

603-609 VISTA WAY

Oceanside, California



UNIQUE OPPORTUNITY IN THE HEART OF SOUTH OCEANSIDE

RI RETAIL INSITE



THE OPPORTUNITY



Unique retail/restaurant opportunity in the primary pocket of South Oceanside



16 dedicated parking stalls



Frontage to Vista Way and walking distance to multiple shops, restaurants, and hotels



Situated in the heart of South Oceanside - one of Southern California's most eclectic beach towns



LOCATION AERIAL



CARLSBAD VILLAGE



PURETACO



WILDLAND
LILO

LAGOON

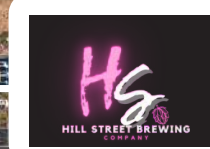


kiln.



SITE

LAGREE +
VERSA *Fit*



The Proper
THIRTYTWO



Vista Way **18,011 CPD**

FREEMAN
COLLECTIVE

little fox



FREEMAN
COLLECTIVE



HomeState
A TEXAS KITCHEN

S. Coast Hwy **23,684 CPD**

THERAPY
A SOCIAL FITNESS STUDIO

THE FLATS



FOUR HOUSE

SITE PLAN

TENANT	SUITE	SIZE
Zito Hat	609	1,225 SF
Raw Rhythm Studio	607	1,220 SF
Art Adventure Studio	605	695 SF / ±500 SF <i>*Available Dec 2026</i>
LUX Beauty	603	1,088 SF + Patio



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TRADE AREA AERIAL



VALLE
* Michelin Star

THE SEABIRD

COMMUNAL COFFEE
BRIXTON SHOTS

FINNEY'S
CRAFTHOUSE



DIJA MARA

Better Buzz
COFFEE ROASTERS

MATSU
OCEANSIDE

THE TACO STAND
HECHO A MANO



MUNICIPAL

HomeState
A TEXAS KITCHEN

CORNER PIZZA



ARTIFEX
SAN CLEMENTE, CA

BEST PIZZA & BREW

MERENDA

Walmart
HARBOR FREIGHT TOOLS

GROCERY OUTLET
El Super
DISCOUNTS

DOLLAR TREE

BIG LOTS!
CVS pharmacy

FRAZIER FARMS

Smart & Final

STAPLES
petco
WORLD MARKET
five BEL'W

Walmart
DICK'S SPORTING GOODS
BEST BUY

LA FITNESS
LA BOY GALLERY
BARNES & NOBLE
BOOT BARN

ROSS DRESS FOR LESS
Michaels
DAISO
ULTA
BIG 5

TRADER JOE'S

BevMo!

JOANN

WinCo FOODS



DOLLAR TREE
Orangetheory FITNESS
Marshalls

CVS pharmacy
VONS
planet fitness

The Shoppes at Carlsbad
macy's
REGAL
24 FITNESS
JCPenney

SPROUTS

SITE

CARLSBAD

THIS IS SOUTH OCEANSIDE

THE FLATS

1931 S. Coast Highway, Oceanside, CA

The Flats is a boutique mixed-use development located on South Coast Highway featuring 18 apartment units with approximately 2,775 sq ft of ground-floor retail/restaurant space. This project will house new tenants like the upcoming Merenda Wine Bar, a wine and snack concept preparing to open in 2024, making it both a residential and culinary addition to South Oceanside's streetscape. The development by Fabric Investments aims to activate the corridor with neighborhood-serving food and retail offerings in a walkable coastal setting.

FREEMAN COLLECTIVE

510 Vista Way & 1940 S. Freeman St., Oceanside, CA

The Freeman Collective is an adaptive reuse retail and dining destination in South Oceanside that repurposes two classic 1950s coastal buildings into a vibrant culinary and social hub. It's now fully leased with a mix of popular eateries and beverage spots such as HomeState, Corner Pizza, Artifex Brewing, Blackmarket Bakery, Tanner's Prime Burgers, Little Fox Cups & Cones, and Blue Bowl, drawing locals and visitors alike. The project enhances the neighborhood's character by clustering diverse food experiences in a pedestrian-friendly environment.

