

FOR LEASE

Corner Restaurant / Brewery in South Oceanside

2002 S. COAST HIGHWAY
OCEANSIDE, CA 92054



*Please do not disturb employees

LOCATION
MATTERS



The Space

/ Multifaceted restaurant

- » Fully fixtured kitchen
- » Operational brewery
- » Prominent bar
- » 600 SF speakeasy
- » 2,000 SF bonus upstairs space
- » 1,000 SF outside shaded seating

/ **Freestanding corner space** at the intersection of S Coast Highway and Vista Way in South Oceanside, a neighborhood brimming with new development.

/ **Direct accessibility** from freeways SR 78 and I-5, with street-level crossstreets servicing an average 37,600 cars per day.

/ **Exclusive parking spaces** outside the restaurant dedicates 46 double-lined parking stalls within a large 33,105 SF lot with potential drive-through capabilities.

/ **Modern architecture**, open ceilings and retractable windows expanding to the wraparound patio, welcoming natural light and fresh coastal air.

/ **Situated in close proximity** to Carlsbad Village from across Buena Vista Lagoon, and the highly trafficked Oceanside Pier, all within a 3 mile radius.

/ **Join the South O community** a highly desirable up-and-coming neighborhood bringing in a new generation of restaurants and retailers catering to the local community and visitors alike.



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LOCATION MATTERS 



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////////// Multifaceted Restaurant in *South Oceanside* //////////////////////////////////////



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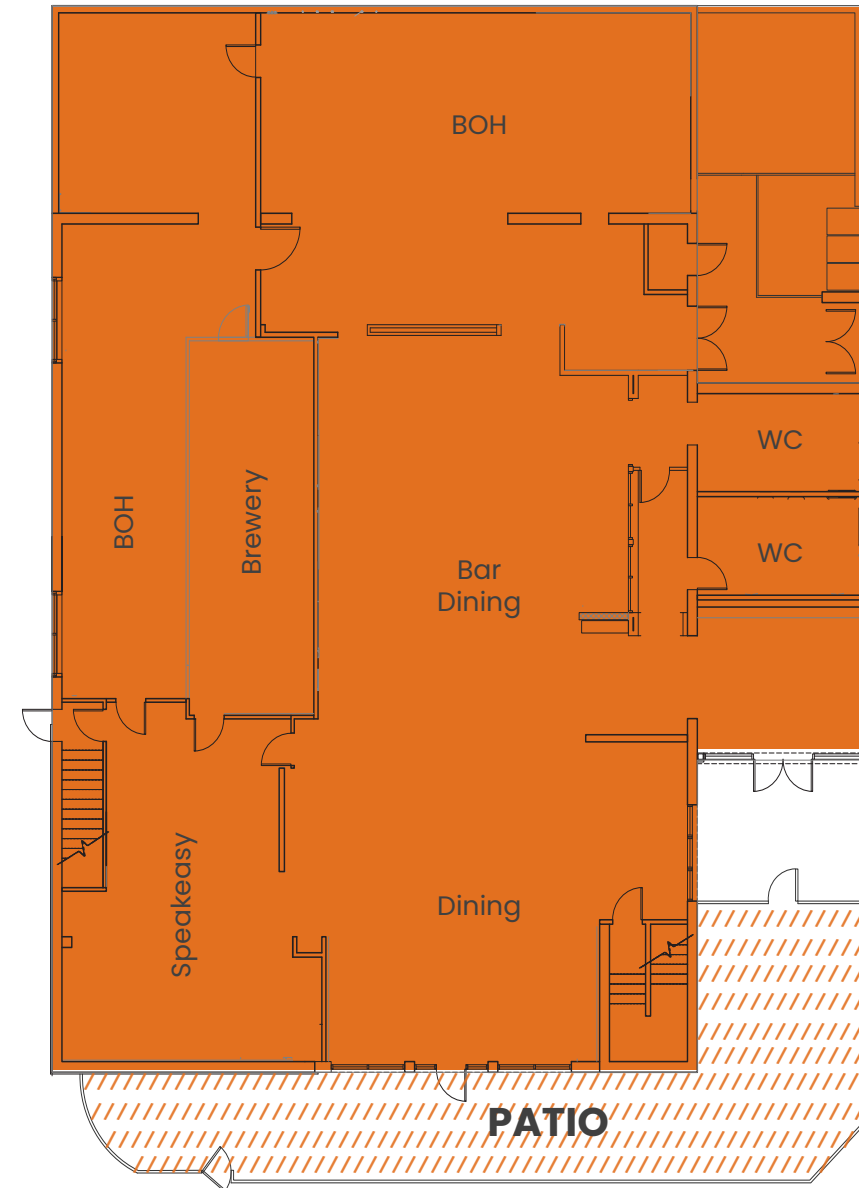


