

OFFERING MEMORANDUM

301 MISSION AVENUE

OCEANSIDE, CA 92054

*±1,922 SF Office
Condominium in
Oceanside, California*

\$1,150,000

OFFERING PRICE

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 **Kidder
Mathews**

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*Exclusively
Listed by*

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PROPERTY OVERVIEW

OFFICE CONDOMINIUM *PRIME LOCATION*

Kidder Mathews is pleased to present a ±1,922 sf, office condominium, in 301 Mission Avenue, Oceanside, California.

PROPERTY OVERVIEW

ADDRESS	301 Mission Avenue, Oceanside, CA 92054
PROPERTY TYPE	Mid-Rise Mixed Use
BUILDING SIZE	±45,455 SF
LOT SIZE	±0.92 AC
ZONING	D-1, Downtown District - Subdistrict 1
YEAR BUILT	2008

\$1,150,000

OFFERING PRICE

SUBJECT
PROPERTY

NORTH COAST HWY

MISSION AVE

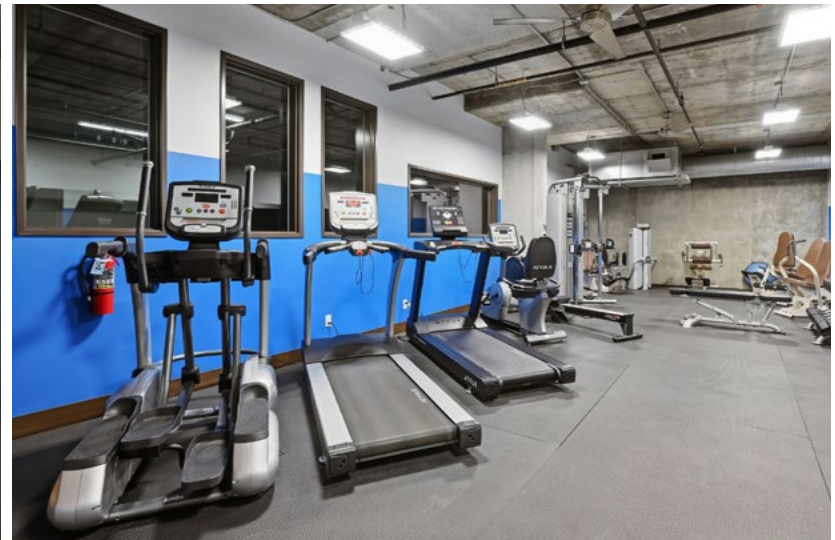
N CLEVELAND ST

N MEYERS ST

PROPERTY PHOTOS



PROPERTY PHOTOS



SUMMARY

Property Features

- Coastal office condo
- In the heart of downtown Oceanside
- Owner-user or investor opportunity
- Abundant natural light with large windows throughout
- Reception area, private offices, conference room, and open workspace
- Access to shared conference room
- Modern mixed-use building
- High-quality existing improvements
- Functional office layout
- On-site fitness center with showers
- Two reserved parking spaces with ample additional parking

Value-Add / Upside Story

- Limited inventory of office condos in downtown Oceanside
- Flexible use strategy: occupy, lease, or partially occupy
- Transit-oriented coastal location
- Strong leasing fundamentals for small professional suites in walkable coastal locations
- Long-term appreciation play in a rapidly improving downtown corridor

Owner-User Opportunity

- Rare opportunity for a small business owner to own a coastal downtown office presence rather than continue leasing
- Perfect for an owner-user looking to control occupancy costs
- Immediate usability with minimal downtime or improvements needed
- Favorable SBA 504 Financing
- Strong image and location for client-facing businesses
- Opportunity to build equity in a coastal asset



LOCATION OVERVIEW



OCEANSIDE, SAN DIEGO

Oceanside is a vibrant, 42-square-mile coastal city in North County San Diego. The city is a popular tourist destination, with its historic landmarks, beaches, and architecture.

Known for its quintessential Southern California surf culture, historic pier, and sunny, Mediterranean climate, Oceanside offers a more laid-back and relatively affordable alternative to neighboring coastal cities.

Situated 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside is notable for its thriving arts scene, the California Surf Museum, and a bustling downtown area with cafes, rooftop bars, and breweries.

