

FREEMAN COLLECTIVE

Oceanside, CA 92054

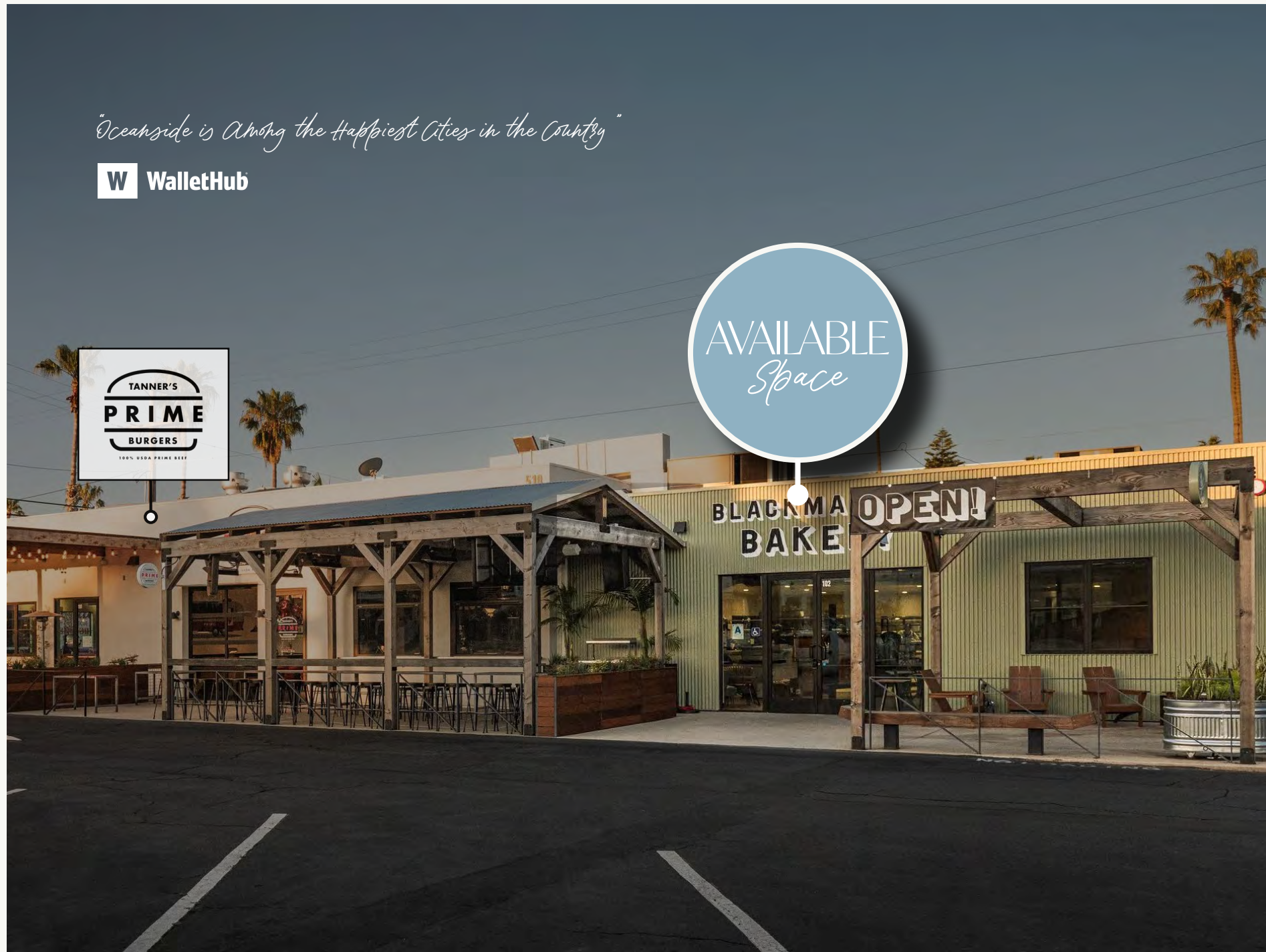


Cafe/Retail For Lease

"Oceanside is Among the Happiest Cities in the Country"

W WalletHub

AVAILABLE
Space



SOCIAL HUB OF SOUTH OCEANSIDE

→ Prime retail or café space in a highly sought-after Oceanside location, just one block from South Coast Highway

→ Equipped with a Type 2 hood, grease interceptor, patio seating, and convenient on-site parking