EUCALYPTUS GROVE

1112-1126 S. Coast Hwy, Oceanside, CA

This iconic 1950s retail center has been recently acquired by the same ownership as 603-609 Vista Way and is positioned in a prime coastal location with excellent visibility along S. Coast Hwy, benefiting from strong traffic counts of approximately 22,300 cars per day. The property features a new, cohesive signage program with center branding, and ample power and utilities. It is also ideally located near Oceanside's top culinary destinations, including Valle (Michelin Star), Matsu, The Taco Stand, and Tanner's Prime Burgers.



SOUTH OCEANSIDE NEIGHBORS



MATSU



TANNER'S PRIME BURGERS



LITTLE FOX ICE CREAM & CORNER PIZZA



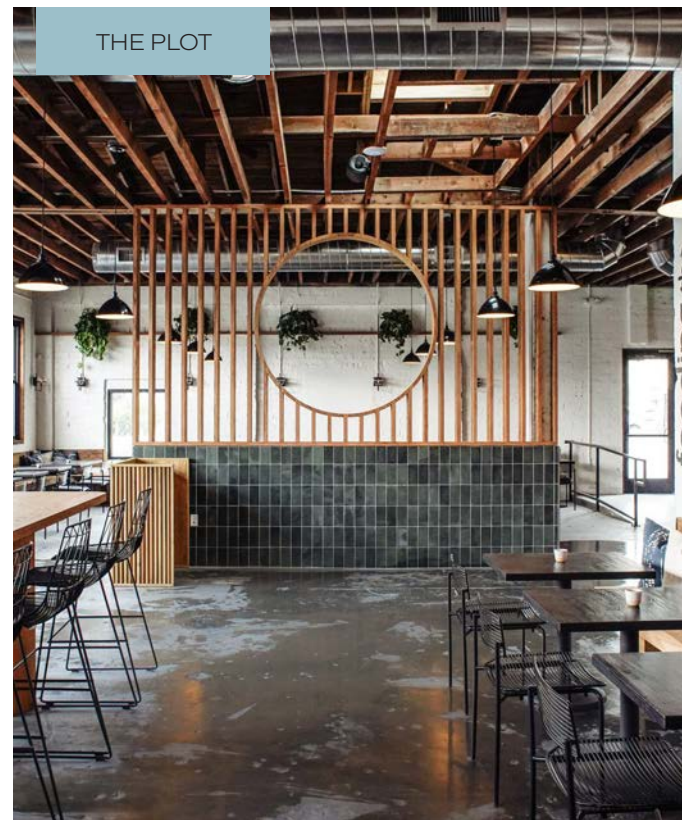
MERENDA WINE BAR



BETTER BUZZ COFFEE



WRENCH AND RODENT

