

Desirable Retail Space in Coastal Oceanside

FOR LEASE



309 N. Tremont St., Oceanside, CA 92054 / 1,662 SF



PRIME

Oceanside Location

- ◇ Centrally located in Downtown Oceanside amongst many new restaurant and retail businesses
- ◇ Incredible coastal location, just 4 blocks from the beach & pier
- ◇ Great natural light, with large floor to ceiling windows and a large skylight
- ◇ Ideal open floor plan with original brick walls and high ceilings
- ◇ 37' of storefront on N Tremont St.
- ◇ Abundant free public parking in the immediate vicinity
- ◇ Plenty of walking traffic with restaurants, retail and the train station nearby
- ◇ Opportunity to take advantage of the upcoming development in Oceanside's Nine Block Master Plan
- ◇ Join renowned restaurant & retail tenants such as Hello Betty, Regal Cinemas, Barrel Republic & more



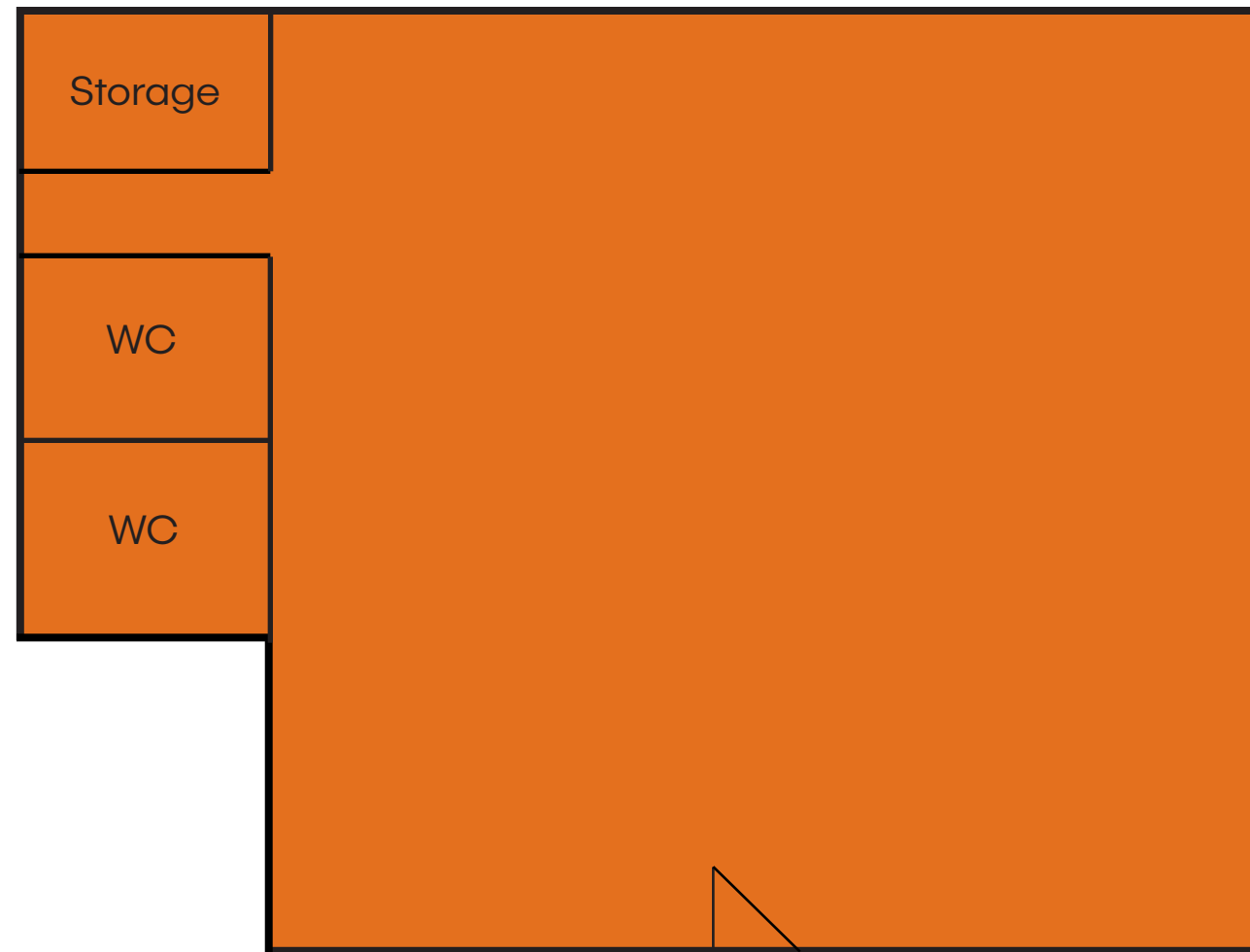
Renowned Neighbors



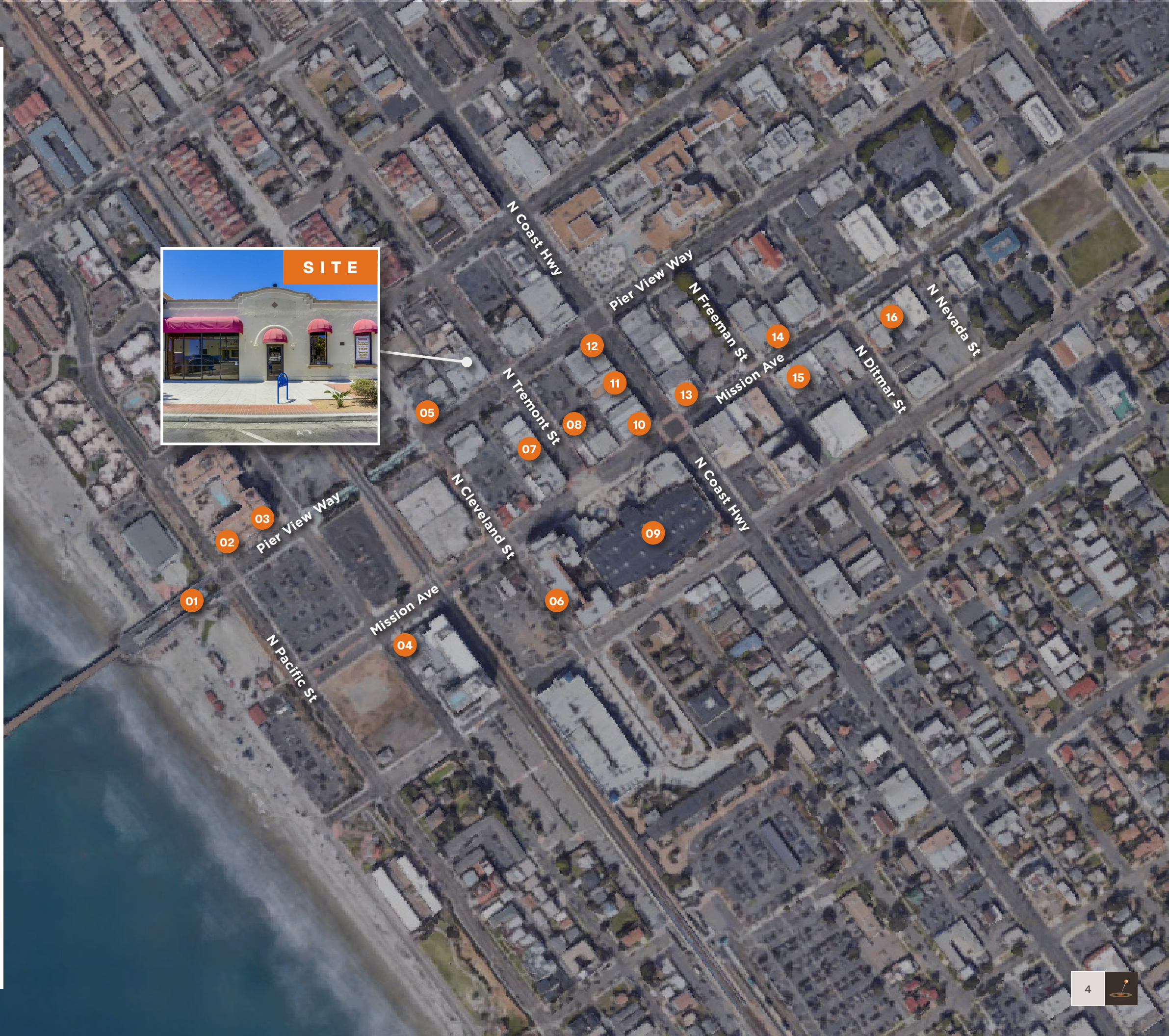
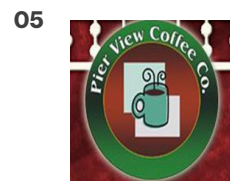
Floor Plan



