



COASTAL RETAIL FOR LEASE | ±1,147 SF

212 N FREEMAN ST

OCEANSIDE, CA 92054





212 N FREEMAN ST
Oceanside, CA 92054



±1,147 SF
Available Space



CONTACT BROKER
Lease Rate



RETAIL
Space Type

THE HIGHLIGHTS

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

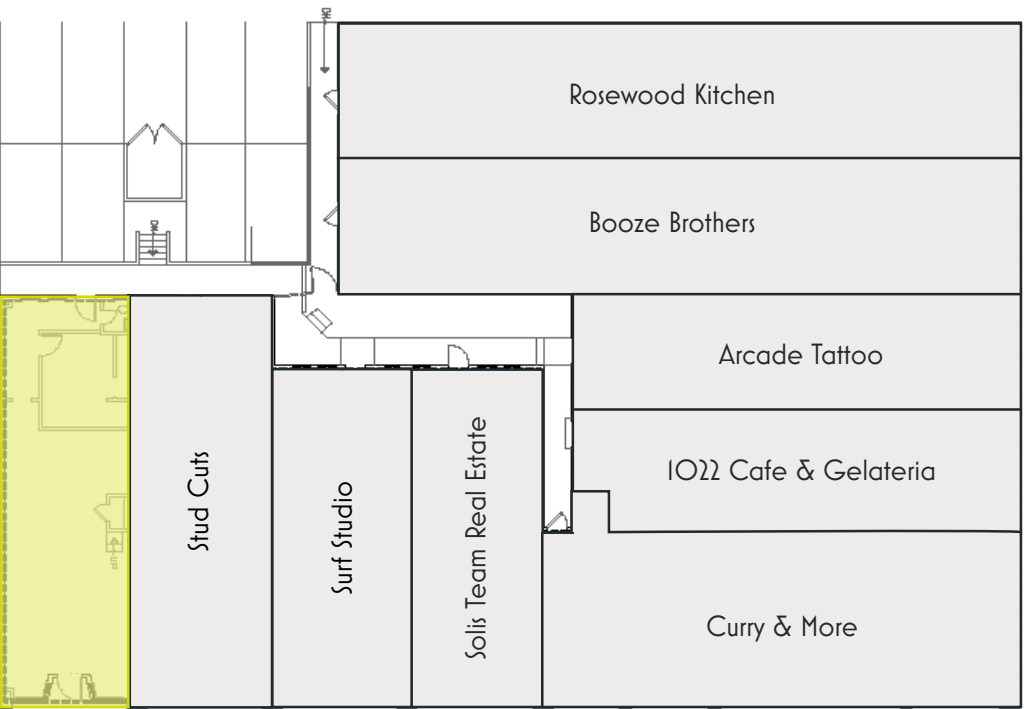
Public parking & ample street parking adjacent to space

Minutes to the beach, pier, and Oceanside Harbor

Three blocks to the Oceanside Transit Center - NCTD redevelopment will bring over 750 units to this location

Surrounding tenants include Swami's Cafe, Flying Pig Pub & Kitchen, Kilowatt Brewing, Piper, Craft Coast Beer & Tacos, and more!

Located in coveted Downtown Oceanside and one block from N Coast Hwy - San Diego's main coastal thoroughfare



