

PRIME COASTAL RETAIL

±16,730 SF FREESTANDING BUILDING

AVAILABLE FOR LEASE



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1201
S COAST HWY
OCEANSIDE, CA




1201 S. COAST HWY. OCEANSIDE, CA

NEARBY RETAIL:



- **Flagship Retail Box – 16,730 SF** - Former Rite Aid Drive-Thru with excellent frontage, signage, and a flexible layout ready for a variety of retail, or service uses.
- **Unmatched Visibility & Access** - Hard corner at Coast Hwy & Oceanside Blvd, Pylon Signage and a signalized intersection averaging nearly 40,000 cars per day.
- **High-Density Trade Area** - Over 153,000 residents earning an average of \$134,721 within 5 miles, strong daytime population, and affluent households drive consistent retail demand.
- **Oceanside Tourism Skyrocketed in 2024** - The result was \$625 million in visitor spending (est.)—a 6% jump over 2023
- **Adjacent to the Sprinter Light Rail Public Transit Station** - Critical driver of consistent retail foot traffic. 1,823,000 Riders in 2024 (up 8% year-over-year)
- **Evolving Coastal Corridor** - Located along the South Coast Hwy redevelopment zone, surrounded by new restaurants, shops, and lifestyle concepts attracting locals and tourists alike.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2025 Population	16,815	73,929	153,801
 Daytime Population	8,507	48,687	101,930
 Avg. Household Income	\$126,402	\$123,407	\$134,721

Source: Regis

TRAFFIC COUNTS

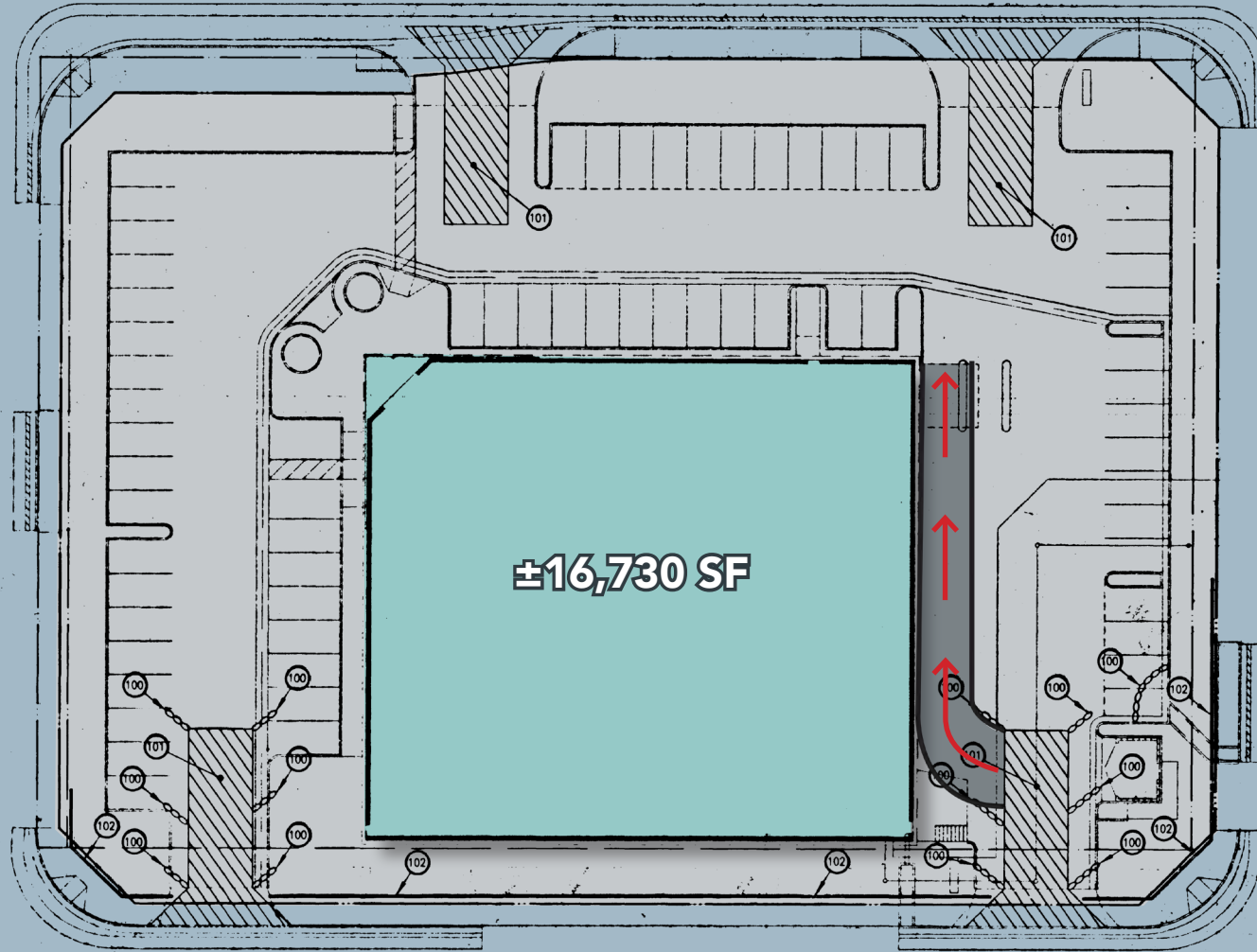
 S Coast Hwy 15,575 CPD	<i>Source: Regis</i>
Oceanside Blvd 13,944 CPD	



South Coast Hwy.

