

**REMODEL UNDERWAY**

Coastal South Oceanside

**RESTAURANT & RETAIL SPACE FOR LEASE**

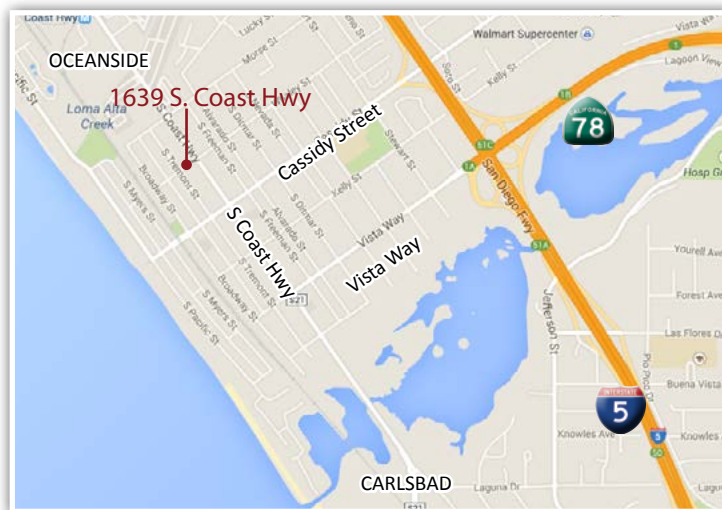
1639 S. Coast Hwy | Oceanside, CA 92054

BACK TO NEW LISTINGS

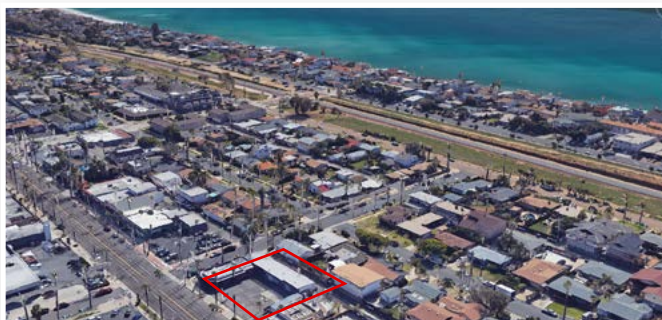


**Property Features:**

- Prime location on historic Highway 101
- Potential for restaurant, retail, office
- Divisible to 900 - 1,000 SF
- Full parcel is 12,196 SF with parking lot
- Excellent street front visibility
- Potential for outdoor patio
- Spacious layout with potential for open walls
- Glass line window front possible
- Walking distance to beach & easy access to I-5
- Potential for pylon sign