N FREEMAN ST



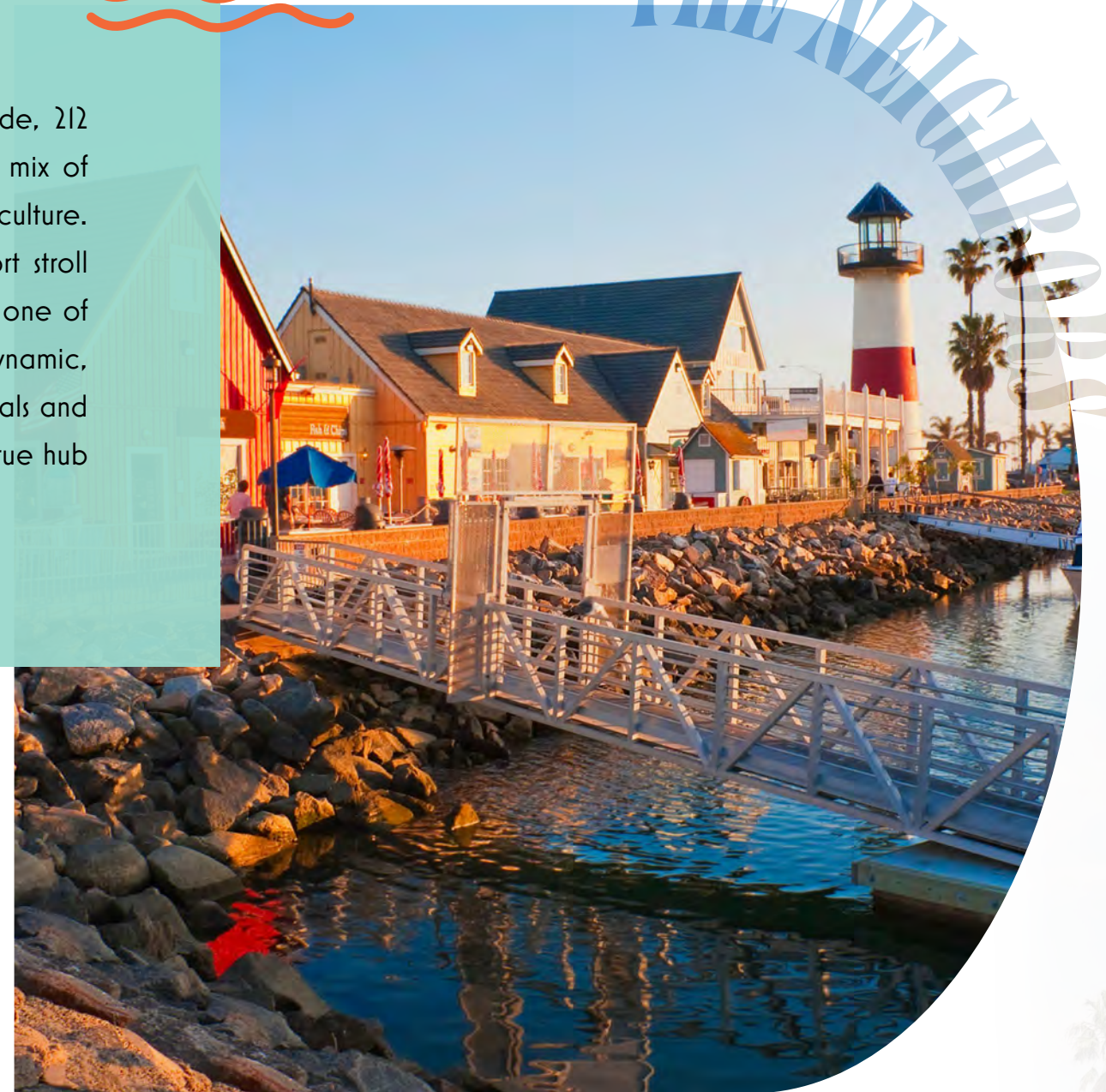


OCEANSIDE IS A COASTAL GEM WHERE SURF, SUNSHINE, & GREAT FOOD MEET.



THE NEIGHBORHOOD

Nestled in the heart of coastal Oceanside, 212 N Freeman St is surrounded by a vibrant mix of lifestyle amenities, dining, and local culture. Just steps from Mission Avenue and a short stroll to the beach and pier, this address sits in one of Oceanside's most walkable pockets—a dynamic, highly desirable neighborhood where locals and visitors mingle, making Freeman Street a true hub for growth, creativity, and opportunity.



THE NEW VIBE OF O'SIDE

REVITALIZING THE COASTLINE

Oceanside is undergoing a vibrant downtown revitalization driven by transformative mixed-use projects, upgraded transit, and new luxury hotels. These investments are redefining the coastal city as a dynamic hub for residents, visitors, and businesses alike. With fresh housing, modern office space, retail destinations, and entertainment venues, Oceanside is solidifying its place as a premier coastal destination between Los Angeles and San Diego.



URBAN REVIVAL

Downtown Oceanside has undergone a remarkable transformation over the past decade. Once overlooked, the district now buzzes with activity with mixed-use developments, boutique hotels, and residential towers reshaping the skyline. Outpacing other coastal towns, this urban momentum is re-branding Oceanside into a vibrant coastal city.

LIFESTYLE APPEAL

Fueled by Michelin-recognized restaurants, national media buzz, and the lively Sunset Market, the city is rapidly emerging as a cultural and culinary destination. With new galleries, murals, and creative events adding to the momentum, it is redefining itself as a cool, coastal hub that rivals San Diego's trendiest neighborhoods.

TRANSIT & ART

Through investments in transit and art, the city is enhancing livability and identity. The Sprinter rail line, hailed as "California's best-kept transit secret", offers affordable connectivity and is slated for service upgrades, while bold new murals downtown celebrate surf culture and creativity, reinforcing its image as a culturally vibrant, connected hub.



