

RETAIL/OFFICE
FOR LEASE

7,000 SF

1575 South Coast Highway
Oceanside, CA 92054



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200
Carlsbad, CA 92008
P. 760.929.9700 | F. 760.929.9977
www.lee-associates.com

Greg Gershman
(760) 929-7861
ggershman@lee-associates.com
CABRE Lic#: 01909272

Trent France
(760) 929-7838
tfrance@lee-associates.com
CABRE Lic#: 00984842

property highlights / features

PROPERTY FEATURES

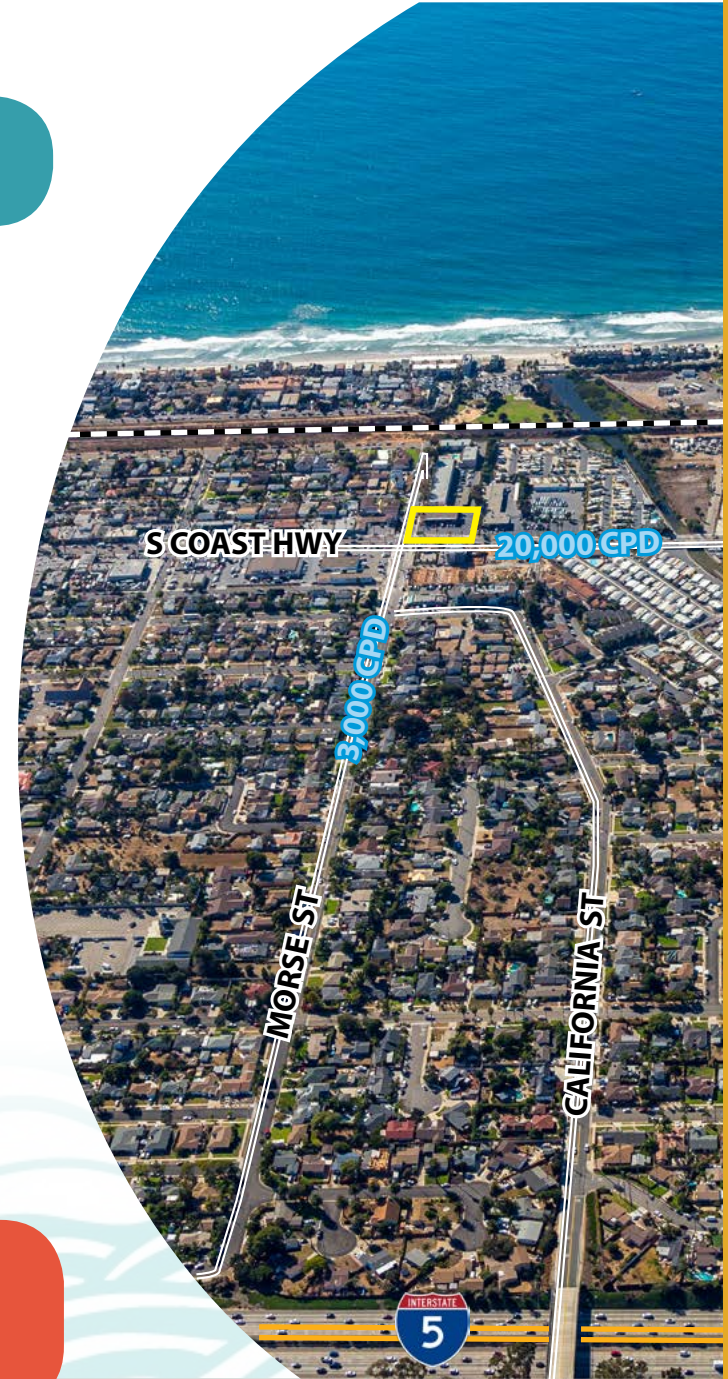
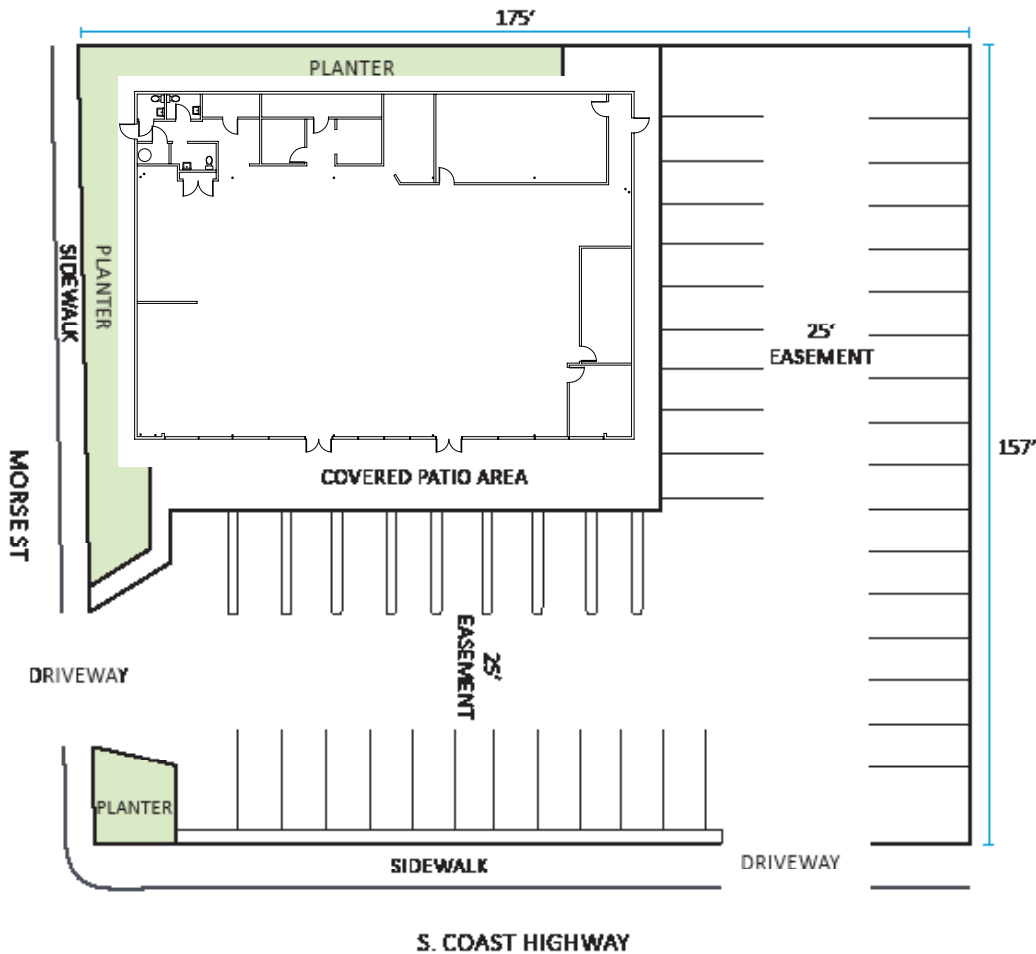
- First time available for lease in over 30 years
- Rare South Oceanside Standalone building
- Flexible zoning allows for an array of uses
- Premier corner site with prominent signage
- Unparalleled Coast Hwy Parking Ratio
- Monument Signage
- Adjacent to Seahive

