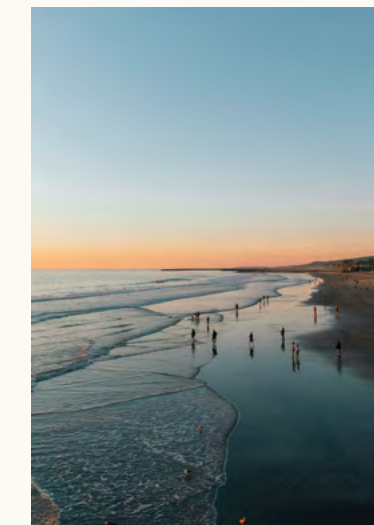


501 MISSION AVE

Office For Lease | ±1,203 - 2,890 RSF

Join PARKIT
in Downtown
Oceanside!



THE PROPERTY

Prime **downtown oceanside office** with ocean views and vibrant coastal energy all around.

501 Mission Ave, Oceanside, CA

Address

±1,203 - 2,890 RSF

Available Space

Office

Property Type

\$2.95 PSF, MG

Asking Rate



Ocean views from top floor!



Prime Location

Located in the heart of Downtown Oceanside with ocean views from corner suite.

The Features

Office features private entrance, 14 foot ceilings, large window line with tons of natural light, and restrooms.

Parking

10 Annual Beach Parking Lot Permits, allowing parking in designated Oceanside beach and harbor lots without daily fees.

Signage Opportunity

Signage opportunity on Mission Ave and N Coast Hwy.

Coveted Oceanside

Just minutes from the beach, pier, and Oceanside Harbor, with walkability to countless local amenities.

Neighboring Hotspots

Surrounding tenants include Craft Coast Beer & Tacos, Handel's Ice Cream, Jersey Mikes, and more!

Seamless Connectivity

Prime corner location at the intersection of Mission Ave and S Coast Highway—two of Oceanside's most traveled thoroughfares—just 0.6 miles to I-5 for unbeatable access.



