



**FOR SALE  
OR LEASE**  
\$2,095,000

# TURNKEY FREESTANDING RESTAURANT AVAILABLE IN OCEANSIDE

507 N COAST HWY  
OCEANSIDE, CA 92054





INVESTMENT SUMMARY

**\$2,095,000**  
OFFERING PRICE

**2,550 SF**  
TOTAL BUILDING AREA

**450 SF**  
PATIO

**10,000 SF**  
TOTAL LAND FOOTAGE

**RESTAURANT**  
CURRENT USE

**VACANT**  
1 UNIT

**FEE SIMPLE**  
OWNERSHIP

**147-081-04-00  
&  
147-081-05-00**  
APN

**D-9**  
ZONING

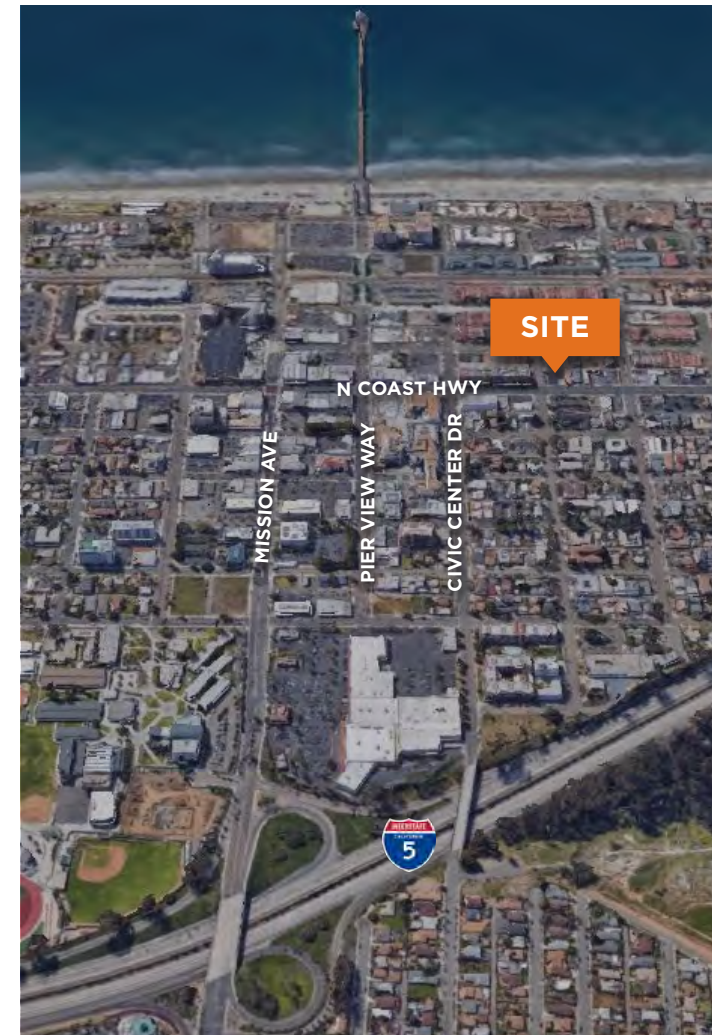


THE OFFERING





## INVESTMENT HIGHLIGHTS

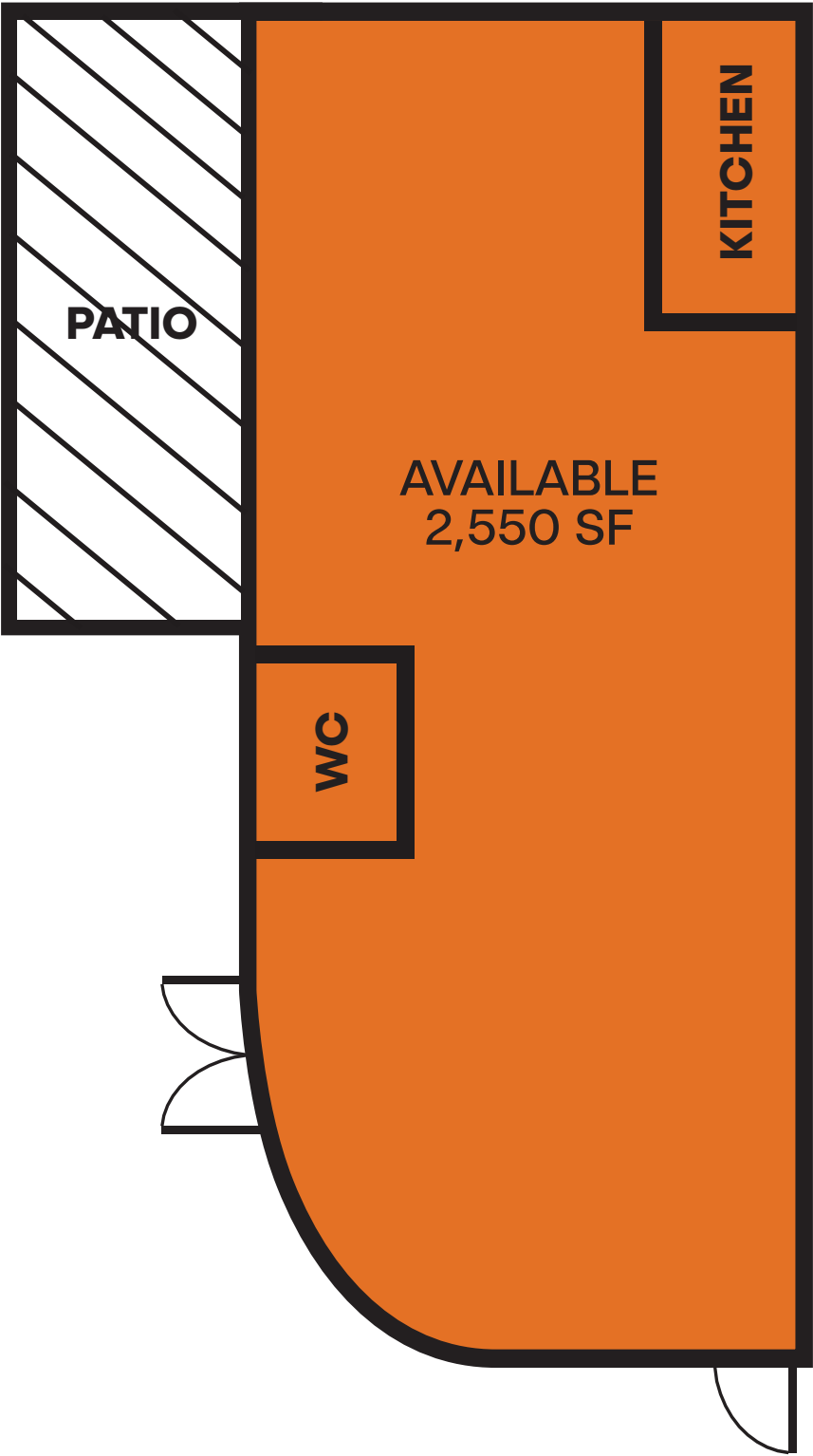


## THE OFFERING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Incredible opportunity for an investor or owner/user to acquire a fully fixturized restaurant property on Coast Highway.
- Property sits on a 10,000 square foot lot including a 5,000 square foot parking lot providing room for events and potential patio expansion.
- Turnkey restaurant with additional 29 tap lines, walk-in cooler, and two ADA restrooms.
- Amazing natural light with a custom curved floor to ceiling glass storefront and roll up doors.