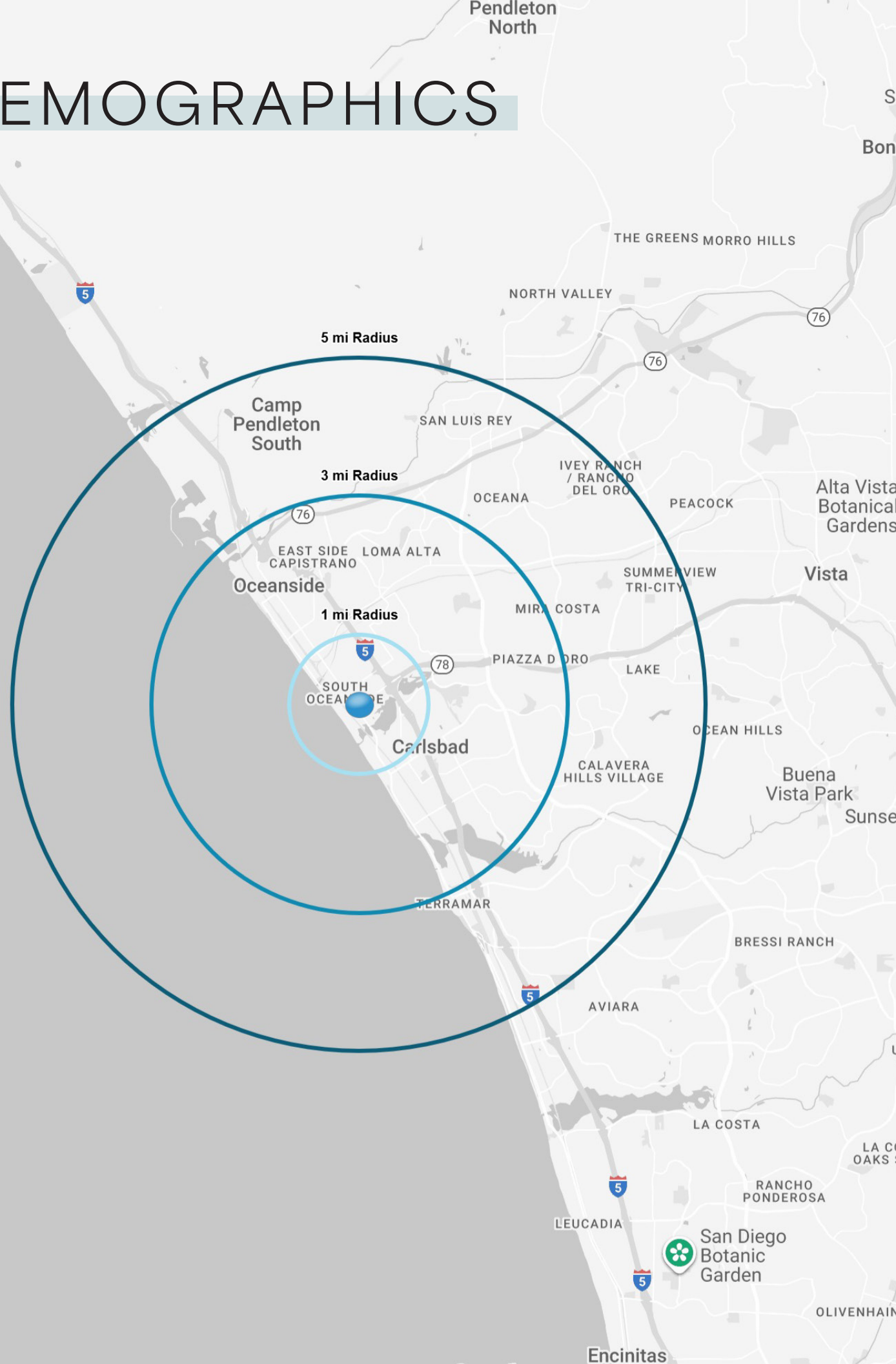


THE PLOT



HOMESTATE

DEMOGRAPHICS



603-609 VISTA WAY
OCEANSIDE, CA 92054

POPULATION

	1 MILE	3 MILE	5 MILE
Estimated Population (2025)	10,712	78,758	162,764
Forecasted Population (2030)	10,889	78,414	159,463

DAYTIME DEMOS

	1 MILE	3 MILE	5 MILE
Total Daytime Population	6,506	52,688	117,372

MEDIAN HH INCOME

	1 MILE	3 MILE	5 MILE
Estimated Median Household Income	\$117,233	\$103,380	\$107,550
Estimated Median Family Income	\$151,598	\$130,385	\$131,577

AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
Estimate Average Household Income	\$150,495	\$134,807	\$138,230
Estimated Average Family Income	\$192,477	\$159,747	\$161,189

603-609 VISTA WAY

Oceanside, California

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