309 N. Tremont St., Oceanside CA 92054



← N. Tremont St. →



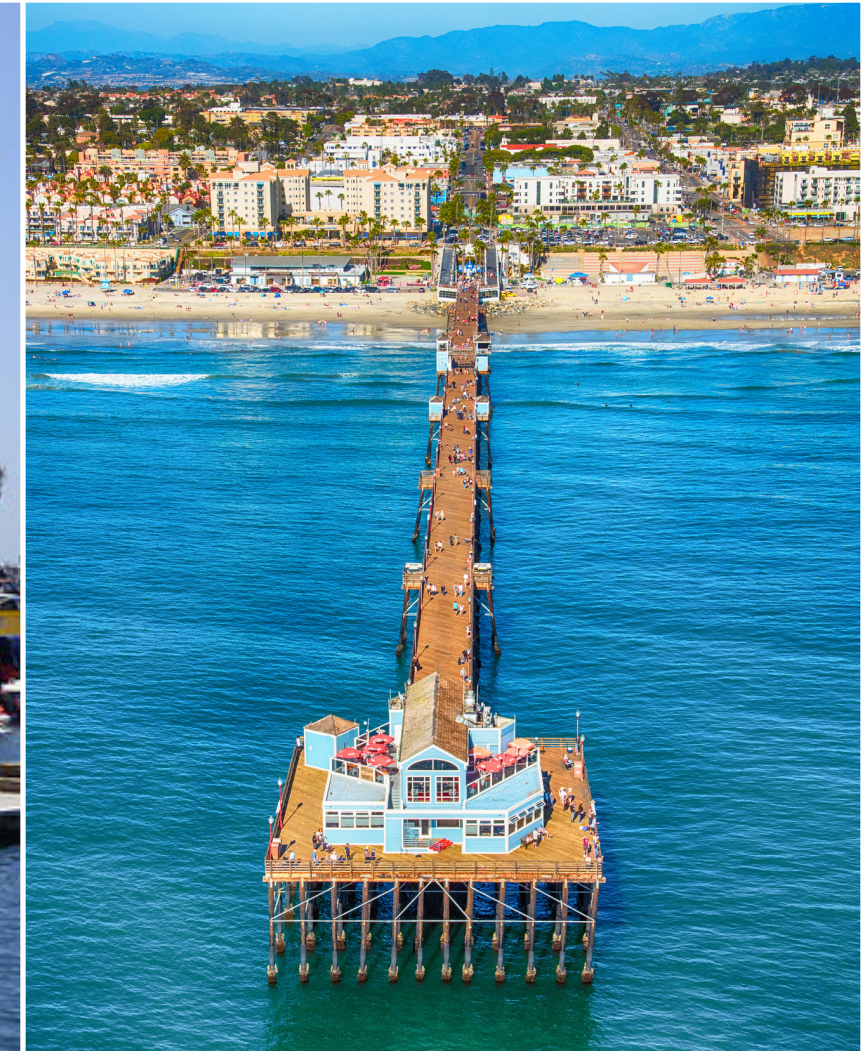
Goings On in Oceanside

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.

