 1,942-foot-long pier attract surfers, anglers, and visitors seeking scenic ocean views and outdoor adventures. With cultural attractions like the California Surf Museum and historic landmarks such as the “King of Missions,” Oceanside offers a unique mix of history, recreation, and modern coastal living.



11 Million
Annual Passengers through
Oceanside Transit Center



7 Min

70,000

2.8M

40,000+

40,751

\$518M

Drivetime to Camp Pendleton

Camp Pendleton Daytime Population

Overnight Visitors

Hotel Rooms/Units

Population

Consumer Spending



contact us.

ashley tiefel

ashley@upgsocal.com

Lic No 01984741

serena patterson

serena@upgsocal.com

Lic No 01721040



upgsocal.com | 858.874.1989

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