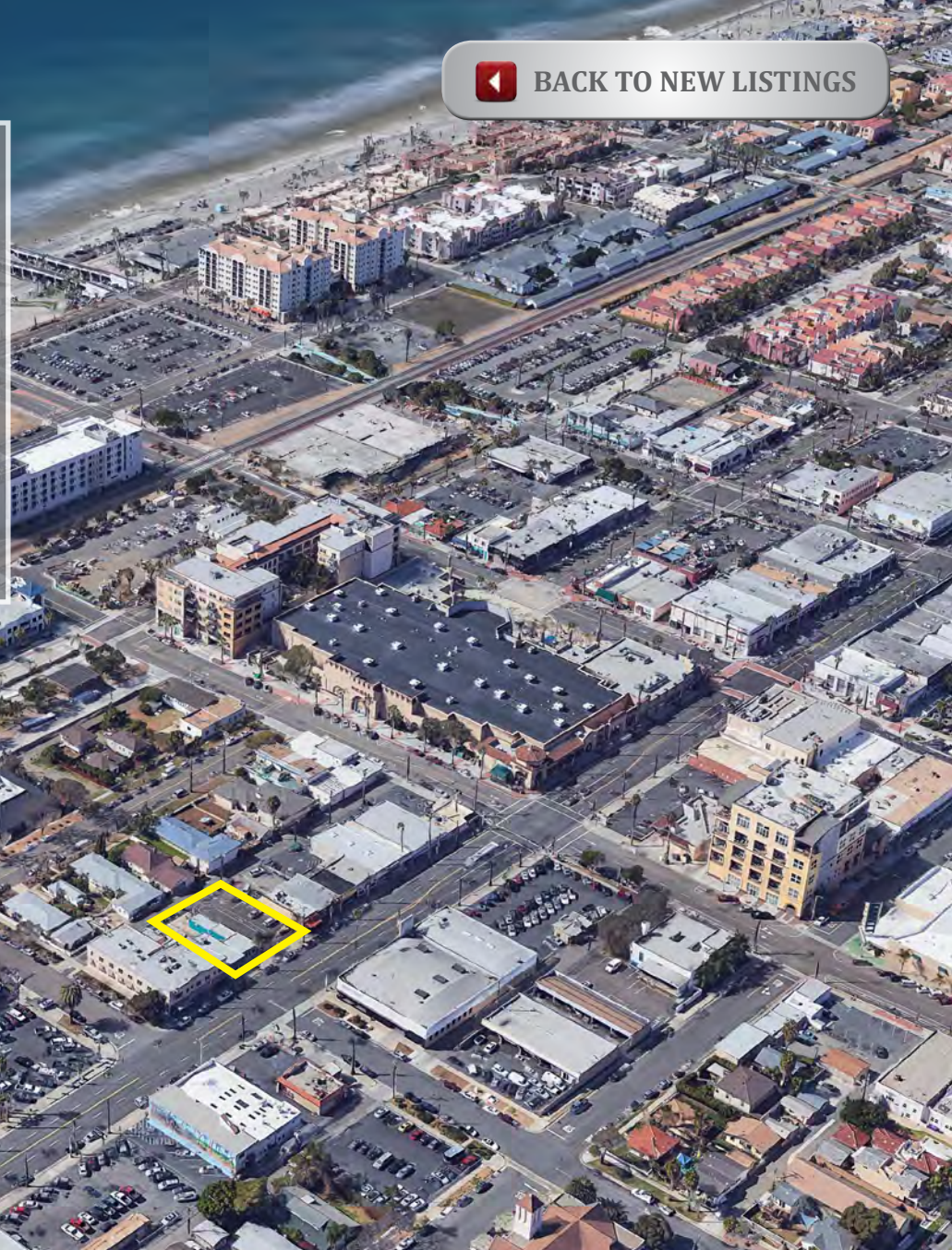




BACK TO NEW LISTINGS

121-127

s coast highway
oceanside, ca 92054



 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200, Carlsbad, CA 92008
P: (760) 929-9700 | F: (760) 929-9977
www.lee-associates.com

Isaac Little
ilittle@lee-associates.com
760.929.7862
CalBRE #01702879

Matt Weaver
mweaver@lee-associates.com
760.448.2458
CalBRE #01367183

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Lee & Associates Commercial Real Estate Services, Inc. - NSDC
1900 Wright Place, Suite 200, Carlsbad, CA 92008
P: 760.929.9700 F: 760.929.9977
www.lee-associates.com/sandiegonth

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project highlights

Location:

- Thriving downtown Location
- Walking distance to Oceanside Pier and major new mixed developments
- Nearby new restaurants and retail uses

Excellent Zoning:

- Flexible general commercial zoning
- Maximum Building Height: 45' or 65' with CUP
- Zoning allows for Restaurants, retail, mixed use, hotel, etc

Exposure + Access:

- Approximately 100 feet of Coast Highway frontage
- Excellent signage on major thoroughfare
- Alleyway access in back of property

Existing Income:

- Two Short term leases in place
- Ability to cash flow while processing new entitlements
- Below market rents with significant upside



premises overview

ADDRESS:	121 -127 S. Coast Highway
SUBMARKET:	Oceanside
RENTABLE BUILDING SF	2,830 SF
# OF TENANTS:	2 Tenants
EXISTING USES:	Barber Shop and nutrition store
TWO PARCELS:	APN's: 147-272-06, 07
LOT SIZE:	9,793 total SF (4,792 & 5,001 SF)
ZONING:	General Commercial
YEAR BUILT:	Circa 1955
PARKING:	Private 5,001 SF parking lot
TRAFFIC COUNTS:	S. Coast Highway: 21,000 cars per day
PURCHASE PRICE:	\$2,262,500



existing leases



ADDRESS: 125 S. Coast Highway

TENANT: Nutrition Store

LEASE EXPIRATION: December 9, 2018

OPTIONS TO EXTEND: None

BASE RENT: \$1,350/month gross



ADDRESS: 127 S. Coast Highway

TENANT: Barber Shop

LEASE EXPIRATION: January 31, 2020

OPTIONS TO EXTEND: None

BASE RENT: \$2,000/month Gross

location map

Oceanside Pier

Oceanside
Amphitheater

WYNDHAM
HOTELS AND RESORTS

STONE
BREWING CO.

333
PACIFIC

pierside

SMITH
CAFE

Mission Ave

HELLO
BETTY

HARNEY
sushi

REGAL
ENTERTAINMENT
CENTER

SMITH
CAFE

Seagaze Dr

SPRINGHILL
SUITES
Marriott

Mixed Use
Development

Breakwater
Brewing Co.

SITE

MASTERS

Michigan Ave

Oceanside
Transit Center

LTH
& Kitchen

Missouri Ave

N Pacific St

S-Coast Highway

Washington Ave

Minnesota Ave

VITAL
SALAD BAR & CAFE

BABBY

Wisconsin Ave

THE PIG

101
CAFE

INTERSTATE
5

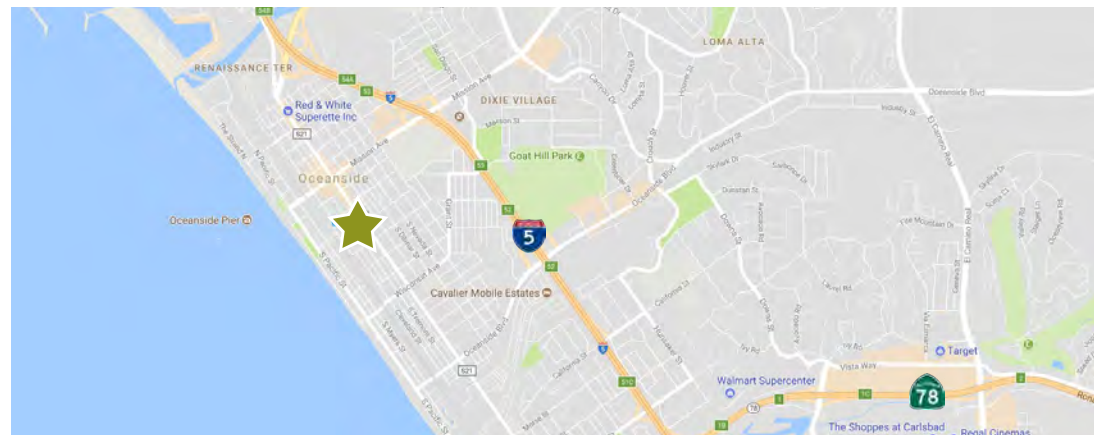
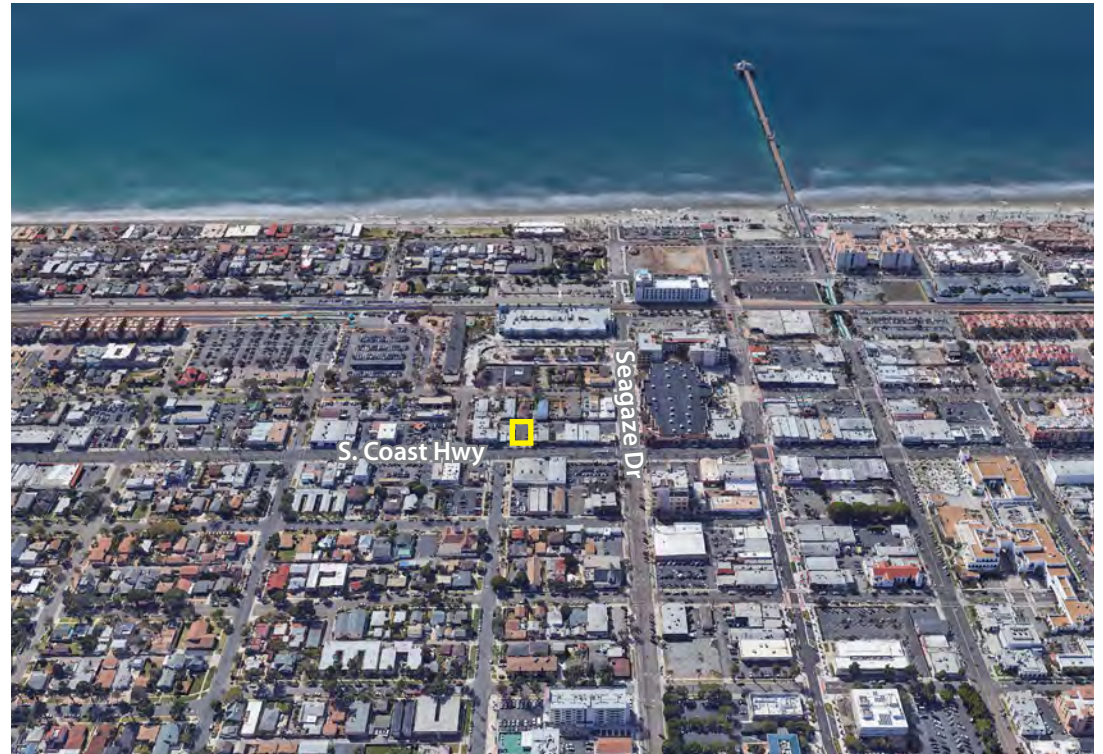