**Availability: 1,900 SF**



**Traffic Counts:** S. Coast Hwy: 20,000 CPD

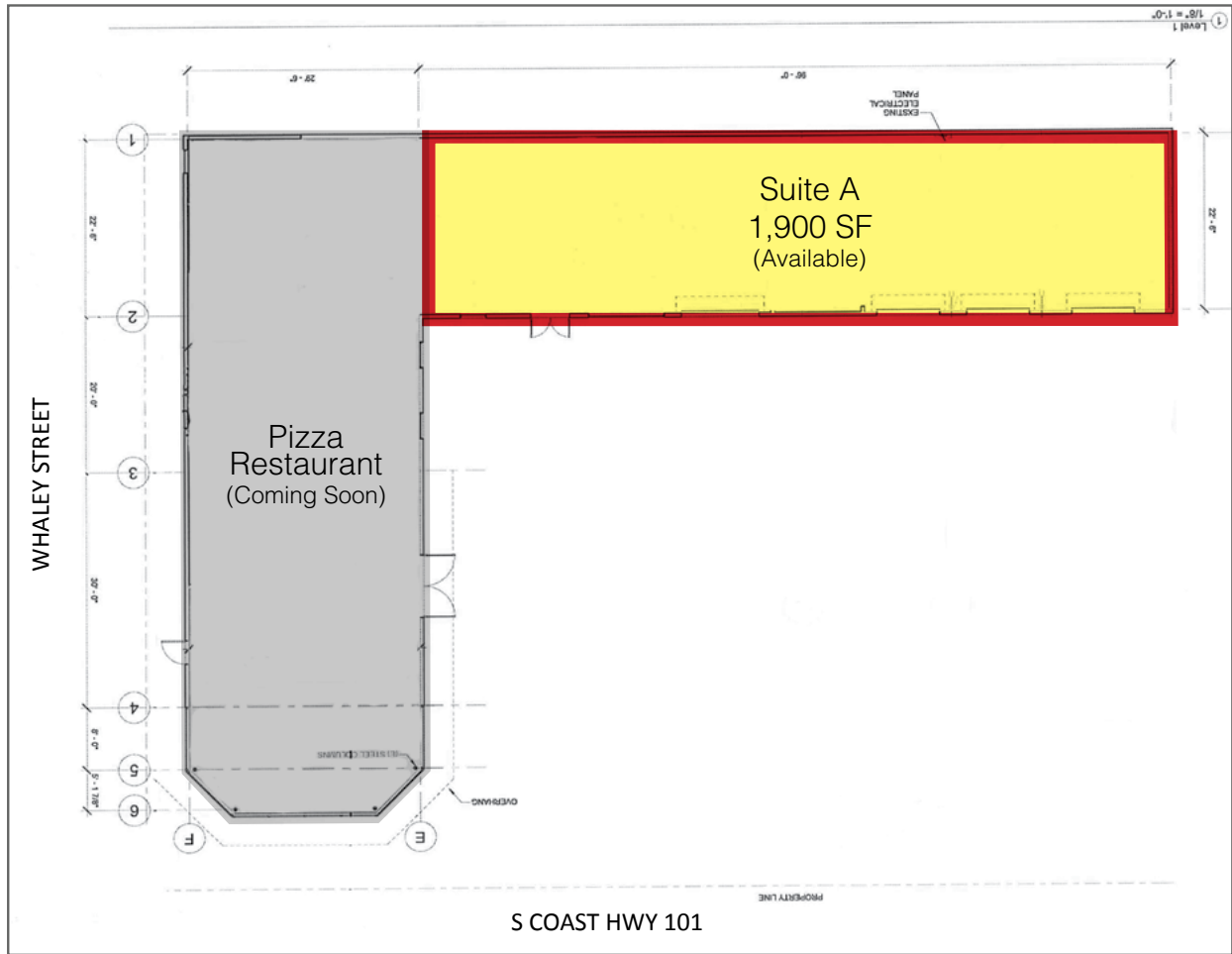
**Demographics**

	1 Mile	3 Miles	5 Miles
Daytime Pop.	3,240	31,440	69,804
Population	10,813	75,281	146,193
Ave. HH Income	\$82,323	\$73,552	\$76,216

For more information, contact: **RANDALL DALBY** • 760-448-2459 • rdalby@lee-associates.com • CalBRE Lic # 01259576  
**BLAIR HAVENS** • 760-929-8134 • bhavens@lee-associates.com • CalBRE Lic # 01852442



### SITE PLAN



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# Welcome to Oceanside

Located at San Diego's North Shore, Oceanside is a classic California beach community with its warm white sandy beaches, historic wooden pier and Cape Cod-style harbor village complete with unlimited water sports and recreation. It offers a quiet escape from the hustle and bustle, which entices visitors to come and experience the casual spirit that made Southern California's beach culture legendary. Known as the Gateway to San Diego, Oceanside is also central to Southern California's famous attractions including LEGOLAND California, SeaWorld, Disneyland, and the world-famous San Diego Zoo. With its year round sunny climate, and average temperature of 70 degrees, Oceanside's weather has been rated by USA Today as the second most ideal climate in the United States, and the fifth most ideal weather in the world.



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