REGAL CINEMAS REDEVELOPMENT

Regal Cinemas in downtown Oceanside will be redeveloped into a seven-story mixed-use project with 321 apartments, dining, retail, co-working space, and parking, creating a walkable, community-focused hub.



OCEANSIDE TRANSIT CENTER

The re-imagined Oceanside Transit Center will feature improved transit connections, better pedestrian access, new housing, and sustainable transportation, creating a vibrant hub for the community.

10,700+
Existing Units

1,000+
Units Coming Soon

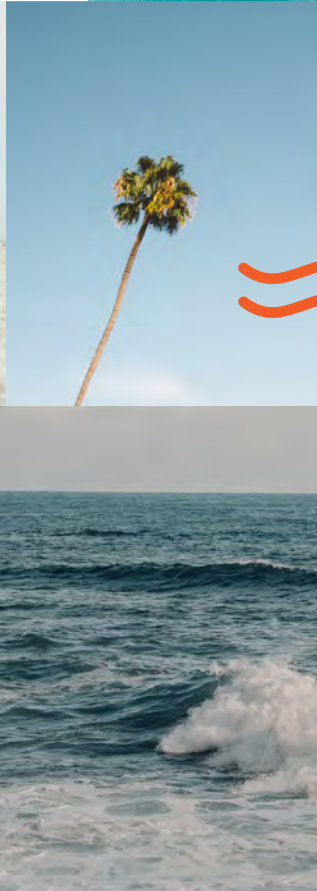
2,100
Existing Rooms

150+
Rooms Coming Soon

*Within 1 mi. of site

PATH OF DEVELOPMENT

BY THE NUMBERS



Tourism in Oceanside remains strong, driven by consistent growth in visitor spending and a broad demographic of leisure travelers ages 25–44 from Los Angeles, Orange County, and Arizona. Adding to its vitality, the city is home to more than 175,000 residents, including military families, young professionals, and multi-generational households that embody Oceanside’s cultural richness and diversity.

20+ CITYWIDE EVENTS

Oceanside International Film Festival
IRONMAN 70.3 Oceanside
Asian & Pacific Islander Festival
Manchester City Soccer Tournament
Beach Soccer Championships
USYS Elite National Girls Finals
Pride by the Beach
Race Across America / Race Across the West
USA Surfing Championship
Plein Air Festival (bi-annual)
Surf Cup Soccer Tournament
Oceanside Longboard Club Contest
Heiva
World Bodysurfing Championships
San Diego Senior Games – Pickleball
SoCal Blues Soccer Tournament
Super Girl Surf Pro Championships
US Open Adaptive Surfing Championships
Día De Los Muertos
Girls Academy League Regional West
Bike the Coast
O’side Turkey Trot
Surf Cup Soccer Tournament
Valley Arts Festival
Cardiff Socker’s Club

**Partial Event List*

41,620

Population

\$93,112

Avg. HH Income

\$509.7M

Consumer Spending

14,810

Daytime Employees

**Within 2 mi. of site*

#1
AMONG
BEST BEACHES
IN SOCIAL

\$568M

Visitor Spending

\$266

Avg. Spending per Day

35M

Overnight Visitors to O’side





Oceanside is a vibrant coastal city at the northern tip of San Diego County, known for its wide sandy beaches, rich surf culture, and walkable downtown. With a booming culinary scene, award-winning breweries, boutique hotels, and endless coastal charm, Oceanside has become one of Southern California's most exciting beach destinations.



LOCAL TRADE

Highway 101, the town's main strip, is lined with antique shops, beachy boutiques, surf stores, and eateries. Visitors can browse trendy designer pieces, local brands, unique souvenirs, seashells, and other coastal finds.



ATTRACTIONS

With over three miles of wide sandy beaches, a 1,000-slip harbor, diverse dining and shopping, and the West Coast's longest wooden pier, Oceanside shines as one of Southern California's most dynamic coastal cities.



EVENTS

Oceanside hosts iconic events like the World Bodysurfing Championships, Ironman races, surf contests, festivals, and outdoor markets, making it a lively year-round destination.

OCEANSIDE IS AMONG THE HAPPIEST CITIES IN THE COUNTRY



OCEANSIDE SUNSET MARKET



OCEANSIDE PIER





COASTAL RETAIL FOR LEASE | ±1,147 SF

SERENA PATTERSON

SERENA@UPGSOCAL.COM
LIC NO 01721040

AMY MCNAMARA

AMY@UPGSOCAL.COM
LIC NO 01083491

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.