AVAILABLE SPACE

Suite 1

Leased

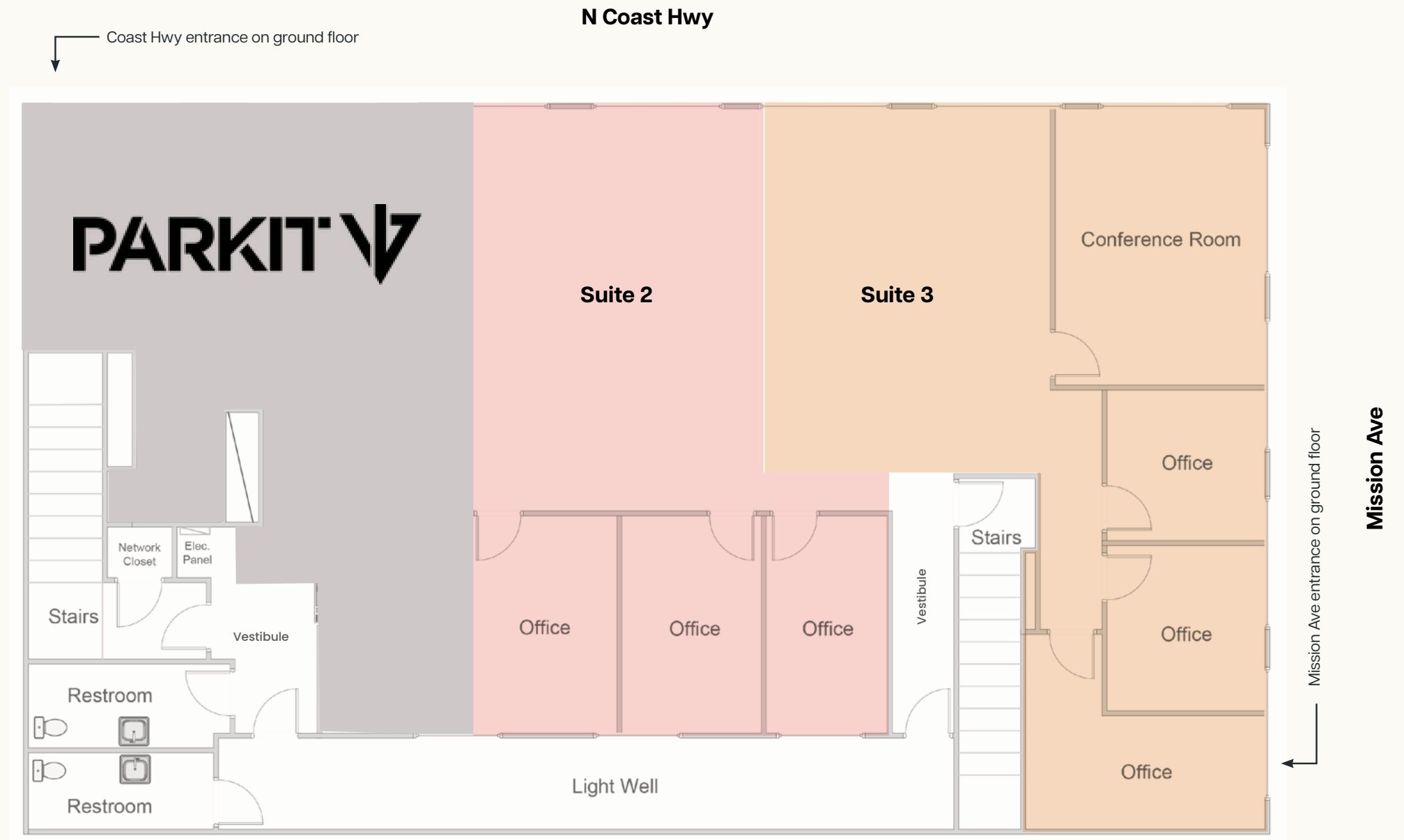
Suite 2

±1,203 RSF

Suite 2

±1,687 RSF

***Suites 2&3 contiguous to ±2,890 RSF**



- 1 The Oceanside Gym
- 2 Flying Pig
- 3 Ty's Burger House
- 4 Rim Talay
- 5 Swami's Cafe
- 6 Cosmos Burger
- 7 Alohana
- 8 PB Poke House
- 9 Oceanside Jewelers
- 10 Maddie Moon
- 11 The Original Kebab
- 12 Farmers Market
- 13 Peet's Coffee
- 14 The Gel Studio
- 15 Verizon
- 16 Eat Crispy Burger
- 17 Grandeur
- 18 Fugu Ice Cream
- 19 The Space Pad
- 20 Kilowatt Brewing

- 21 Sancho's Tacos
- 22 Finney's Craffhouse
- 23 So Cal Trading Company
- 24 Little Louies
- 25 Haunted Head Saloon
- 26 Pier Pizza
- 27 Strawberry Shack
- 28 Johnny Mananas
- 29 Harney Sushi
- 30 The Surf Club
- 31 Blade 1936
- 32 The Hair Parlour
- 33 O'side Sports Bar & Grill
- 34 Banana Dang Coffee
- 35 Allmine
- 36 Acai Republic
- 37 Senor Pancho
- 38 Masters Kitchen
- 39 Ryes and Grind
- 40 Local Tap House



	35	34	23	24-B	Transit Center	24	30	22
Lot								
Spaces	29	42	490	108	360	100	117	24
Rate	Free	Free	\$1.50/Hr	\$2.50/Hr	Free	\$2.50/Hr	Free	Free
Distance (Walking)	0.2 Mi.	0.2 Mi.	0.3 Mi.	0.3 Mi.	0.3 Mi.	0.4 Mi.	0.4 Mi.	0.5 Mi.

DEVELOPMENT

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.