PROPERTY HIGHLIGHTS

ADDRESS: 1575 S. Coast Highway, Oceanside, CA
APN: 153-030-10-00
BUILDING SIZE: 7,000 Square Feet
LOT SIZE: 27,475 Square Feet
FRONTAGE: 100' on Coast Highway
ZONING: C2 Zoning
BUILDING TYPE: Brick
AVAILABLE: NOW




site plan



This property is an open/vacant building with many potential uses. Primely located on Highway-101, in the trendy, thriving, local, hip area of South Oceanside.

demographics

 <p>POPULATION:</p> <p>10,964 76,096 157,797</p> <p>1 mile 3 miles 5 miles</p>		
<p>AVERAGE AGE:</p> <p>36 38</p> <p>men women</p>	<p>MEDIAN FAMILY INCOME:</p> <p>\$68,880</p> <p>in 1 mile radius</p>	<p>MEDIAN HOME VALUE:</p> <p>\$666,500</p> <p>10.2% 1 year change 8.5% 1-year forecast</p>
<p>MARRIED:</p> <p>56%</p>	<p>MEDIAN HOUSEHOLD INCOME:</p> <p>\$58,949</p> <p>in 1 mile radius (2.16% growth)</p>	<p>EDUCATION:</p> <p>34%</p> <p>have a BA or higher 74% have attended college</p>
<p>TRAFFIC COUNTS:</p> <p>20,000 CPD</p> <p>on S. Coast Hwy.</p>	<p>NUMBER OF EMPLOYEES:</p> <p>78,353</p> <p>(2.87% growth)</p>	<p>INCOME PER CAPITA:</p> <p>\$39,399</p> <p>(5.5% growth)</p>

oceanside statistics

OCEANSIDE

sprinter

coaster

- 8,300 weekly riders
- 2.5 million riders (2017)
- 455 trains per week
- Coast Highway station
0.4 miles away

- 1st Stop O'side Transit
Center 1.8 miles away
- 4,970 weekly riders
- 1.7 million riders (2017)
- 100 trains per week



tourism growth

- Tourism spending in Oceanside set a record in 2017 - \$351 million
- 7 straight years of growth in tourism spending
- 10.1% higher than 2016
- Beaches, wineries, breweries, Oceanside Harbor, Main Street Market and more!



COMMERCIAL REAL ESTATE SERVICES

Greg Gershman
760.929.7861
ggershman@lee-associates.com
CABRE Lic#: 01909272

Trent France
760.929.7838
tfrance@lee-associates.com
CABRE Lic#: 00984842

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Oceanside Overview/Summary



Oceanside Overview / Summary

Oceanside has seen a revitalization over the past decade as it has matured into a popular dining destination with creative restaurant spaces and classic brew pubs popping up along Coast Highway. The city's downtown and 'South-O' areas have seen an urban revival as culinary hotspots are now thriving with a new energy. The classic beach town still holds true to its gritty roots but has seen a large amount of growth through new housing developments and a more gentrified landscape. The owners and chefs are proud to support the local community by incorporating sustainably sourced ingredients to create unique menus and dining experiences. Oceanside has also been able to cement itself as a popular tourist destination with attractions such as the beaches, Oceanside Harbor, wineries, breweries, and the new Oceanside Beach Resort that is scheduled to open in 2020. The local, authentic beach town experience will continue to be what drives tourism growth in the city.



Popular / Trendy Restaurants

- 1 Beach Break Café
- 2 Captain's grounds Coffee
- 3 Hon Sushi
- 4 Kona Hut Coffee House
- 5 PCH Bar and Grill
- 6 Pour House
- 7 Privateer
- 8 Urge
- 9 Wrench and Rodent Seabastropub



location map

