



COASTAL FREESTANDING OFFICE FOR LEASE | OCEANSIDE, CA

# *S. Freeman St*

MAJOR RETAIL CORRIDOR • RARE COASTAL OFFICE LOCATION



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COMMERCIAL REAL ESTATE SERVICES

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# Property Highlights



Rare standalone office building



Excellent layout and functionality



Building Signage Opportunity



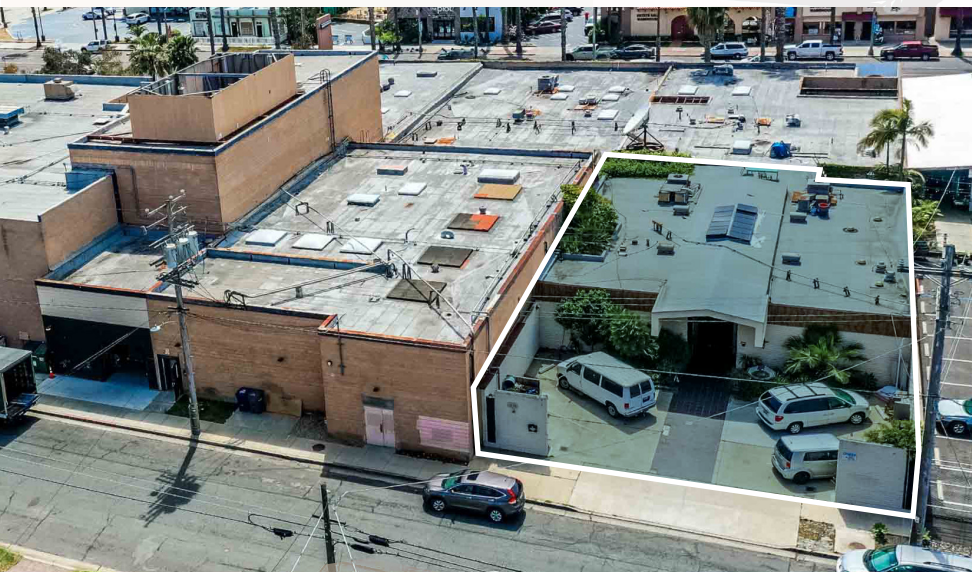
Blocks from the beach



Private Parking Available



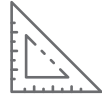
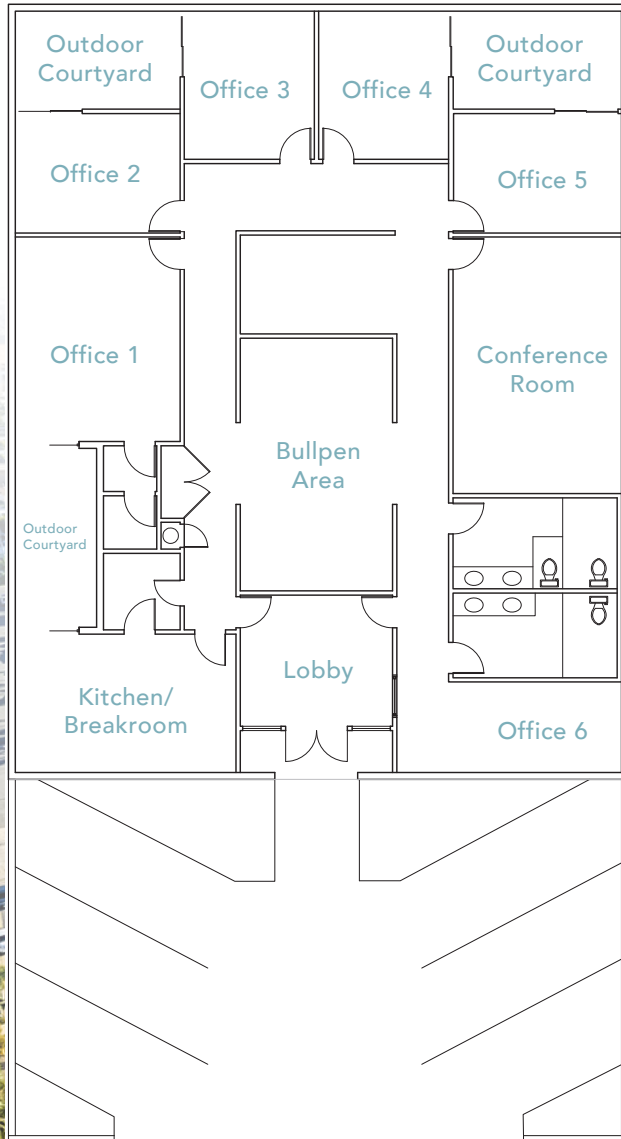
Walkable to restaurants, bars and transportation



