

Prime Retail/Office Space in Downtown Oceanside

FOR LEASE

FOR LEASE
LOCATION
MATTERS
RESTAURANT | RETAIL | BROKERAGE
MARC KARREN | 858-779-3196
LocationMatters.com



611 Mission Ave., Oceanside, CA 92054 / 1,400 SF

LOCATION
MATTERS

PRIME

Oceanside Location

- ◆ Situated on the main throughway of Downtown Oceanside, less than two blocks from Coast Highway
- ◆ Incredible signage visibility from Mission Ave. with over 18,000 cars driving by daily
- ◆ 22' of storefront on Oceanside's main drag
- ◆ Plenty of walking traffic with restaurants, retail and the train station nearby
- ◆ Rare onsite parking available directly behind the building
- ◆ Opportunity to take advantage of the upcoming development in Oceanside's Nine Block Master Plan
- ◆ Ideal coastal location, just a 5 minute walk from the beach & pier
- ◆ Join renowned restaurant & retail tenants such as Hello Betty, Regal Cinemas, Barrel Republic & more
- ◆ Great natural light, with 6 skylights and large windows



TAKE VIRTUAL TOUR →

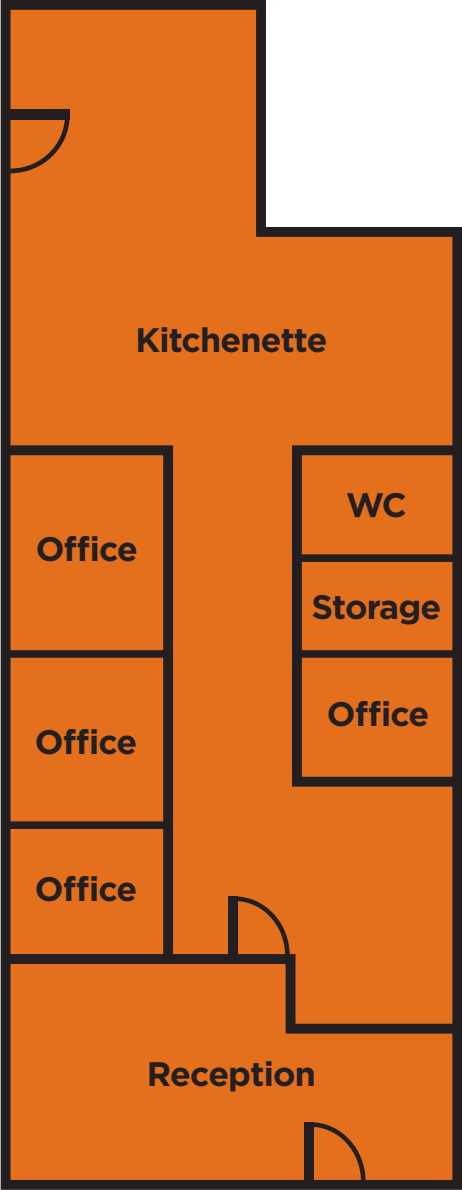
Renowned Neighbors



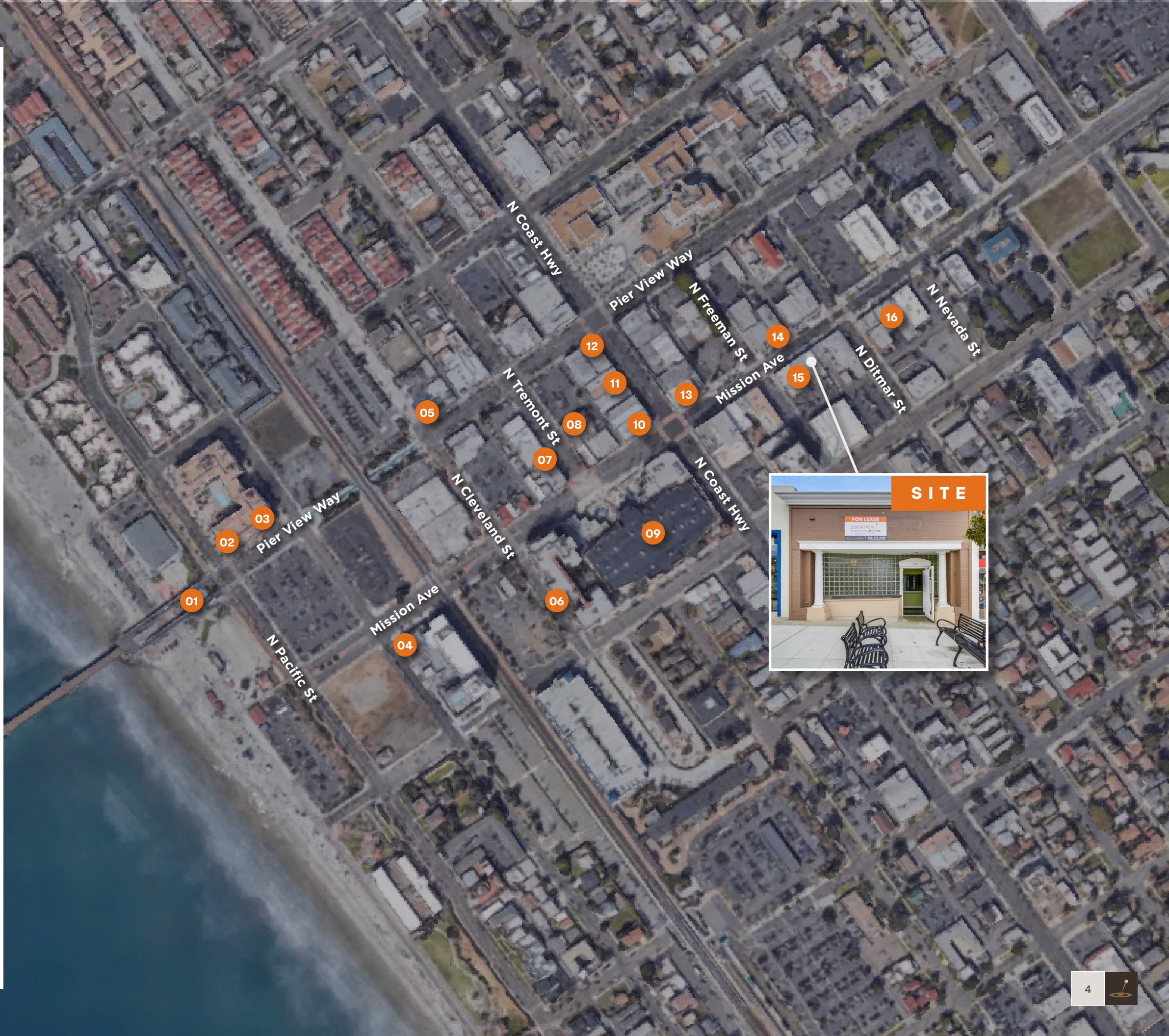
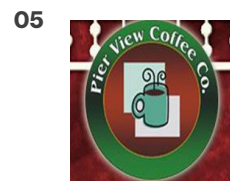
Floor Plan