2,101 Rooms

Existing

154 Rooms

Under Construction & Proposed

7,983 Units

Existing

1,033 Units

Under Construction & Proposed

**Within 2 mi. of site*



Directly adjacent to site!

Regal Cinemas Redevelopment

The former Regal Cinemas in downtown Oceanside will be redeveloped into a seven-story mixed-use project with 321 residential units, dining and retail space, coworking, and 120+ parking spaces, creating a walkable, community-focused destination that supports local businesses and enhances housing.

Revitalized Oceanside Transit Center

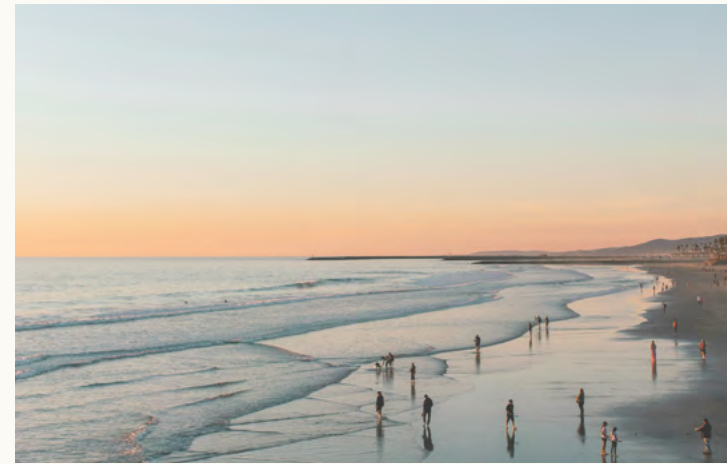
Oceanside is on the rise with the bold redevelopment of the Oceanside Transit Center—a transformative project bringing over 750 new homes, a luxury hotel, modern retail, and a reimagined transit hub all within walking distance of the beach. Designed to boost connectivity and reduce car reliance, this vibrant new district will blend coastal charm with urban convenience, making it a premier destination to live, work, and explore.



DISCOVER OCEANSIDE

Oceanside is Southern California’s most authentic beach town, offering wide sandy beaches, a historic pier, and vibrant neighborhoods alongside a rich blend of surf culture, ocean adventures, and diverse culinary experiences. Known for its creativity and laid-back vibe, O’side invites visitors to explore, express, and enjoy everything from skateboarding to skydiving.

	1 Mile	3 Mile	5 Mile
Population (2025)	18,500	44,321	71,104
Total Daytime Employment	7,761	14,516	24,140
Total Households	8,113	16,385	25,319
Avg. Household Size	2.2	2.4	2.5
Avg. Household Income	\$103,777	\$104,377	\$107,006
Total Consumer Spending	\$242.2M	\$518.3M	\$821.8M



Attractions

Over three miles of wide, sandy beaches make Oceanside a natural destination. Paired with a 1,000-slip harbor, diverse shops and restaurants, and the longest wooden pier on the West Coast, Oceanside stands out as one of Southern California’s most vibrant coastal cities.

Local Trade

A mix of antique stores and beachy boutiques lines Highway 101, the main road through town. Amid surf shops and restaurants, visitors can discover trendy designer goods, local brands, unique souvenirs, seashells, and other coastal treasures.

Coastal Events

Oceanside hosts a variety of major events, including the Annual World Bodysurfing Championships, where top bodysurfers compete for the title. It’s also home to one of the longest-running Ironman competitions, drawing elite athletes from around the world.

6 Min

Drive Time to Camp Pendleton

70,000

Camp Pendleton Daytime Population

8,000+

Hotel Rooms/Units

2.8M

Overnight Visitors

18,500

Population

\$242M

Consumer Spending

*Within 1 mi. of site

For Additional Information

CONTACT US

AMY MCNAMARA

amy@upgsocal.com

Lic No 01083491

BILL SHRADER

bill@upgsocal.com

Lic No 01033317

