

FOR LEASE

Showroom / Office Space in Downtown Oceanside

125 S TREMONT ST.
OCEANSIDE, CA 92054



LOCATION
MATTERS

*Please do not disturb employees

The Space

/ **Size:** 2,650 SF
Rent: \$6,810.50/mo. All In
Lease Term: New Lease Available

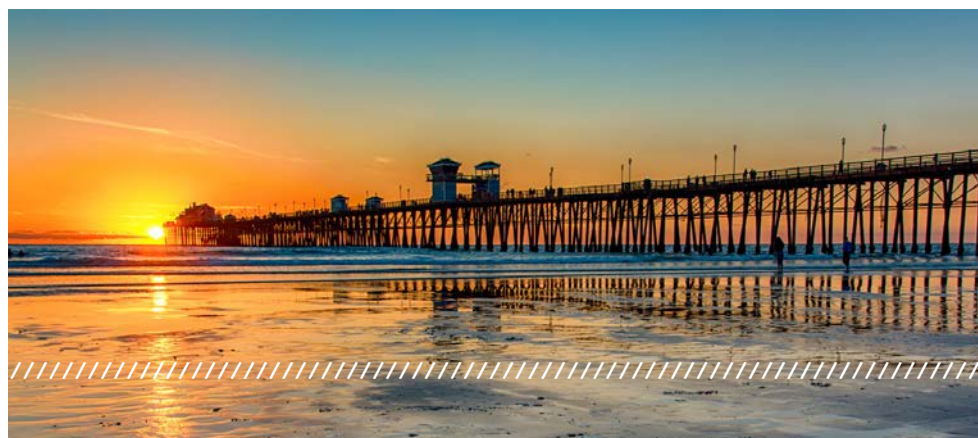
/ **Prime Showroom/Office Opportunity** on Tremont St. configured with a large open receptionist area, six private offices, kitchenette and restroom

/ **Unbeatable location** in Downtown Oceanside, adjacent to the North County Transit Station and a short walking distance to shops, restaurants and pier

/ **Adjacent to** North County Transit Station and the largest San Diego oceanfront redevelopment in the last decade attracting lots of attention from both locals and travelers alike

/ **High Tourism Area** situated within 3 blocks of Oceanside's Pier and its outdoor amphitheater, hotels, museums, the Top Gun House, plus many restaurant and cocktail bar hotpots

/ **Ample Parking** available onsite in parking lot



FOR *LEASE*

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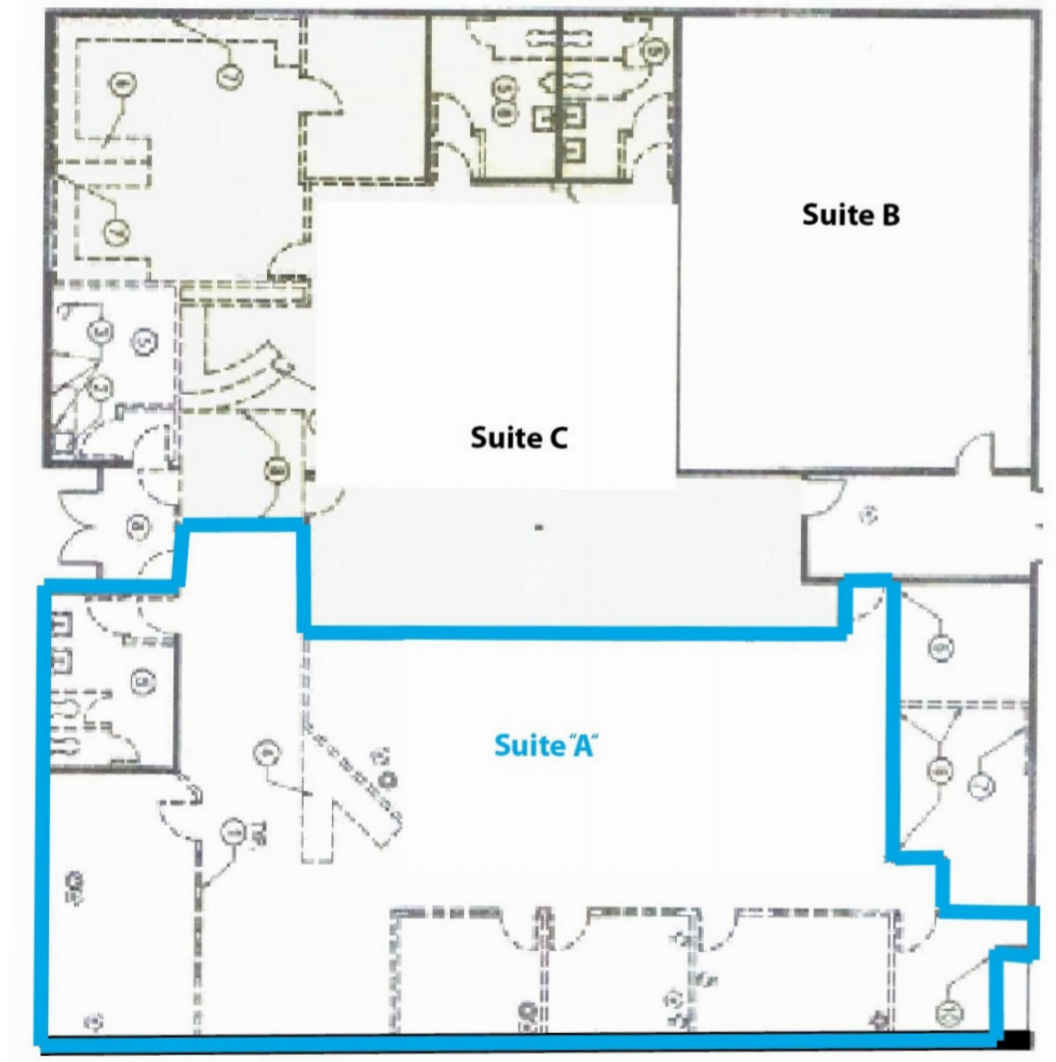
**LOCATION
MATTERS** 

Floor Plan



**Open
2,650 SF
showroom/
office space**

Seagaze Dr.