611 Mission Ave., Oceanside CA 92054



← Mission Ave. →



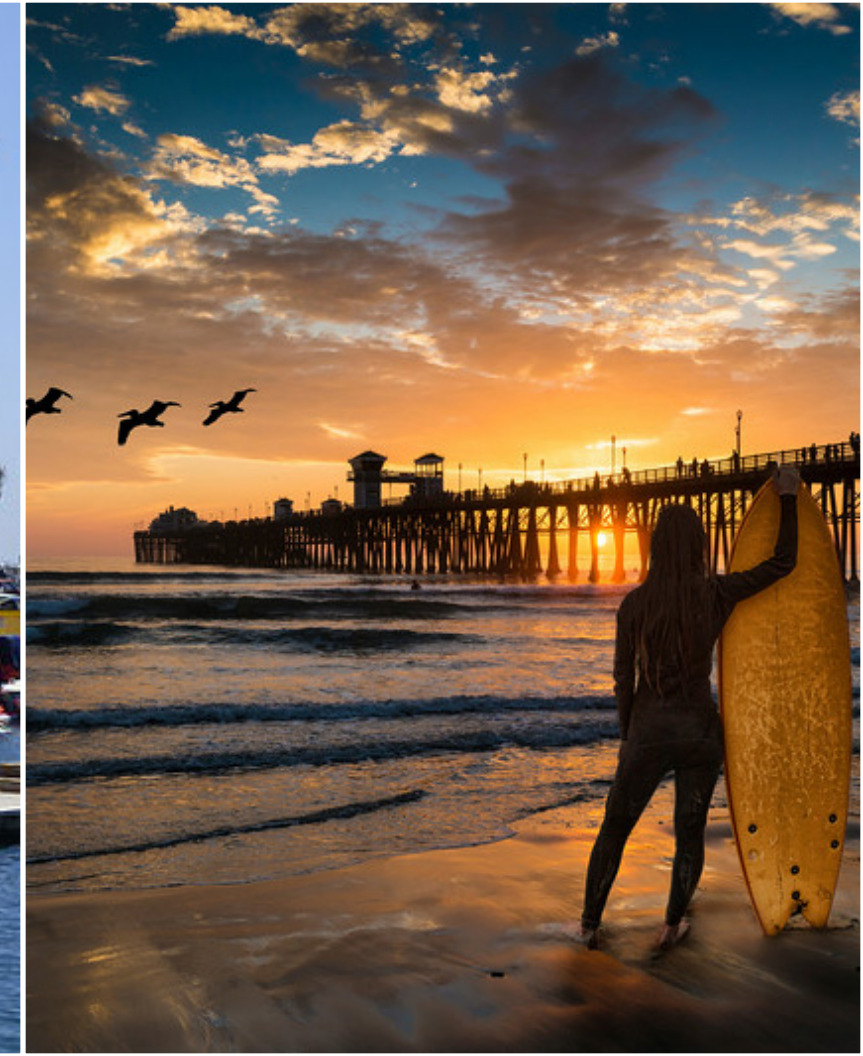
Goings On in Oceanside

OCEANSIDE HARBOR

A little bit of paradise. 950 pleasure boat slips, quaint village shopping at resort-style boutiques, top-name restaurants, cafes al fresco, congenial people, picnicking in mini-parks overlooking the harbor, and strolling or jogging around this idyllic setting.

SUNSET MARKET

This event has been a bright spot in downtown Oceanside since August 2007 and is so much more than a Farmers Market. Thousands of residents and visitors alike gather each week to enjoy the varied hot food offerings, the eclectic merchandise selections, the gourmet packaged food section and the live entertainment.