location overview

Oceanside is Southern California's most authentic beach town. Visitors to our beautiful city enjoy a quintessential California coastal escape that includes wide sandy beaches, a quaint New England-style harbor, historic wooden pier, and charming bungalow neighborhoods. O'side (as locals affectionately call it) is a destination of discovery where visitors can explore everything from California history at the "King of Missions" to surf culture at the California Surf Museum, and awe-inspiring sea life through exciting ocean adventures.

Perfectly situated between metropolitan San Diego and Los Angeles, Oceanside is centrally located in the heart of Southern California, in close proximity to the family-favorite attractions including LEGOLAND California Resort, SeaWorld San Diego, Disneyland California Resort, 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.

Source: <http://visitoceanside.org/>



demographics

127 S Coast Hwy Oceanside, CA 92054	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	18,177	69,281	145,120
Projected Population (2022)	19,264	72,959	152,613
Census Population (2010)	16,783	64,947	135,471
Census Population (2000)	18,296	65,916	132,062
Projected Annual Growth (2017-2022)	1,087 1.2%	3,677 1.1%	7,493 1.0%
Historical Annual Growth (2010-2017)	1,394 1.2%	4,335 1.0%	9,649 1.0%
Historical Annual Growth (2000-2010)	-1,513 -0.8%	-969 -0.1%	3,409 0.3%
Estimated Population Density (2017)	5,790 <i>psm</i>	2,452 <i>psm</i>	1,849 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2017)	6,839	23,298	51,786
Projected Households (2022)	7,302	24,674	54,659
Census Households (2010)	6,365	22,204	49,359
Census Households (2000)	6,399	21,684	47,157
Projected Annual Growth (2017-2022)	463 1.4%	1,376 1.2%	2,874 1.1%
Historical Annual Change (2000-2017)	440 0.4%	1,614 0.4%	4,629 0.6%
Average Household Income			
Estimated Average Household Income (2017)	\$75,882	\$74,903	\$79,543
Projected Average Household Income (2022)	\$89,506	\$89,979	\$97,106
Census Average Household Income (2010)	\$54,546	\$64,246	\$68,740
Census Average Household Income (2000)	\$40,270	\$49,535	\$55,805
Projected Annual Change (2017-2022)	\$13,624 3.6%	\$15,076 4.0%	\$17,563 4.4%
Historical Annual Change (2000-2017)	\$35,612 5.2%	\$25,368 3.0%	\$23,738 2.5%
Median Household Income			
Estimated Median Household Income (2017)	\$54,801	\$62,563	\$68,349
Projected Median Household Income (2022)	\$63,849	\$72,972	\$79,846
Census Median Household Income (2010)	\$42,198	\$53,173	\$57,964
Census Median Household Income (2000)	\$29,769	\$39,575	\$45,392
Projected Annual Change (2017-2022)	\$9,048 3.3%	\$10,409 3.3%	\$11,497 3.4%
Historical Annual Change (2000-2017)	\$25,032 4.9%	\$22,988 3.4%	\$22,958 3.0%
Per Capita Income			
Estimated Per Capita Income (2017)	\$28,729	\$27,226	\$29,685
Projected Per Capita Income (2022)	\$34,096	\$32,365	\$36,015
Census Per Capita Income (2010)	\$20,687	\$21,964	\$25,046
Census Per Capita Income (2000)	\$14,110	\$16,272	\$19,879
Projected Annual Change (2017-2022)	\$5,367 3.7%	\$5,139 3.8%	\$6,331 4.3%
Historical Annual Change (2000-2017)	\$14,619 6.1%	\$10,954 4.0%	\$9,805 2.9%
Estimated Average Household Net Worth (2017)	\$675,485	\$749,828	\$843,922

