

Prime Restaurant/Retail Space on Oceanside's Main Intersection

FOR LEASE



511 Mission Ave., Oceanside, CA 92054 / 1,750 SF

PRIME

Oceanside Location

- ◊ Situated on the main intersection of Downtown Oceanside, Mission Ave & Coast Hwy
- ◊ Former restaurant mechanicals in place & delivered in warm, vanilla shell condition, with new electrical panel and updated plumbing
- ◊ Great natural light with glass storefront and high, 15' ceilings
- ◊ Ability to bring additional natural light with sky lights, sliding/rolling door and additional windows
- ◊ Co-tenancy with award-winning Ramen Menma
- ◊ Ideal coastal location, just a 5 minute walk from the beach & pier
- ◊ Two new luxury reorts under development just 4 blocks away
- ◊ Incredible signage opportunity and visibility from Mission Ave., with average daily traffic counts of over 18,000 cars
- ◊ Plenty of pedestrian traffic with downtown restaurants, retail, Sunset Market and the train station nearby
- ◊ Opportunity to take advantage of the upcoming developments in Oceanside's Nine Block Master Plan
- ◊ Join renowned restaurant & retail tenants such as Hello Betty, Regal Cinemas, Barrel Republic, Swami's Cafe and more



Renowned Neighbors



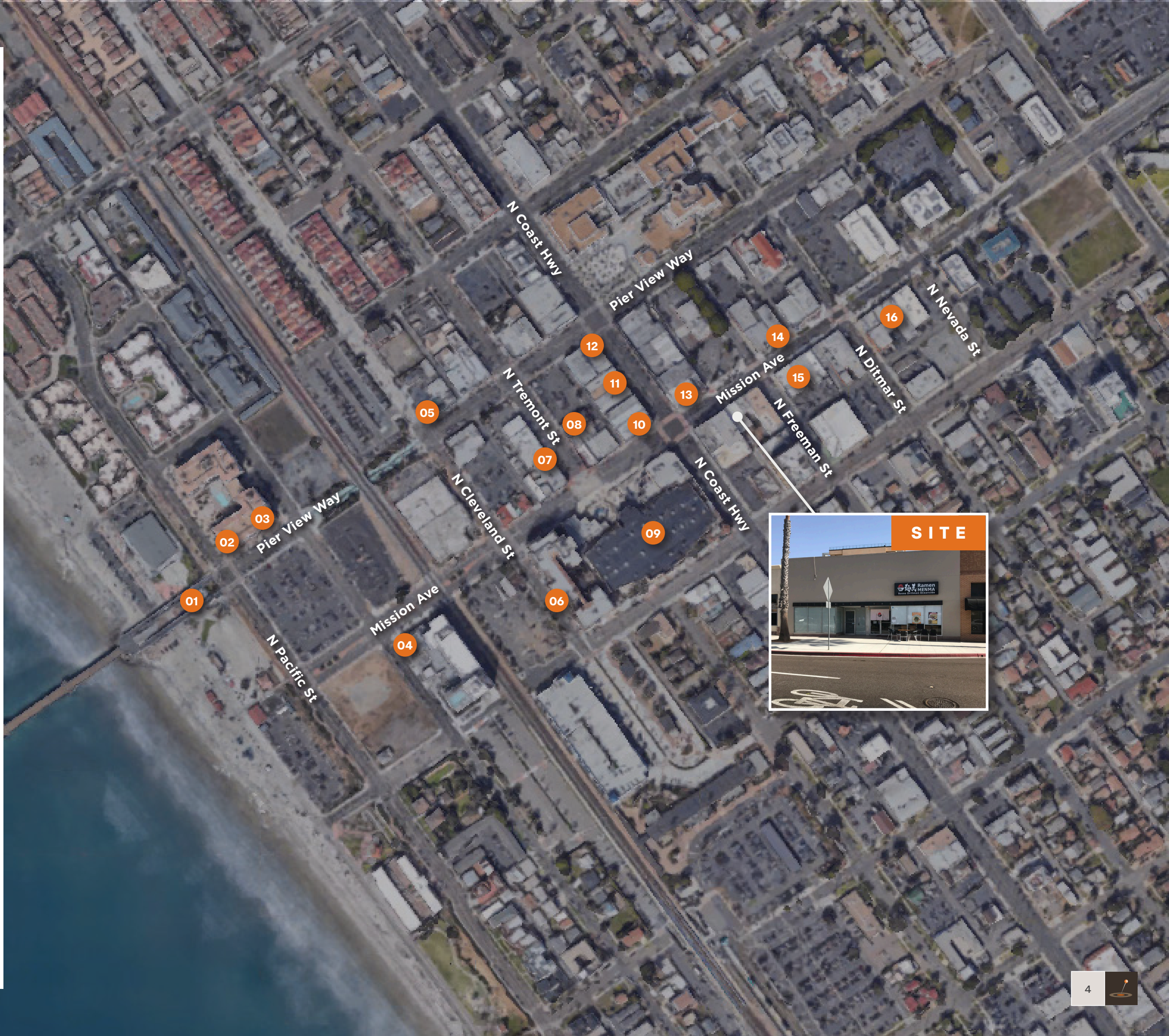
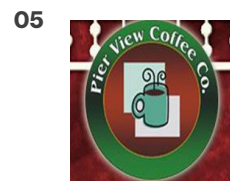
Floor Plan