Floor Plan

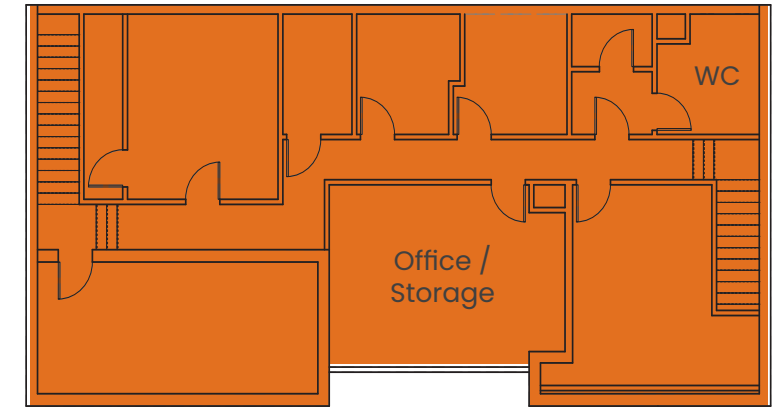


7,400 SF layout with upstairs and patio

Ground Floor - 7,400 SF



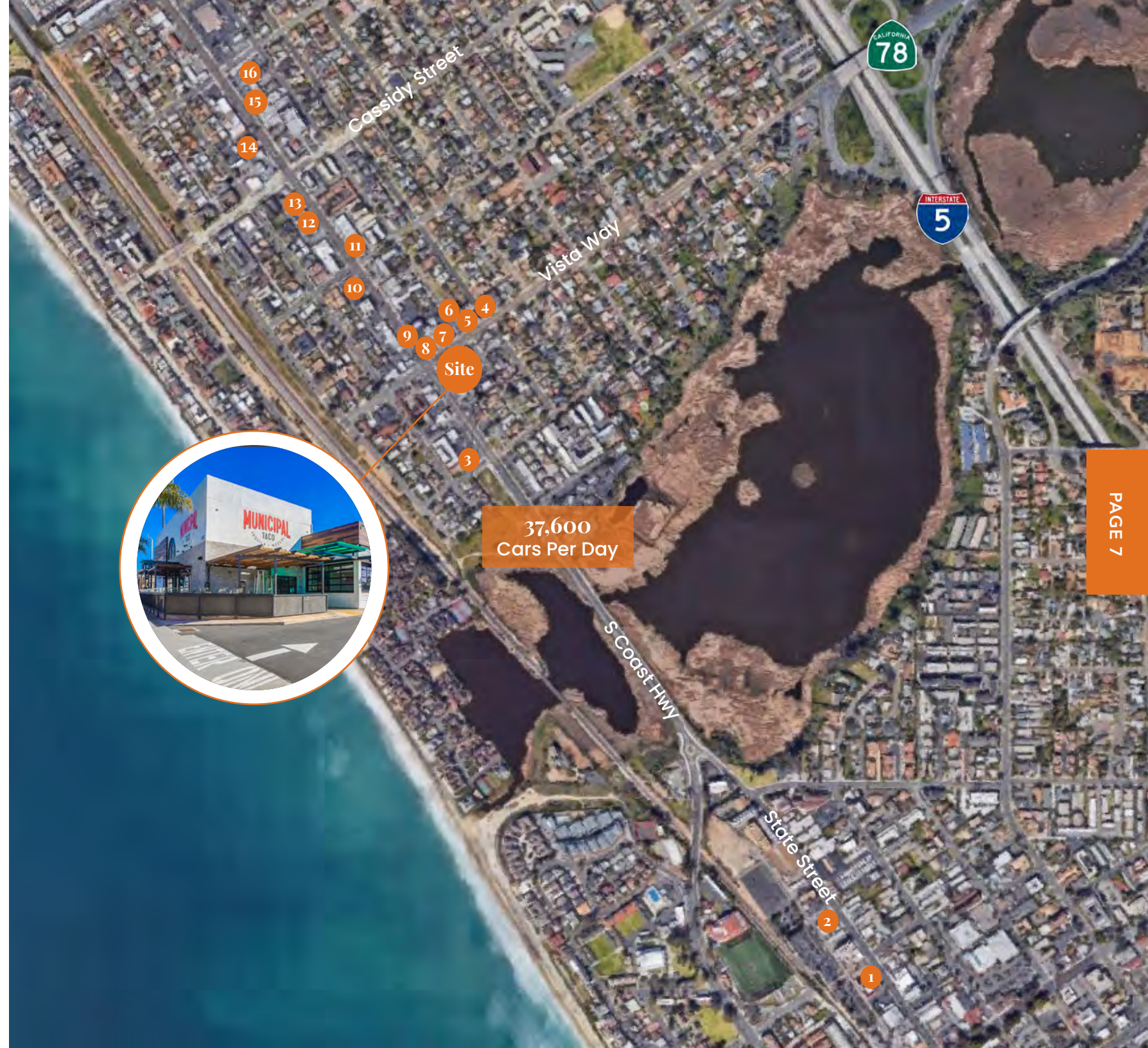
Second Floor - 2,000 SF



The Neighborhood



1		9	
2		10	
3		11	
4		12	
5		13	
6		14	
7		15	
8		16	



The Demographics

1 MILE

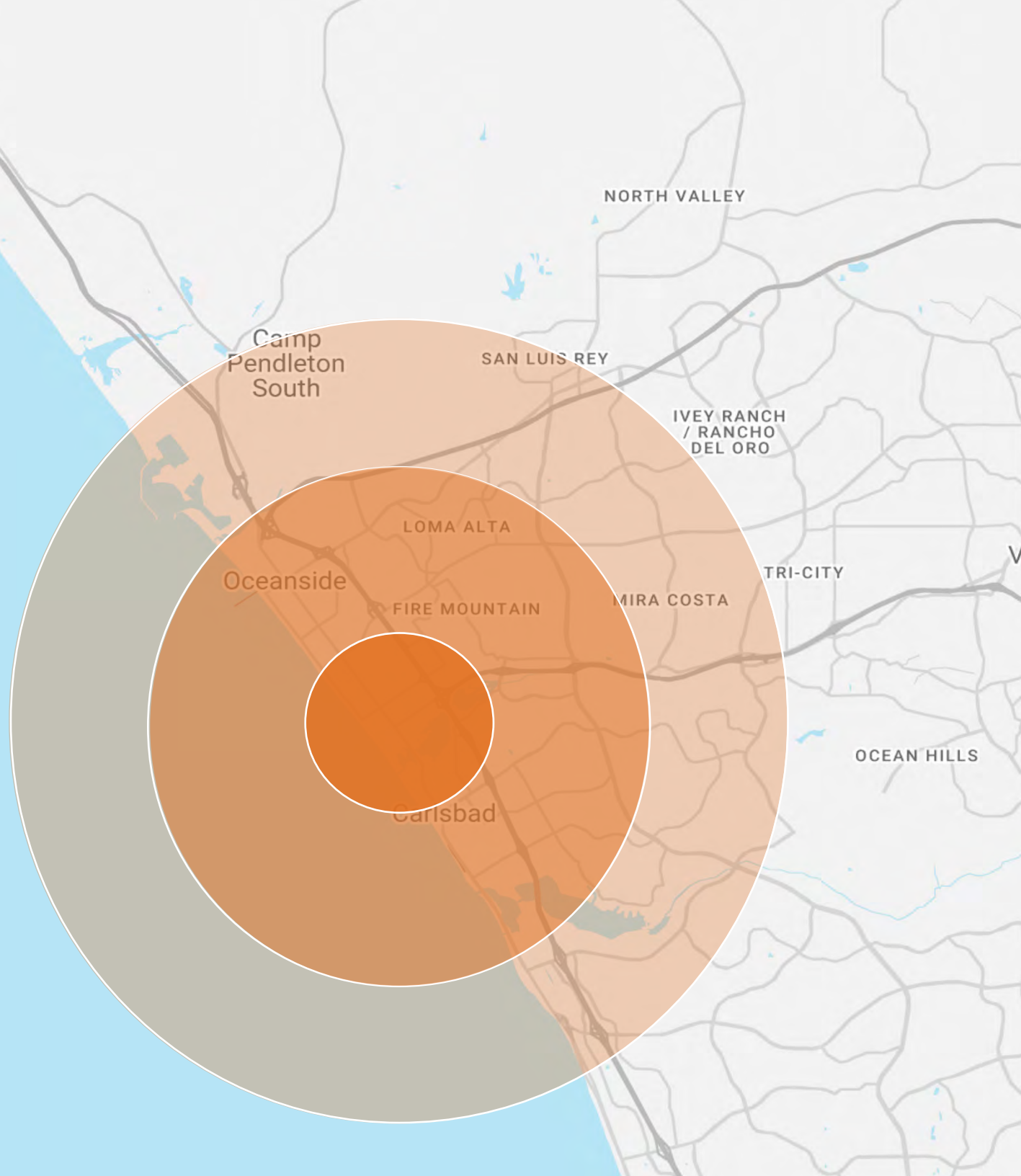
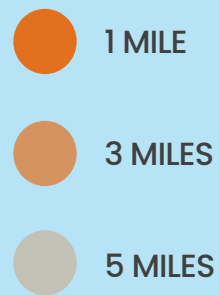
Daytime Population	4,828
Population	10,205
Average HH Income	\$106,232

3 MILES

Daytime Population	31,660
Population	80,791
Average HH Income	\$104,647

5 MILES

Daytime Population	70,966
Population	171,102
Average HH Income	\$102,766



Oceanside, a quintessential historical beach town that delivers a mix of residential and daytime traffic, in addition to travelers from both near and far. As the third largest city in San Diego county and considered among the most affordable, Oceanside has become increasingly popular for homeowners with a growing draw for foodies.