- Easily accessible with a sizable parking lot and great ingress & egress.
- Excellent opportunity to take advantage of the tremendous multi-family density from Oceanside's 9 Block Master Plan one block away.
- Walking distance to the beach & pier as well as renowned restaurant & retail such as Carte Blanche, Hello Betty, Coomber Craft Wines, Regal Cinema & more.





N Coast Hwy.



## HISTORY

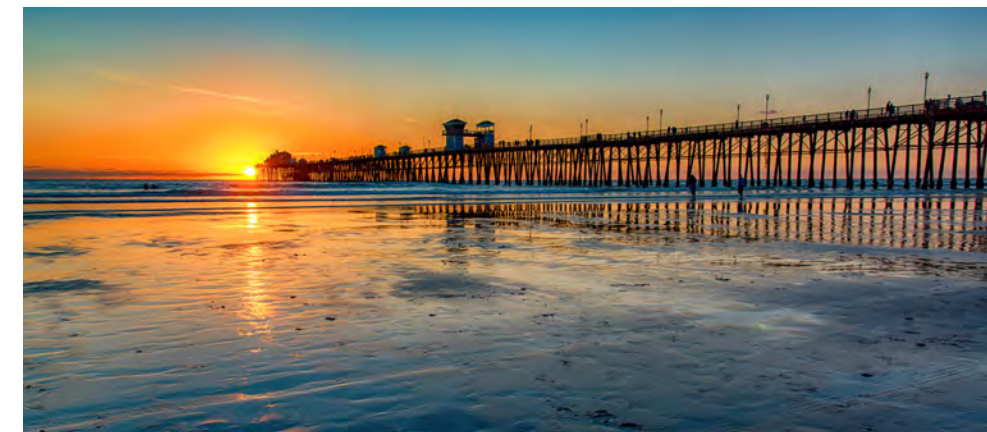
Dating back to the 1800's, Oceanside was nearly just a small coastal town near Mission San Luis Rey. Slowly but surely people started laying down roots and growing small businesses. Today visitors still see the original buildings from the 1880's alongside the newer developments, where modern & unique meets traditional Downtown Oceanside.

## OCEANSIDE FARMER'S MARKET

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.



## THE MARKET



## OCEANSIDE PIER

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## 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 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.