511 Mission Ave., Oceanside CA 92054



← Mission Ave. →



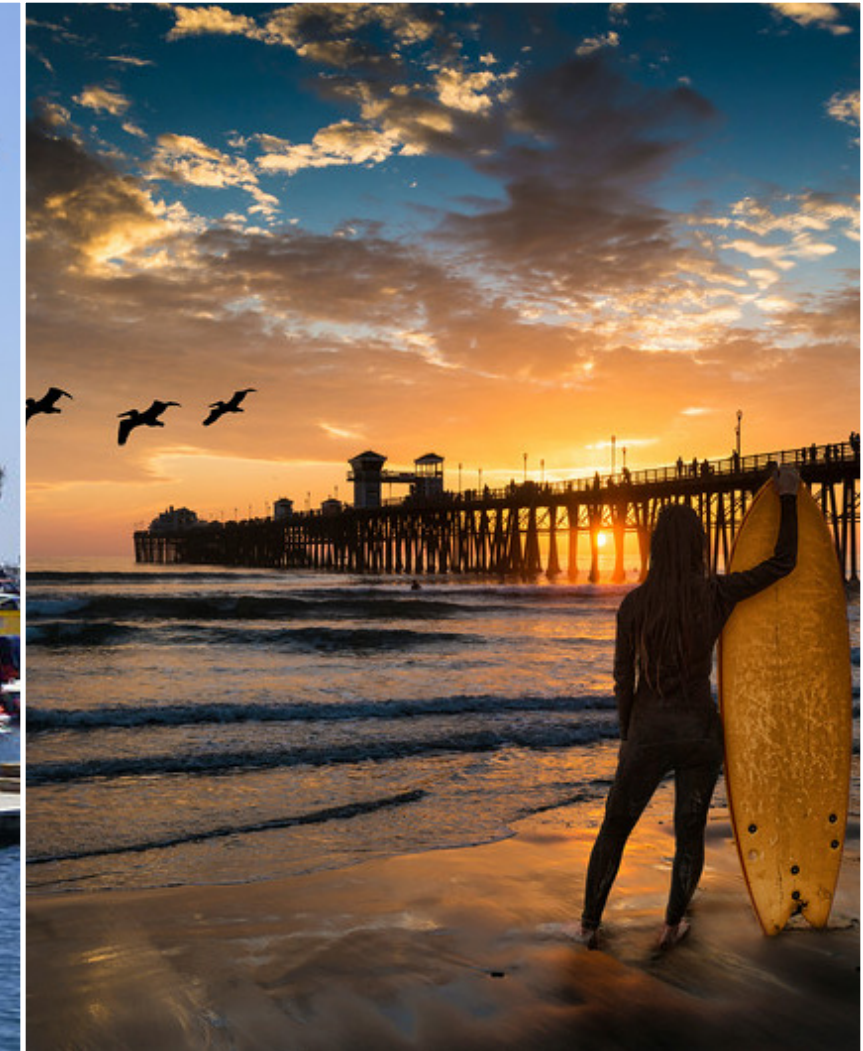
Goings On in Oceanside

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.