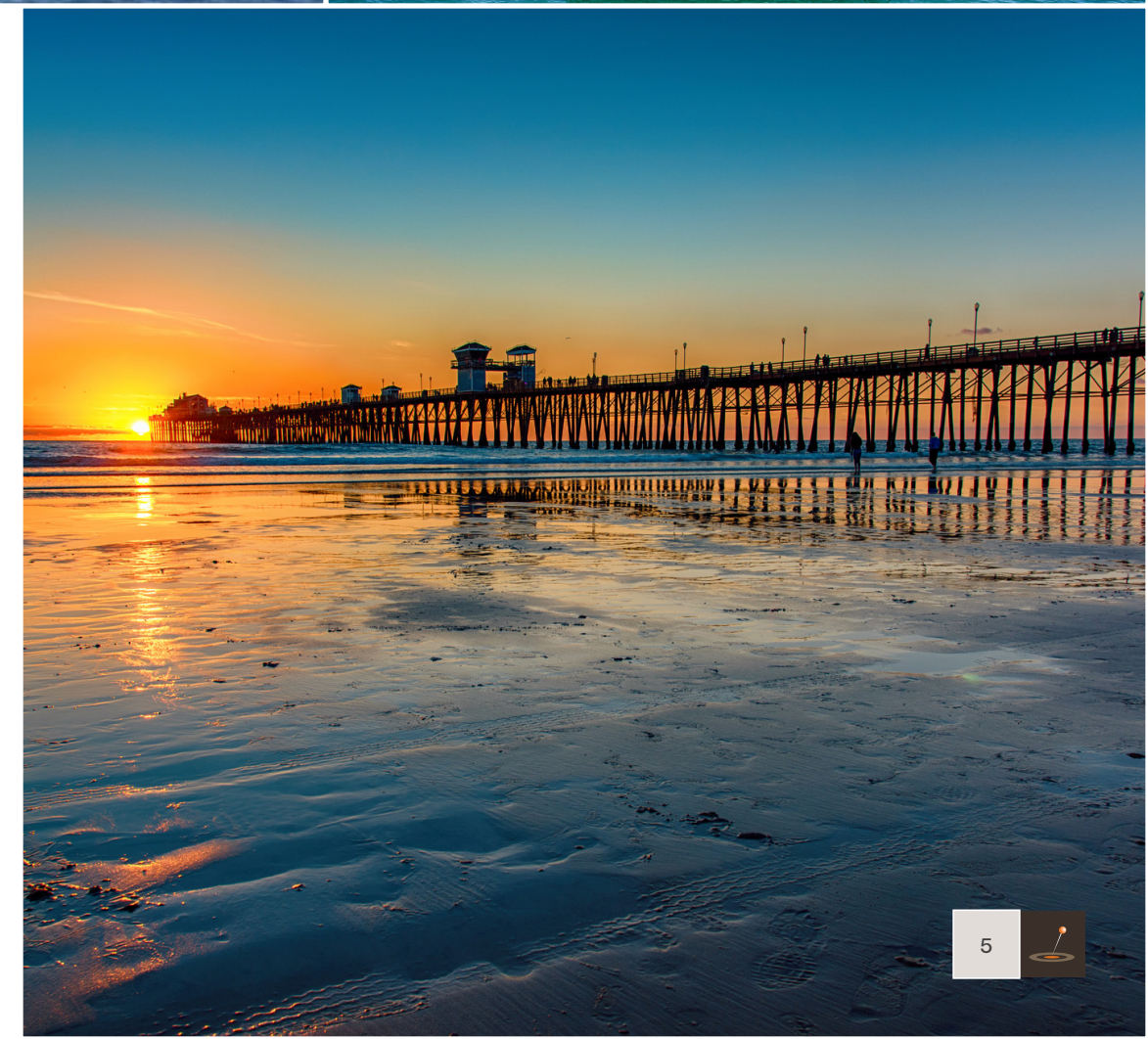


OCEANSIDE PIER

Oceanside represents the only City in the county to have a Pier, Harbor, and Amphitheatre. 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