**LEASE RATE:**

Contact Broker for Lease Rate

# Property Features



Approximately 4,519 SF



Atrium Style skylights



Six (6) offices



Three (3) outdoor landscaped courtyards



One (1) conference room



Kitchen/break room



# Area Overview



Army & Navy Academy

Summer House Condos

CARLSBAD

Pacific Ocean

Buena Vista Lagoon

W VISTA WAY

MUNICIPAL

Kona Hut Coffee House

DON'S

ANGELO'S BURGERS

Carlsbad Group

SURE RIDE

the Pour House

PCB

PANCA

CAPTAINS HELM  
boom boom brazil  
revolution roasters  
The FRAME HOUSE

Cassidy SMILES

Beach Break Cafe

WRENCH AND RODENT  
SEABASTROPUB

CASA PACIFICA

K

7-ELEVEN

Direct Access to  
INTERSTATE 5

CASSIDY ST (4,600 CPD)

Mobil

the plot

Estate Sale Warehouse

ALVARADO ST

FREEMAN ST

PRIVATEER

ANITA'S

S COAST HWY (14,500 CPD)

Central Autobody & Repair Shop

VT Auto Repair & Performance

LOOKING SOUTH

WHALEY ST

# Demographic Snapshot

Oceanside is the northernmost city in San Diego County, perfectly situated between San Diego & Los Angeles. This authentic beach town has a tangible laid-back vibe and is known for its pristine 3.5 miles of beaches, iconic pier, and quaint harbor. Proud locals and year-round visitors flock to this coastal commercial district to enjoy year-round sun. This San Diego hotspot is recognized for its collaborative culture, energy, and flourishing food and brew scene, with new restaurants and tasting rooms popping up with more frequency. Oceanside also boasts a dynamic and robust business climate. It has always been home to top manufacturing, distribution, tourism and agricultural companies, but in recent years, biotech and life sciences are among the area's fastest growing business sectors.

(2021 | Source: ci.oceanside.ca.us)



174,811  
POPULATION



65,426  
HOUSEHOLDS



\$107,788  
AVG HH INCOME



34  
MEDIAN AGE



82,600  
LABOR POOL

## Drivetime Analysis



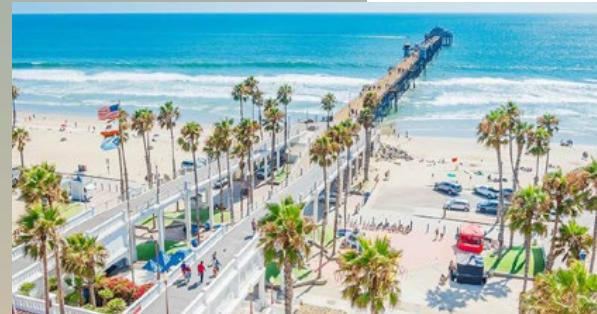
### POPULATION

5 MINUTES - 50,670  
10 MINUTES - 137,396  
15 MINUTES - 287,742



### AVERAGE HH INCOME

5 MINUTES - \$93,405  
10 MINUTES - \$100,207  
15 MINUTES - \$108,891



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S. 1715 St



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