→ Ample on-site parking with 37 shared exclusive stalls

→ Strong co-tenancy with Tanner's Prime Burgers, Homestate, Little Fox, Corner Pizza, Artifex, and Bluebowl

→ Join Oceanside favorites like Valle, Dija Mara, Matsu, Petite Madeline, O'side Bakery, and other award-winning destinations

→ Surrounded by a vibrant, walkable neighborhood with easy access to South Oceanside and Carlsbad Village

→ Located in one of Southern California's fastest-growing coastal cities, attracting residents and visitors with new restaurants, thriving businesses, and major developments

ADDRESS : 510 VISTA WAY, UNIT A110

AVAILABLE SPACE : ±1,581 SF

SPACE TYPE : RETAIL/CAFE

TIMING : AVAILABLE NOW

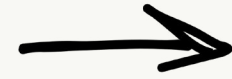
LEASE RATE : CONTACT BROKER



AVAILABLE SPACE

■ Available Space ■ Patio Space ■ Parking

Unit A110
±1,581 SF





JOIN AWARD WINNING
O'Side Eateries



- | | | |
|--------------|-----------------------------------|--|
| VALLE | DIVA MARA | MATSU |
| | WRENCH AND RODENT
SEABASTROPUB | petite madeline
BAKERY BY THE BEACH |
| | Rendez Vous Cafe | 24 SUNS |