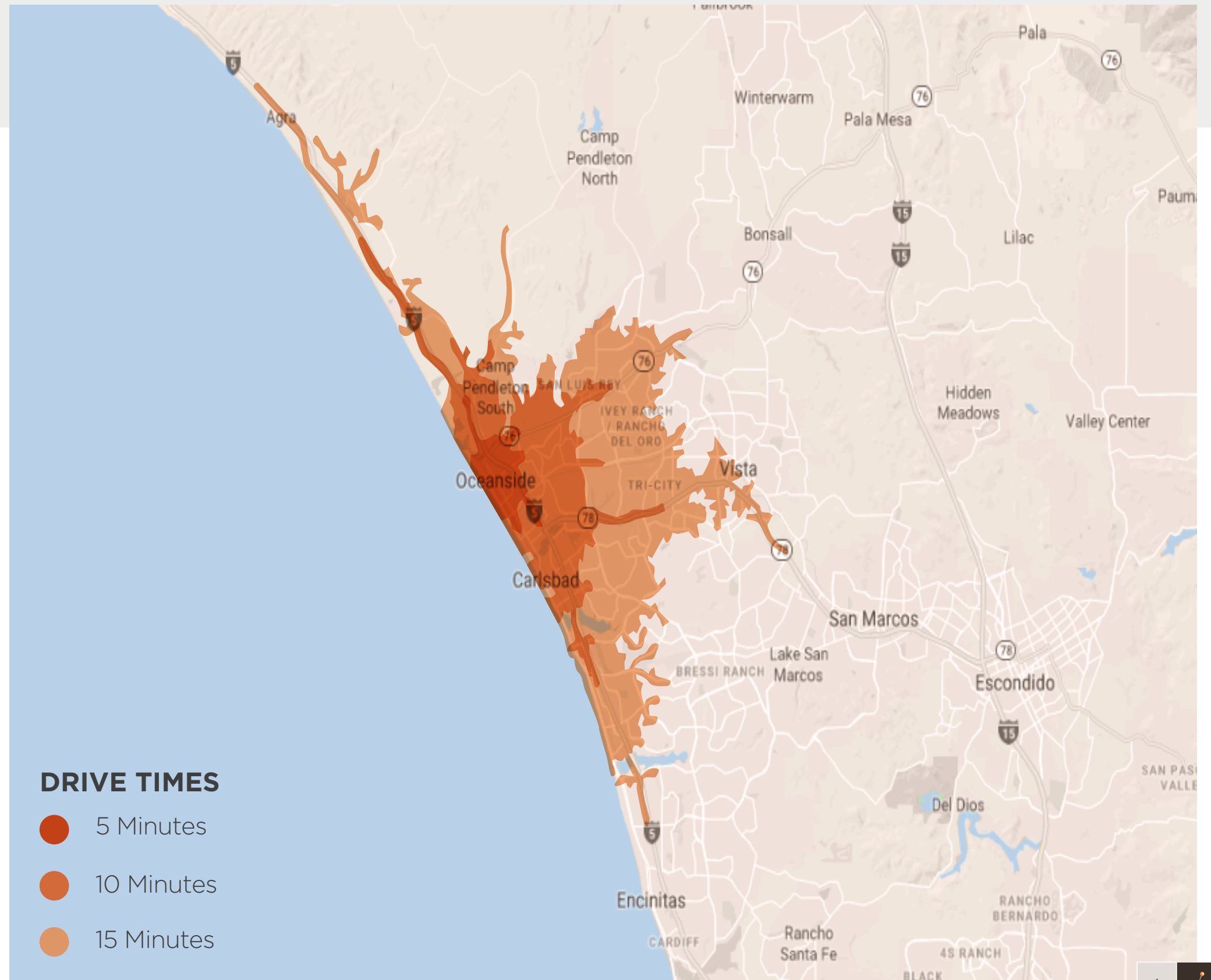
 Daytime Population	5,766
 Population	16,872
 Average HH Income	\$66,333

10 MINUTES




 Daytime Population	28,335
 Population	67,319
 Average HH Income	\$79,114

15 MINUTES

 Daytime Population	66,053
 Population	205,764
 Average HH Income	\$89,391



DRIVE TIMES

-  5 Minutes
-  10 Minutes
-  15 Minutes



Leasing Inquiries



Marc Karen, Associate

CA LIC #01912607

858-779-3196

marc@locationmatters.com

FOR LEASE

309 N. Tremont St., Oceanside, CA 92054

locationmatters.com