## DEMOGRAPHICS

### 1 MILE



**Population**

17,902



**Daytime Population**

6,255



**Average Household Income**

\$81,299

### 3 MILES



**Population**

70,735



**Daytime Population**

19,115



**Average Household Income**

\$82,407

### 5 MILES



**Population**

151,775



**Daytime Population**

42,530



**Average Household Income**

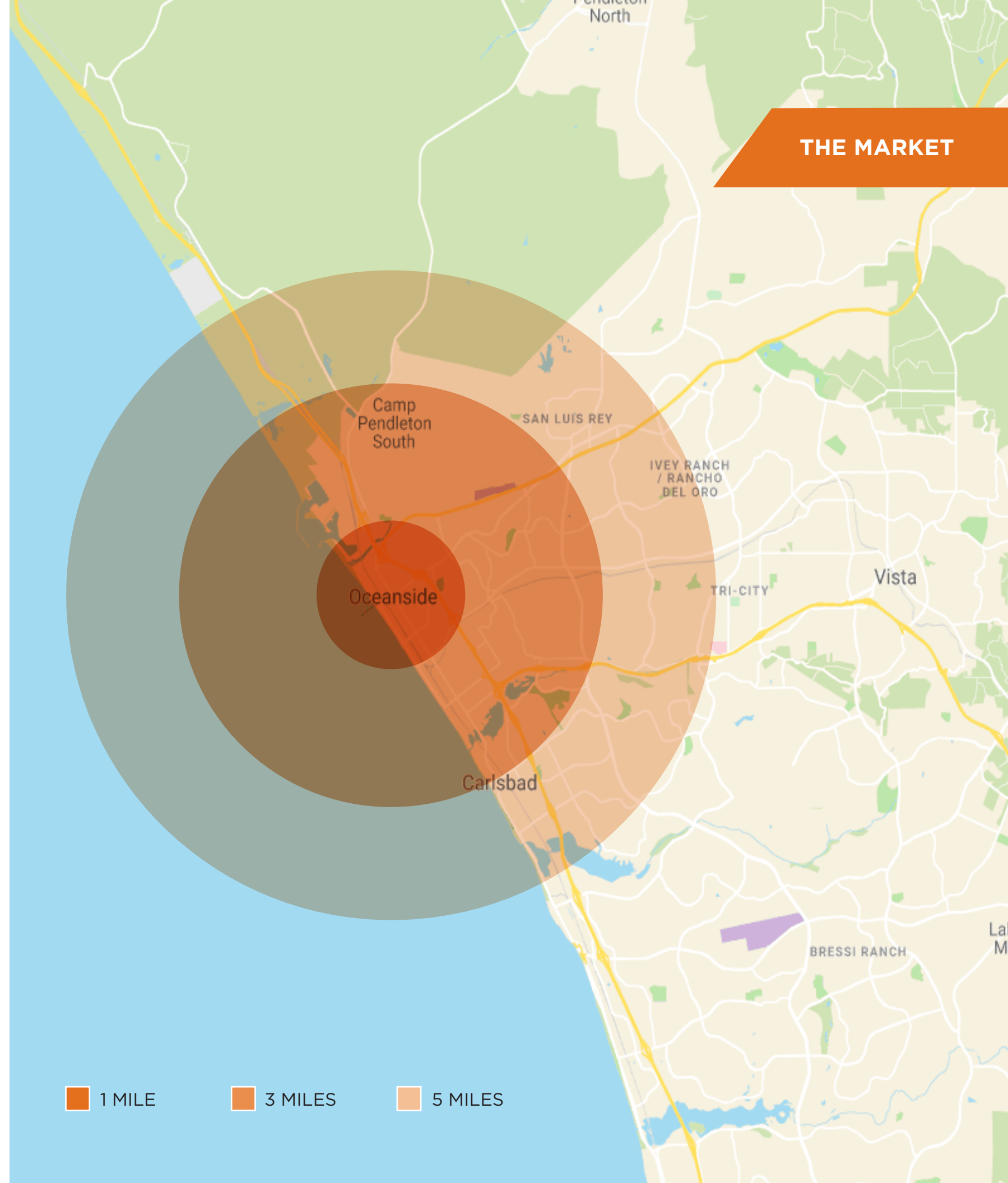
\$89,679

## THE MARKET

1 MILE

3 MILES

5 MILES





507 N COAST HWY., OCEANSIDE, CA 92054

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\$2,095,000

## SALES & LEASING INQUIRIES



**MARC KARREN**  
CA LIC #01912607  
858-779-3196  
[marc@locationmatters.com](mailto:marc@locationmatters.com)



**HANNAH SIERPINA**  
Client Services Coordinator  
CA LIC #02113476  
858-764-1828  
[hannah@locationmatters.com](mailto:hannah@locationmatters.com)

**LOCATION  
MATTERS**   
[LOCATIONMATTERS.COM](https://LOCATIONMATTERS.COM)