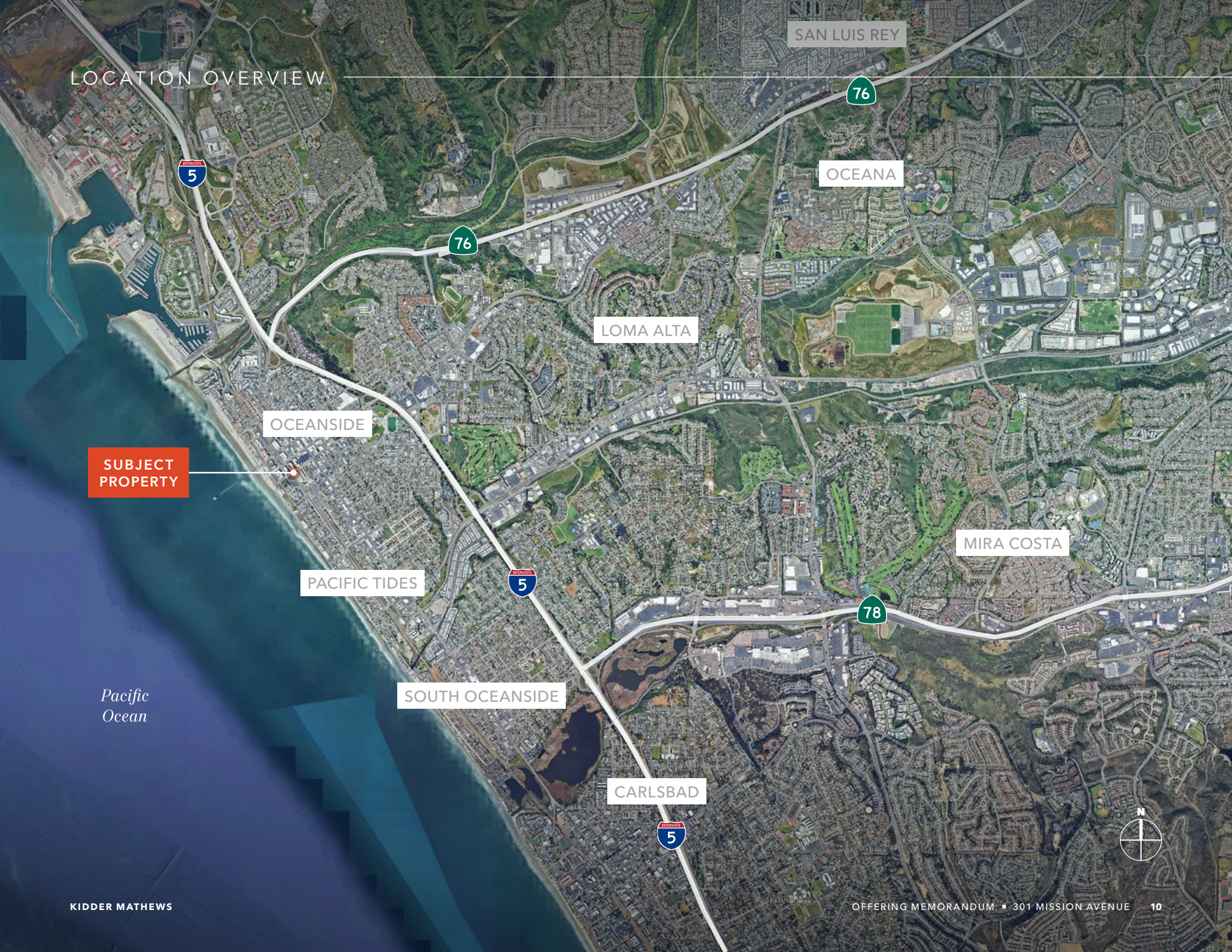
137,990

ESTIMATED POPULATION
WITHIN A 5 MILE RADIUS

52,704

ESTIMATED HOUSEHOLDS
WITHIN A 5 MILE RADIUS

LOCATION OVERVIEW



SAN LUIS REY

76

OCEANA

76

LOMA ALTA

OCEANSIDE

SUBJECT PROPERTY

PACIFIC TIDES

5

MIRA COSTA

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SOUTH OCEANSIDE

CARLSBAD

5



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,240	64,137	137,990
MEDIAN AGE	38.5	36.1	38.1
TOTAL BUSINESSES	928	2,976	6,136
TOTAL EMPLOYEES	6,460	20,198	45,433
WHITE COLLAR WORKERS	61.4%	60.7%	63.8%
BLUE COLLAR WORKERS	38.6%	39.3%	36.2%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	7,447	24,104	52,704
AVERAGE HOUSEHOLD SIZE	2.2	2.5	2.5
OWNER-OCCUPIED	31.6%	39.0%	46.5%
RENTER-OCCUPIED	68.4%	61.0%	53.5%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$113,446	\$119,848	\$130,928
2025 MEDIAN HH INCOME	\$86,654	\$93,905	\$102,616
2025 EST. PER CAPITA INCOME	\$52,221	\$47,437	\$51,804

Data Source: ©2026, Sites USA



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