Oceanside Blvd

Godfrey Street



Tremont Street

Prominent Retail Corner on South Coast Hwy



OCEANSIDE PIER

DOWNTOWN RETAIL



...and many more!

NORTH COUNTY
TRANSIT DISTRICT



North County Transit Center
Mixed-Use Development

U-HAUL

us bank

DISCOUNT
TIRE

Better
Buzz

Start Fresh
Cafe

BR BASKIN-ROBBINS

O'Reilly
AUTO PARTS



LIGHT RAIL

Oceanside Blvd | 13,944 CPD

Firestone

Little Caesars

L&L
HAWAII

SPRINTER
Coast Hwy Station

S. Tremont St

S Coast Hwy | 15,575 CPD

PLAY IT AGAIN
SPORTS

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CARLSBAD
1.5 MILES AWAY

CARLSBAD
VILLAGE

Minutes from I-5, Transit &
Major Arterials

Shea
HOMES
54 Condos



Vigilante
COFFEE COMPANY

South O
Brewing
Oceanside, CA

INTERSTATE
5
3 Min Away
Via Oceanside Blvd
207,000 VPD



SPRINTER
Coast Hwy Station

PLAY IT AGAIN
SPORTS

S Coast Hwy | 15,575 CPD

S. Tremont S

3 MIN
I-5 On Ramp
(Oceanside Blvd)

6 MIN
Downtown Oceanside
Pier / Transit Center

7 MIN
Oceanside Harbor

10 MIN
Carlsbad Village
(Downtown Carlsbad)

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Surrounding Retail



1201 S. COAST HWY.
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1201 S. COAST HIGHWAY
OCEANSIDE, CA

Oceanside Demographics



174,068

Daytime
Population



3.5 Million

San Diego
County Population



4,000+

Local
Businesses



\$117,910

Avg. Household
Income



77,000

Employee
Population



6,142

Total
Businesses



6 Million

Annual
Visitors



Oceanside is one of the fastest-growing coastal cities in Southern California, home to over 170,000 residents with a diverse and youthful population. Its strategic location between San Diego and Orange County, combined with strong military, tourism, and local business sectors, supports a dynamic and resilient economy.

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Developments In The Area

Regal Cinemas Redevelopment

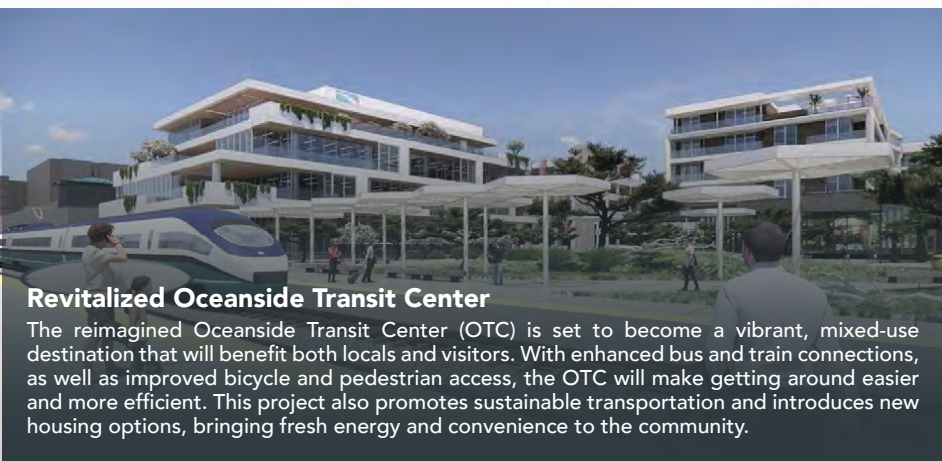
Regal Cinemas will be replaced by a vibrant seven-story mixed-use development in downtown Oceanside, featuring 321 residential units, retail shops, and restaurants. The project will include three levels of parking and modern living spaces, designed to enhance the area's appeal. This transformation will boost housing availability, increase foot traffic, and support local businesses, turning the site into a dynamic destination.



Jefferson Oceanside | 295 Units Proposed



Moderna Neptune | 360 Units Proposed



Revitalized Oceanside Transit Center

The reimagined Oceanside Transit Center (OTC) is set to become a vibrant, mixed-use destination that will benefit both locals and visitors. With enhanced bus and train connections, as well as improved bicycle and pedestrian access, the OTC will make getting around easier and more efficient. This project also promotes sustainable transportation and introduces new housing options, bringing fresh energy and convenience to the community.



Tower 1888 | 57 Units Proposed



Seagaze | 179 Units Proposed



Sunsets | 180 Units Proposed



Hope | 156 Units Proposed

The New Vibe of O'Side

Oceanside is undergoing a major downtown revitalization, driven by large-scale mixed-use developments, transit upgrades, and luxury hotels that are transforming the coastal city into a vibrant hub for residents, visitors, and businesses. With new housing, office space, retail, and entertainment options, Oceanside is solidifying its role as a premier destination between Los Angeles and San Diego.

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