

# Rare Large Coastal Retail Showroom Opportunity on Coast Hwy.

FOR LEASE



10,000 SF retail / Showroom / Office / Special Use Space

263 S. Coast Hwy, Oceanside, CA 92054



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Great opportunity for a rare 10,000 sf retail, showroom or special purpose facility in Coastal Oceanside. Short walking distance to downtown restaurants, retail, hotels, and entertainment. Downtown Oceanside is in a transformation with the Mission Ave redevelopment project, new hotels, many new restaurants and retail uses already in place. Two 4 star hotels are to be completed in 2017 along with multiple ground up retail developments in the downtown area. Get in while the lease rates are still the lowest in any San Diego coastal community.



**Marc Karren**  
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- 10,000 sf retail/showroom/office/special use space
- Corner signalized intersection
- 100 feet of storefront on Coast Hwy (building is 100' x 100')
- Excellent visibility on Coast Hwy
- 24,200 cars per day
- Walking distance to downtown restaurants/retail/entertainment
- Adjacent to new restaurants and retail uses
- Off street parking
- Directly next to Coaster, Metrolink and Amtrack stations
- Open floor plan
- Abundance of natural light
- 20'+ ceiling height above 12'drop ceiling
- Only space of this size available in Coastal Oceanside
- \$1.35 SF + NNN (.27)



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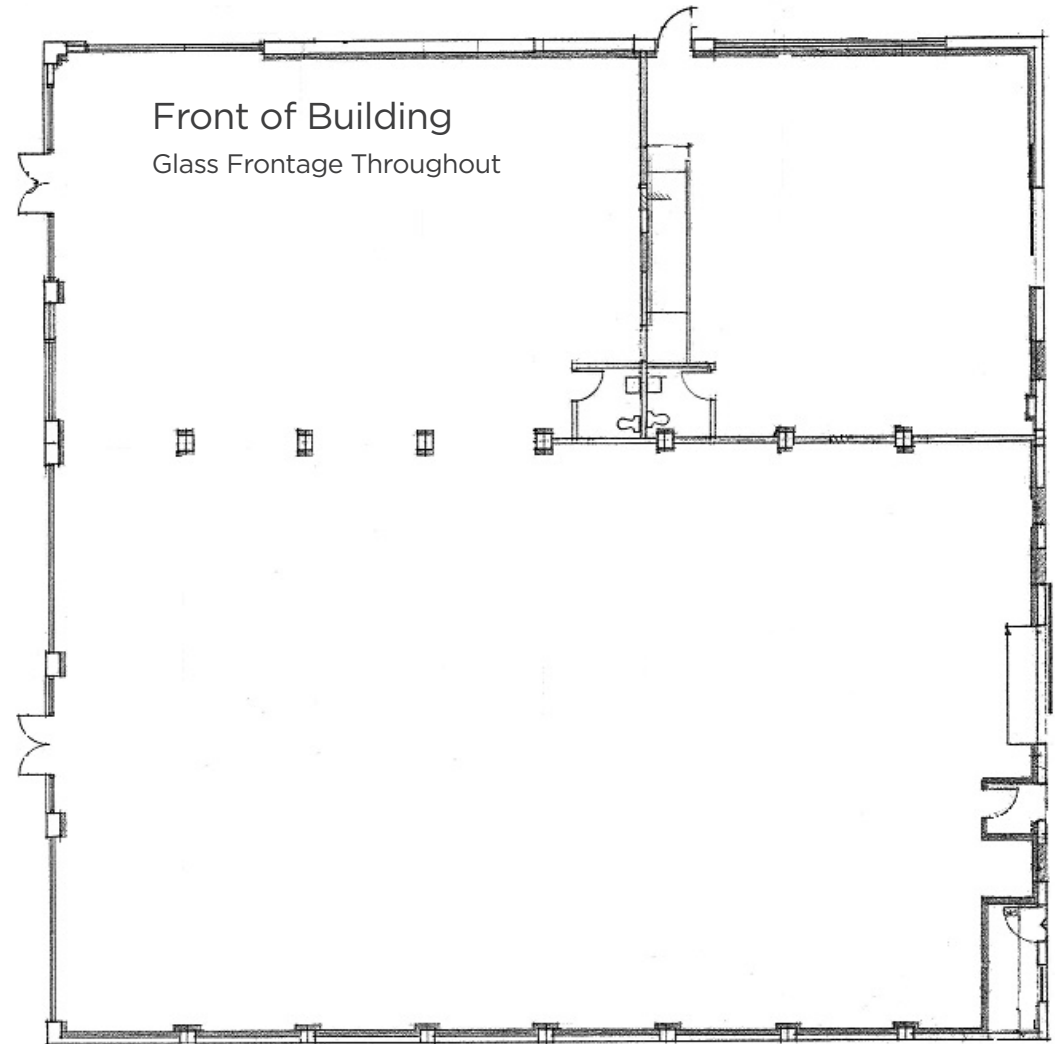
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## Floor Plan



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