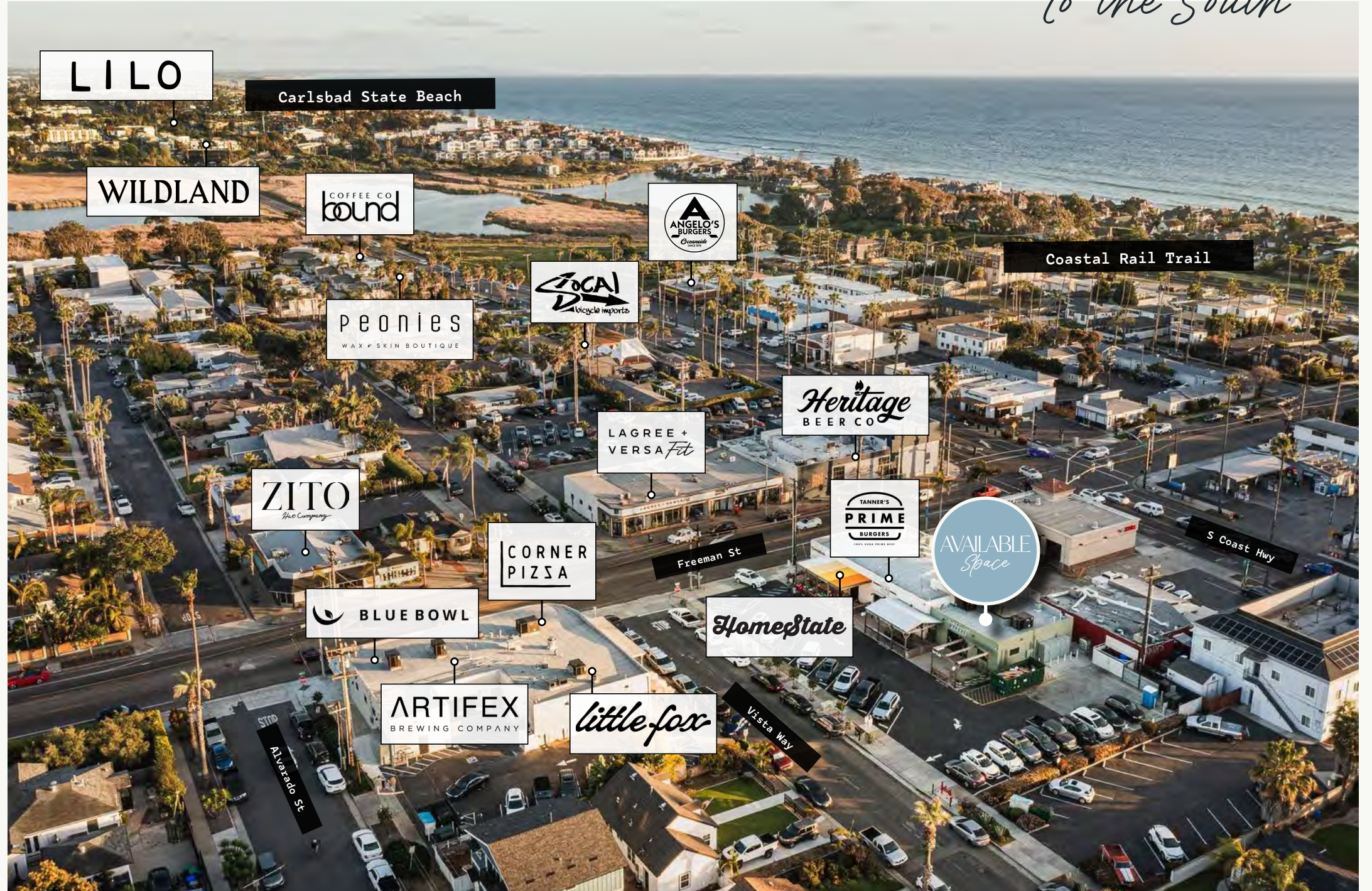
to the north



to the South



VIBRANT & Coastal



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 rebranding Oceanside into a vibrant coastal city.

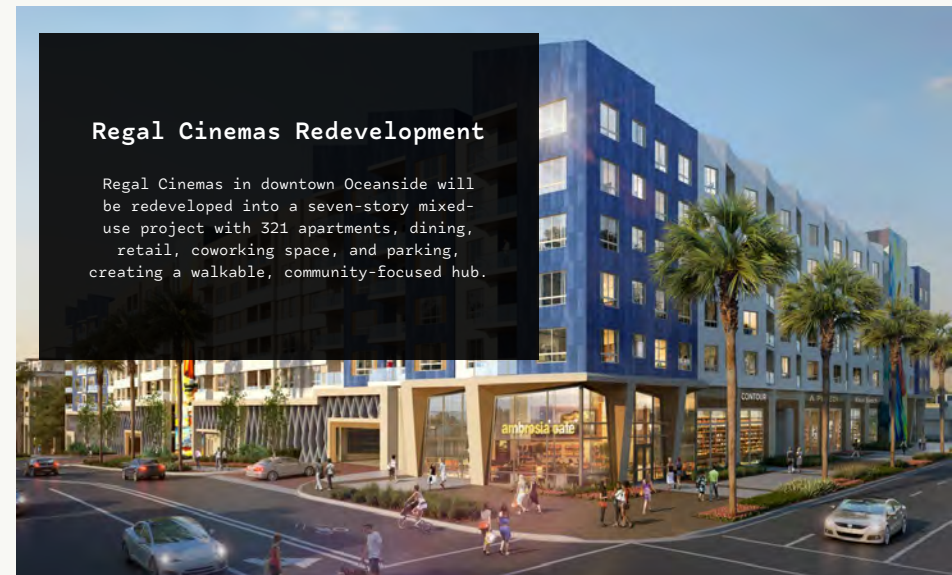
Lifestyle Appeal

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.

THE NEW VIBE OF O'SIDE



By the numbers ↓

Within 2 Mi. of Site

Oceanside is making waves with a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels. New housing, offices, retail, and entertainment venues are reshaping the city into a vibrant coastal hub and premier destination between Los Angeles and San Diego.

7,300+
Existing Units

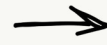
1,316
Existing Rooms

856
Units Under
Construction/Proposed

346
Rooms Under
Construction/Proposed



AT A GLANCE



\$568m
Visitor Spending

\$266
Avg. Spending/Day

3.5m
Overnight Visitors

Tourism in Oceanside is thriving, driven by consistent growth in visitor spending and a diverse mix of leisure travelers, primarily ages 25-44, from Los Angeles, Orange County, and Arizona. The city's more than 175,000 residents include military families, young professionals, and multigenerational households, creating a vibrant community that reflects Oceanside's rich cultural diversity.