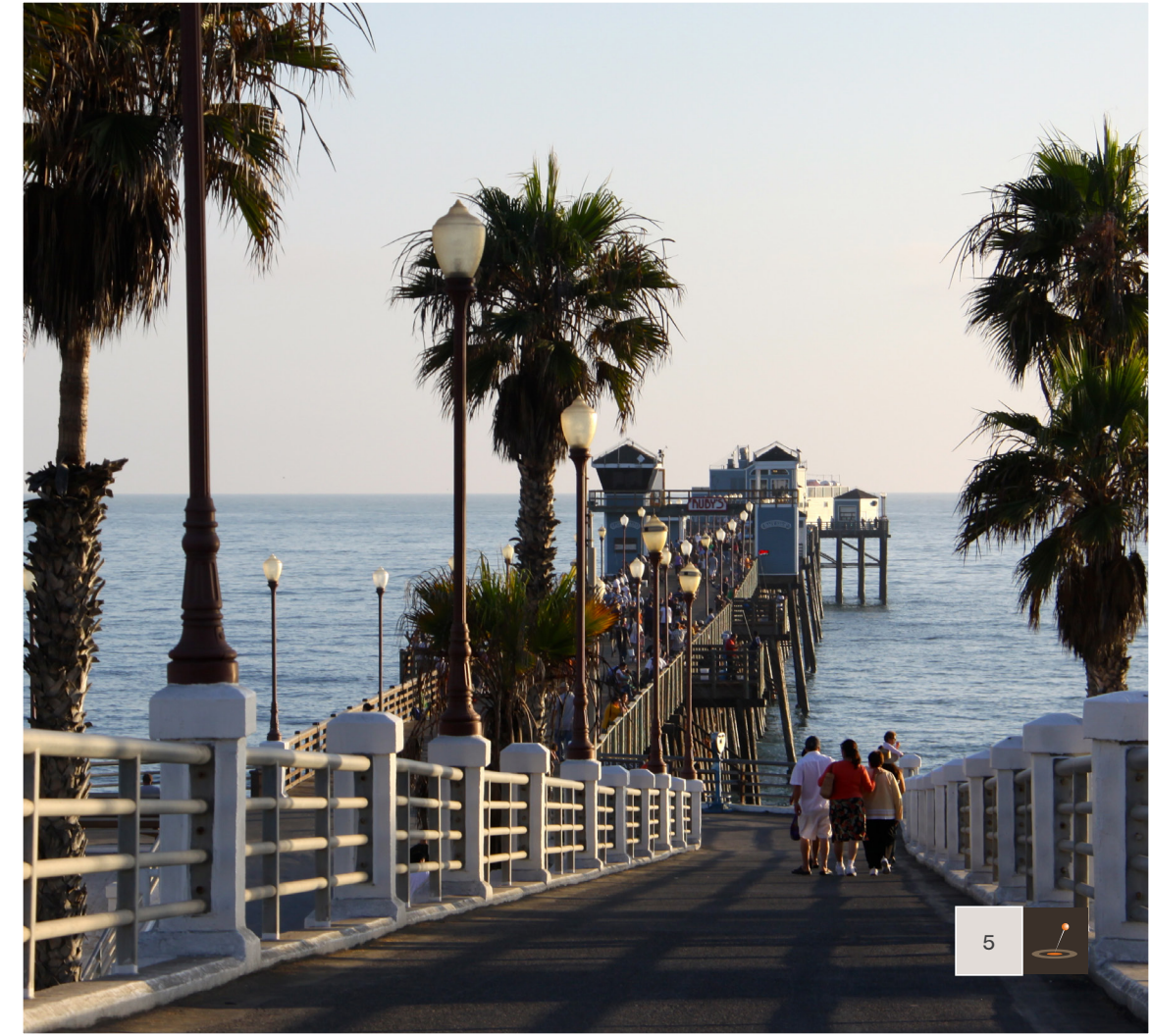


OCEANSIDE PIER

Oceanside represents the only City in the county to have a Pier, Harbor, and Ampitheatre. Stretching out at about 1954 feet, Oceanside's pier is the longest wooden over-water pier on the west coast of the United States. Walk the length of the pier for some truly awe-inspiring views of the downtown coastline.




OCEANSIDE FARMER'S MARKET

Held every Thursday morning, this vibrant market offers a variety of fresh local produce and flowers, and a huge selection of gourmet goodies including artisan baked goods, organic honey, salsa and chips, dips and sauces, and so much more! Shop from among dozens of crafts booths for a selection of handmade goods including jewelry, wearing apparel, soap and lotions, seashells, photography and many others. Corner of Pier View Way and Coast Hwy.