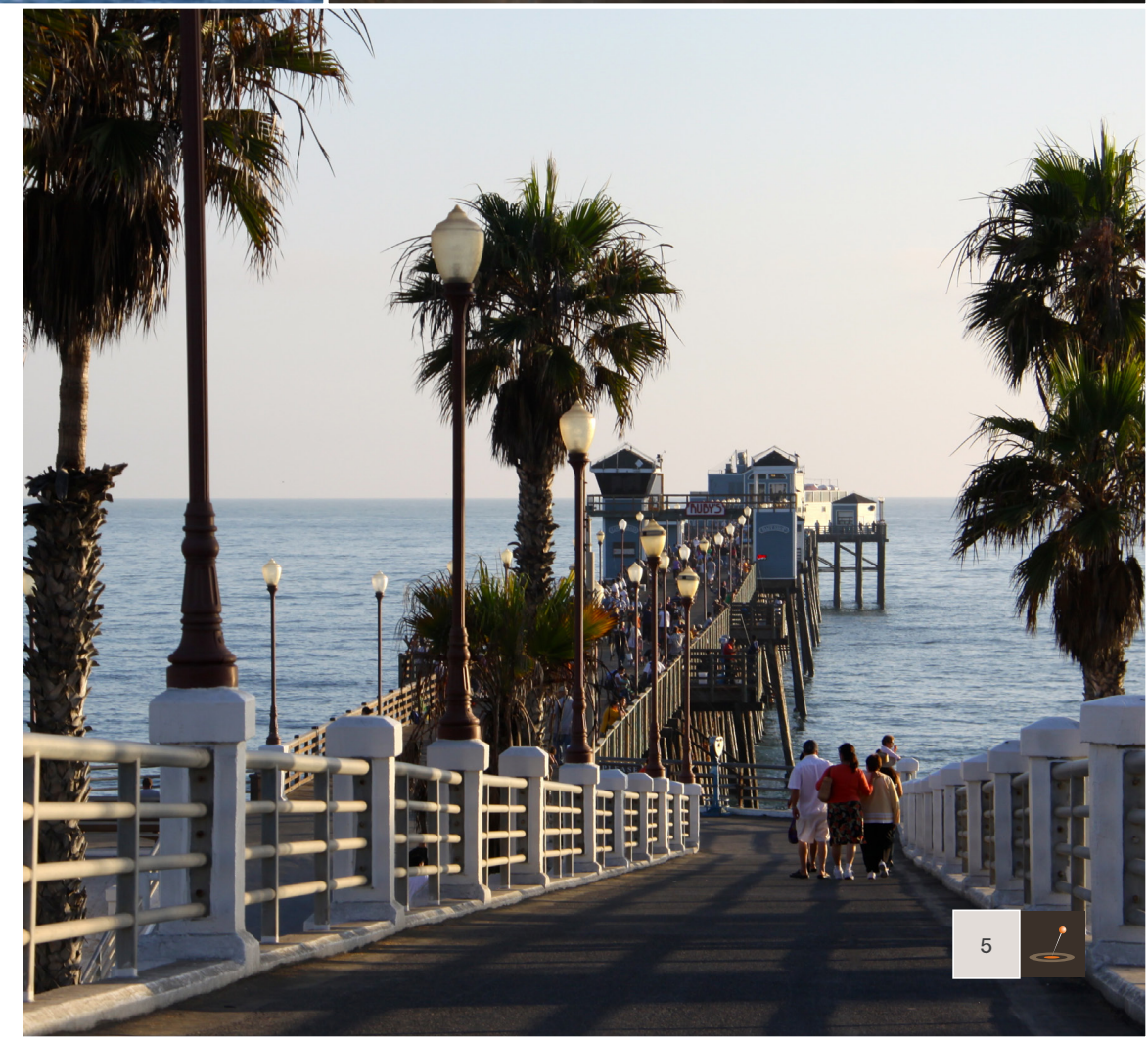


OCEANSIDE PIER

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

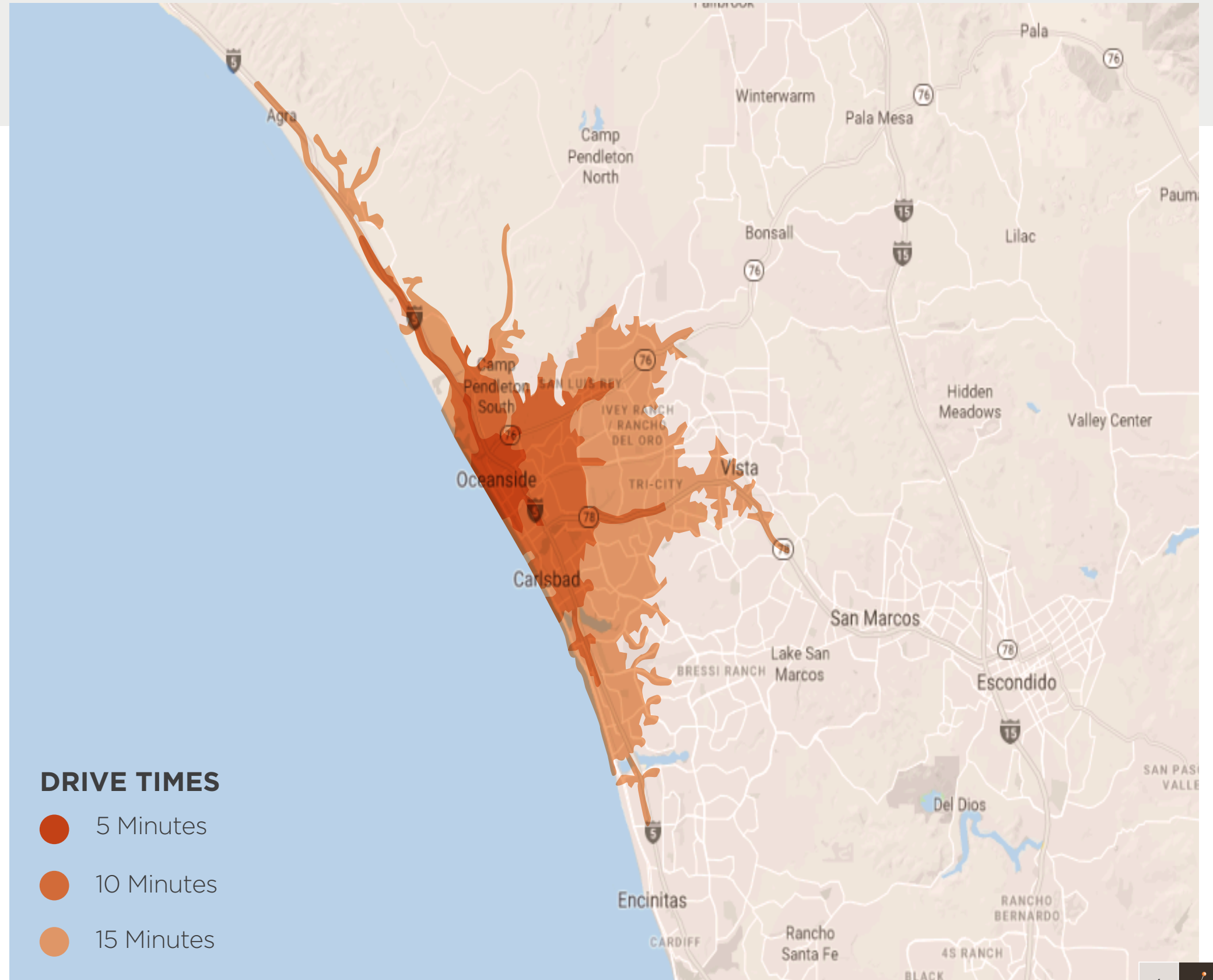
 Daytime Population	5,749
 Population	18,002
 Average HH Income	\$63,443

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



Leasing Inquiries



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