Oceanside is among the largest and fastest-growing cities in the region



Population

1 Mile	10,746
2 Miles	40,995
3 Miles	79,122



Consumer Spending

1 Mile	\$171.3M
2 Miles	\$597.4M
3 Miles	\$1.1B



Daytime Employees

1 Mile	4,574
2 Miles	21,319
3 Miles	34,000



Avg. Household Income

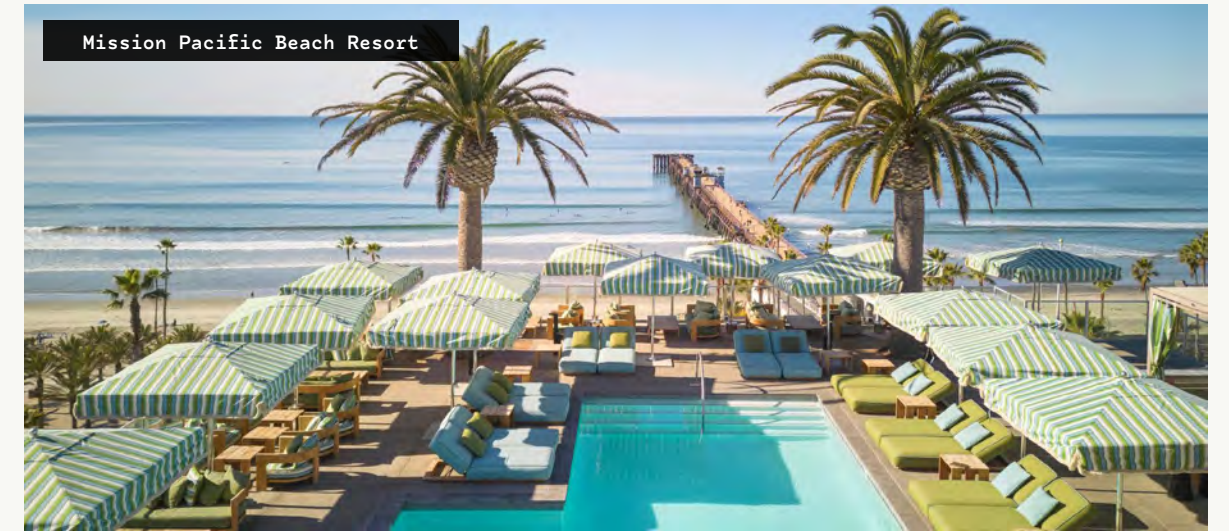
1 Mile	\$116,657
2 Miles	\$108,559
3 Miles	\$107,158



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 Bodsurfing Championships
- San Diego Senior Games - Pickleball
- SoCal Blues Soccer Tournament
- Super Girl Surf Pro Championships
- US Open Adaptive Surfing Championships
- Dia De Los Muertos
- Girls Academy League Regional West
- Bike the Coast
- O'side Turkey Trot
- Surf Cup Soccer Tournament
- Valley Arts Festival
- Cardiff Soccer's Club

*Partial Event List



↓
#1 Beach Resort in the continental U.S.

TRAVEL+LEISURE



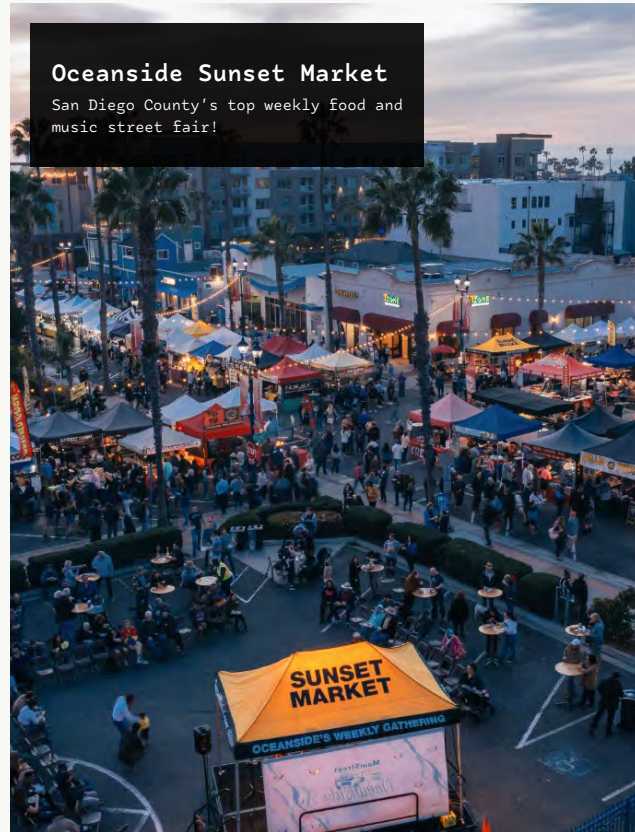
Attractions

With miles of sandy beaches, a bustling harbor, diverse dining and shopping, and the West Coast's longest pier, Oceanside stands out as a vibrant SoCal destination.



DISCOVER OCEANSIDE

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 city's main strip, is packed with antique shops, trendy boutiques, surf stores, and eateries offering unique souvenirs, coastal finds, and local brands.



#1 Among Best Beaches in SoCal

-Ranker

Events

Oceanside is alive year-round with iconic events like the World Bodysurfing Championships, Ironman races, surf contests, lively festivals, and bustling outdoor markets.



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