

# 815

*mission avenue*

OCEANSIDE, CA 92054

DOWNTOWN OCEANSIDE  
LOCATION  
WITH OCEAN VIEWS

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180  
Carlsbad, CA 92008  
P. 760.929.9700 | F. 760.929.9977  
[www.lee-associates.com](http://www.lee-associates.com)

**Trent France**  
(760) 929-7838  
[tfrance@lee-associates.com](mailto:tfrance@lee-associates.com)  
DRE# 00984842

**Greg Gershman**  
(858) 449-5417  
[Greg@tidelinepartners.com](mailto:Greg@tidelinepartners.com)  
DRE# 01909272



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## PROPERTY FEATURES

- Excellent Downtown Oceanside Location
- Balcony with Ocean Views
- Floor to Ceiling Glass
- Secure 24 Hour Access
- 9 ft Ceilings
- 5.5/1,000 Parking
- Walk to City Offices, Train, and Oceanside Pier
- 2 blocks West of I-5, Ideal for Businesses Serving Orange County & San Diego
- High Visibility Corner Location



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## AVAILABILITY:

Suite	SF	Monthly Cost FSG (Full Services Gross)
202	520	\$1,378
204	350	\$1,000
206	350	\$1,000
207	350	\$1,000



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## BREWERIES

1. Northern Pine Brewing
2. Stone Brewing Tap Room
3. Barrel Republic
4. Breakwater Brewing Co.
5. Local Tap House
6. The Miller's Table
7. Bagby Beer Co.
8. Flying Pig Pub & Kitchen
9. Living Tea Kambucha

## RESTAURANTS

10. Mission Ave. Bar & Grill
11. Ty's Burger House
12. Breakfast Club Diner
13. Mary's Family Restaurant
14. Petite Madeline Bakery
15. Colima's Mexican Restaurant
16. Miss Kim's
17. Knockout Pizza
18. Harney Sushi
19. Hello Betty Fish House
20. 333 Pacific
21. Zig Zag Pizza
22. Tin Fish
23. Ruby's Diner
24. Master's Kitchen & Cocktail
25. Exhale
26. 101 Cafe Historic 1928

## RETAIL & ENTERTAINMENT

27. Oceanside Theater Company
28. Oceanside Museum of Art
29. Oceanside Public Library
30. California Surf Museum
31. Regal Cinemas
32. The Shoppes at Carlsbad



Carlsbad  
Population:  
113,952

Oceanside  
Population:  
192,830

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