Demographics

5 MINUTES

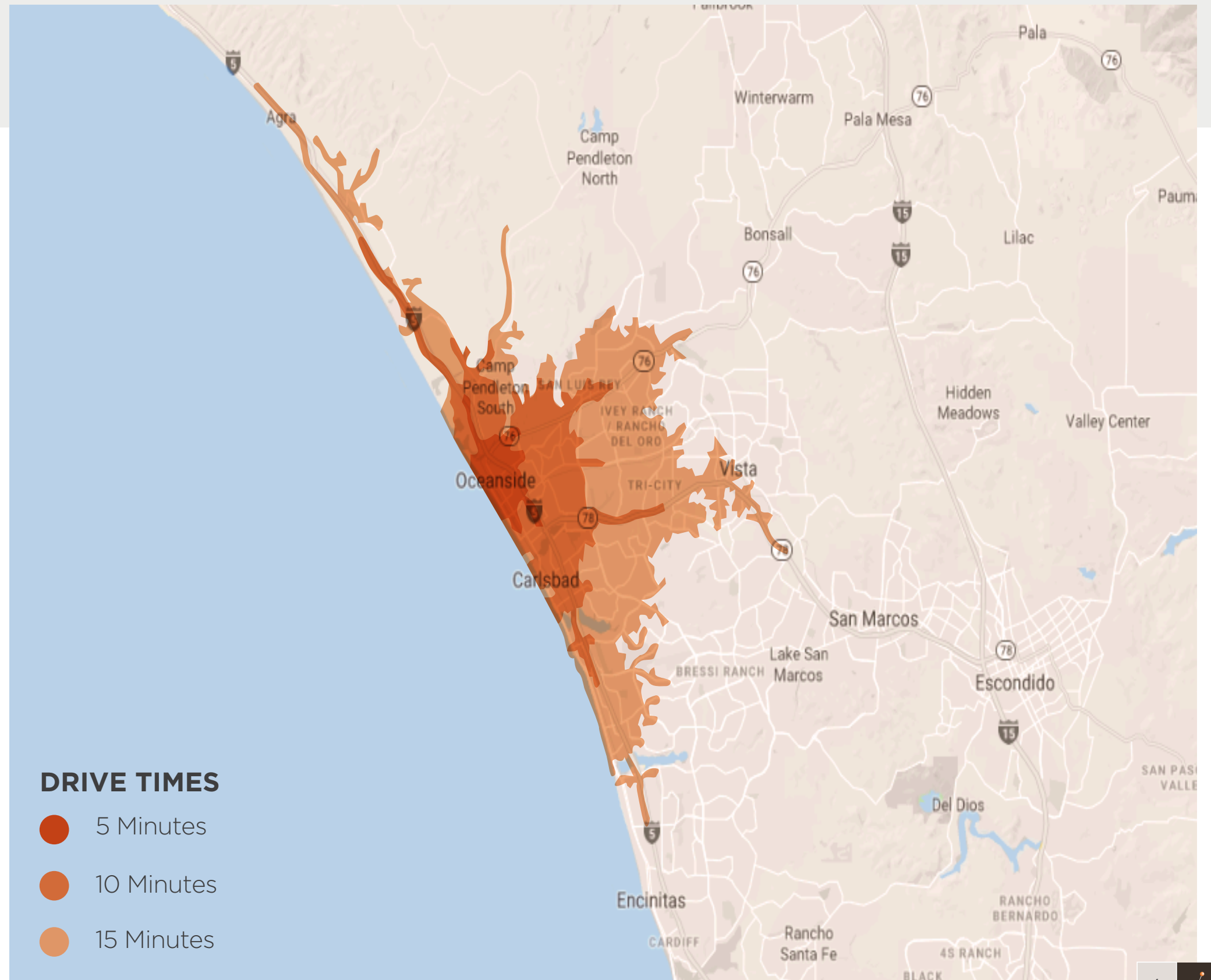
 Daytime Population	5,749
 Population	18,002
 Average HH Income	\$63,443

10 MINUTES




 Daytime Population	30,527
 Population	73,480
 Average HH Income	\$75,500

15 MINUTES

 Daytime Population	69,517
 Population	215,691
 Average HH Income	\$85,113



DRIVE TIMES

-  5 Minutes
-  10 Minutes
-  15 Minutes



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611

WHITLOCK
INDUSTRIES

SCREEN PRINTING
T-SHIRTS & MORE

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