127 S Coast Hwy Oceanside, CA 92054	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2015)			
Worker Base Age 16 years or Over	8,823	33,014	68,792
Drive to Work Alone	6,506 73.7%	24,364 73.8%	51,976 75.6%
Drive to Work in Carpool	780 8.8%	2,939 8.9%	5,776 8.4%
Travel to Work by Public Transportation	425 4.8%	1,101 3.3%	2,220 3.2%
Drive to Work on Motorcycle	41 0.5%	201 0.6%	390 0.6%
Bicycle to Work	59 0.7%	148 0.4%	319 0.5%
Walk to Work	399 4.5%	1,460 4.4%	2,186 3.2%
Other Means	156 1.8%	429 1.3%	829 1.2%
Work at Home	457 5.2%	2,373 7.2%	5,097 7.4%
Daytime Demographics (2017)			
Total Businesses	939	3,375	5,753
Total Employees	6,259	24,305	43,586
Company Headquarter Businesses	2 0.2%	7 0.2%	12 0.2%
Company Headquarter Employees	75 1.2%	437 1.8%	1,869 4.3%
Employee Population per Business	6.7 to 1	7.2 to 1	7.6 to 1
Residential Population per Business	19.4 to 1	20.5 to 1	25.2 to 1
Adj. Daytime Demographics Age 16 Years or Over	11,670	43,983	87,501
Labor Force			
Labor Population Age 16 Years or Over (2017)	14,562	55,887	117,950
Labor Force Total Males (2017)	7,538 51.8%	30,553 54.7%	61,701 52.3%
Male Civilian Employed	5,093 67.6%	16,623 54.4%	34,950 56.6%
Male Civilian Unemployed	256 3.4%	998 3.3%	1,937 3.1%
Males in Armed Forces	152 2.0%	5,895 19.3%	8,797 14.3%
Males Not in Labor Force	2,037 27.0%	7,037 23.0%	16,017 26.0%
Labor Force Total Females (2017)	7,025 48.2%	25,334 45.3%	56,249 47.7%
Female Civilian Employed	3,902 55.5%	13,626 53.8%	30,122 53.6%
Female Civilian Unemployed	96 1.4%	554 2.2%	1,365 2.4%
Females in Armed Forces	4 0.1%	64 0.3%	166 0.3%
Females Not in Labor Force	3,022 43.0%	11,089 43.8%	24,596 43.7%
Unemployment Rate	2.4%	2.8%	2.8%
Labor Force Growth (2010-2017)	11 0.1%	-69 -0.2%	93 0.1%
Male Labor Force Growth (2010-2017)	6 0.1%	-39 -0.2%	51 0.1%
Female Labor Force Growth (2010-2017)	5 0.1%	-31 -0.2%	42 0.1%
Occupation (2015)			
Occupation Population Age 16 Years or Over	8,984	30,319	64,978
Occupation Total Males	5,087 56.6%	16,662 55.0%	34,898 53.7%
Occupation Total Females	3,897 43.4%	13,657 45.0%	30,080 46.3%
Management, Business, Financial Operations	1,010 11.2%	3,657 12.1%	9,415 14.5%
Professional, Related	1,592 17.7%	6,312 20.8%	14,615 22.5%
Service	2,236 24.9%	7,104 23.4%	13,601 20.9%
Sales, Office	1,971 21.9%	7,183 23.7%	16,157 24.9%
Farming, Fishing, Forestry	149 1.7%	359 1.2%	530 0.8%
Construction, Extraction, Maintenance	931 10.4%	2,932 9.7%	5,164 7.9%
Production, Transport, Material Moving	1,094 12.2%	2,771 9.1%	5,497 8.5%
White Collar Workers	4,573 50.9%	17,153 56.6%	40,187 61.8%
Blue Collar Workers	4,411 49.1%	13,167 43.4%	24,791 38.2%

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