

208 N Freeman

PROPERTY • OCEANSIDE • COASTAL



FOR LEASE

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**UPG** **URBAN**  
**PROPERTY**  
**GROUP** EST. 1989

# THE PROPERTY



Space  
967 SF



Condition  
Street front with great natural light



Rate  
\$2.75 psf, NNN

## PROPERTY HIGHLIGHTS

Prime retail location with great frontage and visibility along North Freeman Street

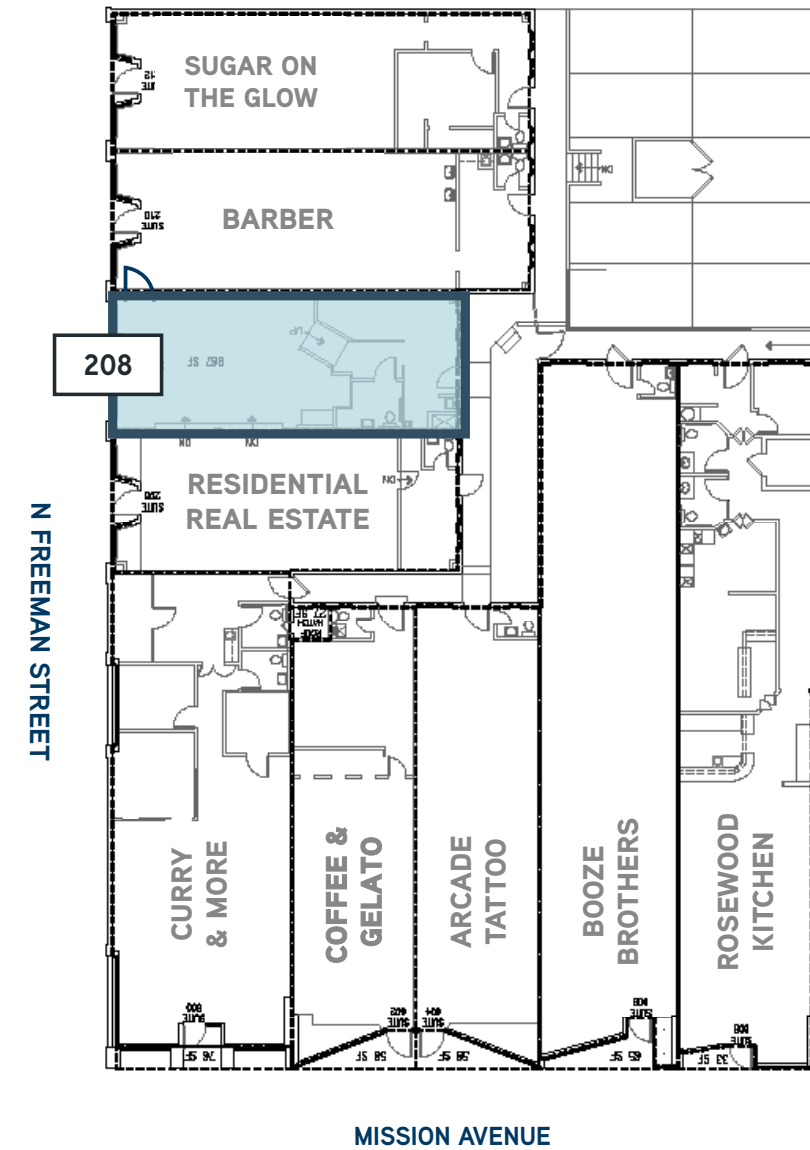
Public parking & ample street parking

The city of Oceanside is committed to attracting new businesses and making it easier for existing businesses to thrive in the city

Blocks from Oceanside Pier

LOCATED IN A FLOURISHING MARKET THAT CONTINUES TO RISE

## SITE PLAN



Location

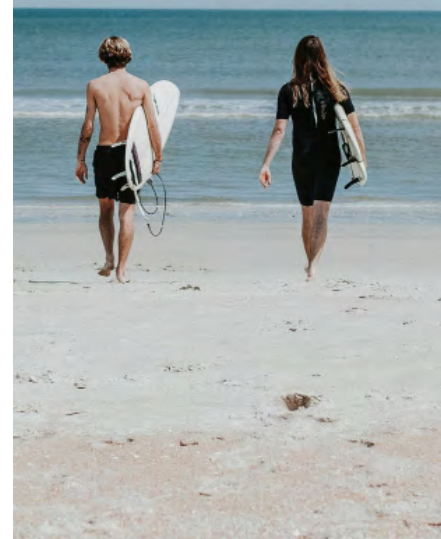
208 N Freeman St  
Oceanside, CA 92054

NEARBY  
RETAIL

“ OCEANSIDE’S THE NEW BROOKLYN  
OF SAN DIEGO  
JASON MRAZ



# OCEANSIDE, CA



## Oceanside Is Southern California's Most Authentic Beach Town

Enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures.

As a playful, fun, and diverse destination O'side values personal expression and originality-take adventure to the next level by surfing, skateboarding, bike riding, boating and even skydiving. Culinary experiences are pushed to the limits with a flourishing food and craft beer scene reflecting Oceanside's creative and entrepreneurial spirit.



Designed by architecture firm Delawie of San Diego, the master-planned, 2.75 acre hotel project will help catalyze Oceanside's Rapid transformation into a thriving hub of active recreation, cuisine and culture.

### LOCAL DEMOGRAPHICS

Total Population	Overnight Visitors	Residential Units Under Construction
182,106	2.8M	216



Walking Distance to Train  
5 Minutes



Avg. Household Income  
\$92,323



Walk Score  
94



Total Businesses  
6,200



Annual Visitors  
6 Million



In addition to the hotel development, major mixed-use projects are opening including SALT (pictured above) with 52 condominiums, 9,825 SF of retail and 385 public parking spaces. These projects are continuing to revitalize downtown Oceanside.

OCEANSIDE COASTAL PROPERTY GROUP

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