What is Happening Around *Oceanside*

Oceanside Pier



Oceanside represents the only city in the county to have a pier, harbor, and amphitheater. Stretching out at an impressive 1,954 feet, ***Oceanside's pier is the longest wooden over-water pier on the West Coast of the United States.*** Walking the length of the pier provides awe-inspiring views of the horizon and the downtown coastline.

Harbor Village



Docking up to 950 vessels, Harbor Village boasts quaint village shopping at resort-style boutiques, top-name restaurants, and café alfresco. Among the charming restaurants and retail, congenial people can be found strolling, jogging, embarking on high-sea adventures, or picnicking in mini-parks overlooking the harbor in this idyllic setting.

Sunset Market



This event has been a bright light in downtown Oceanside since August 2007 and is so much more than a farmers market. ***Thousands of residents and visitors alike gather weekly to enjoy four city blocks of over 180 vendors*** selling varied hot food offerings, eclectic merchandise, and gourmet packaged foods, among live entertainment.

Local Museums



In the 1800s, Oceanside was merely a small coastal town. Slowly but surely people began laying roots. ***Today, visitors can see buildings and artifacts dating back to the 19th century.*** To honor the city's past and present, museums contain a collection of historical, cultural, and artistic exhibits. Most notable are Mission San Luis Rey, California Surf Museum, and Oceanside Museum of Art.

Leasing Inquiries:



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