125 S Tremont St., Oceanside CA 92054

S. Tremont St

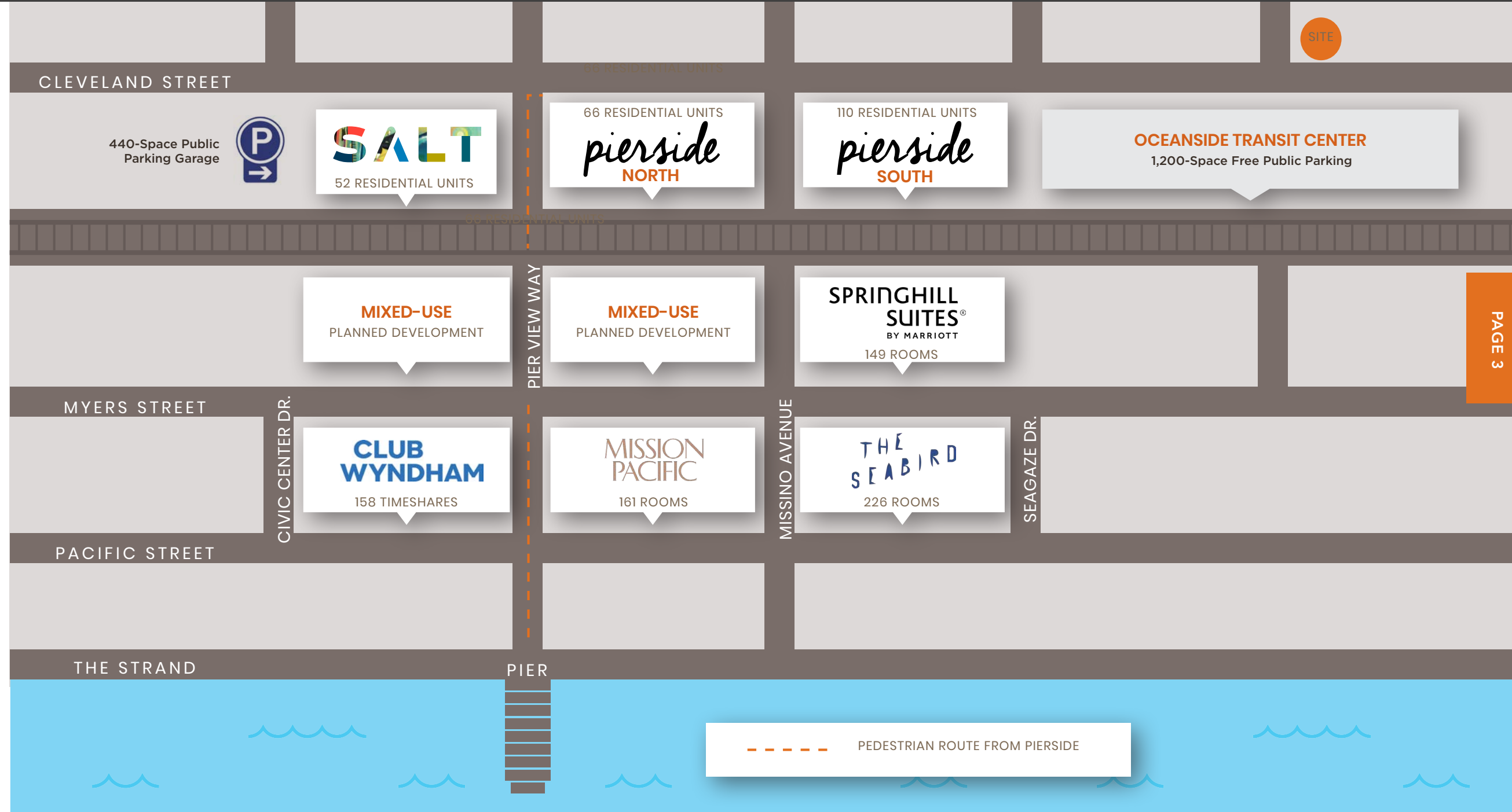
The 9 Block Master Plan in *Oceanside*

/ The 9 Block Master Plan is comprised of 5 mixed-use projects, 2 refreshed operating hotels, and 2 new luxury hotel developments, contributing significantly to Oceanside's citywide growth

/ The Plan adds 283 residential units, boosting density and providing year-round built-in-clientele for local businesses and has kick-started more redevelopment projects throughout the city

/ The luxury hotels offer world class restaurants, impressive ocean views, rooftop pool and bar, 20,000 SF of meeting and event spaces, and other high-end amenities

Pierside North enjoys prime real estate within the 9-Block Master Plan. The mixed-use property is advantageously located on the corners of the main signalized intersection of Downtown Oceanside. In addition to fantastic visibility from Cleveland St. and Mission Ave., Pierside is a short walk from a one of a kind 440-space public parking garage with direct pedestrian access to the beach, Oceanside Pier, and Downtown.



The Neighborhood



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



The Demographics

1 MILE

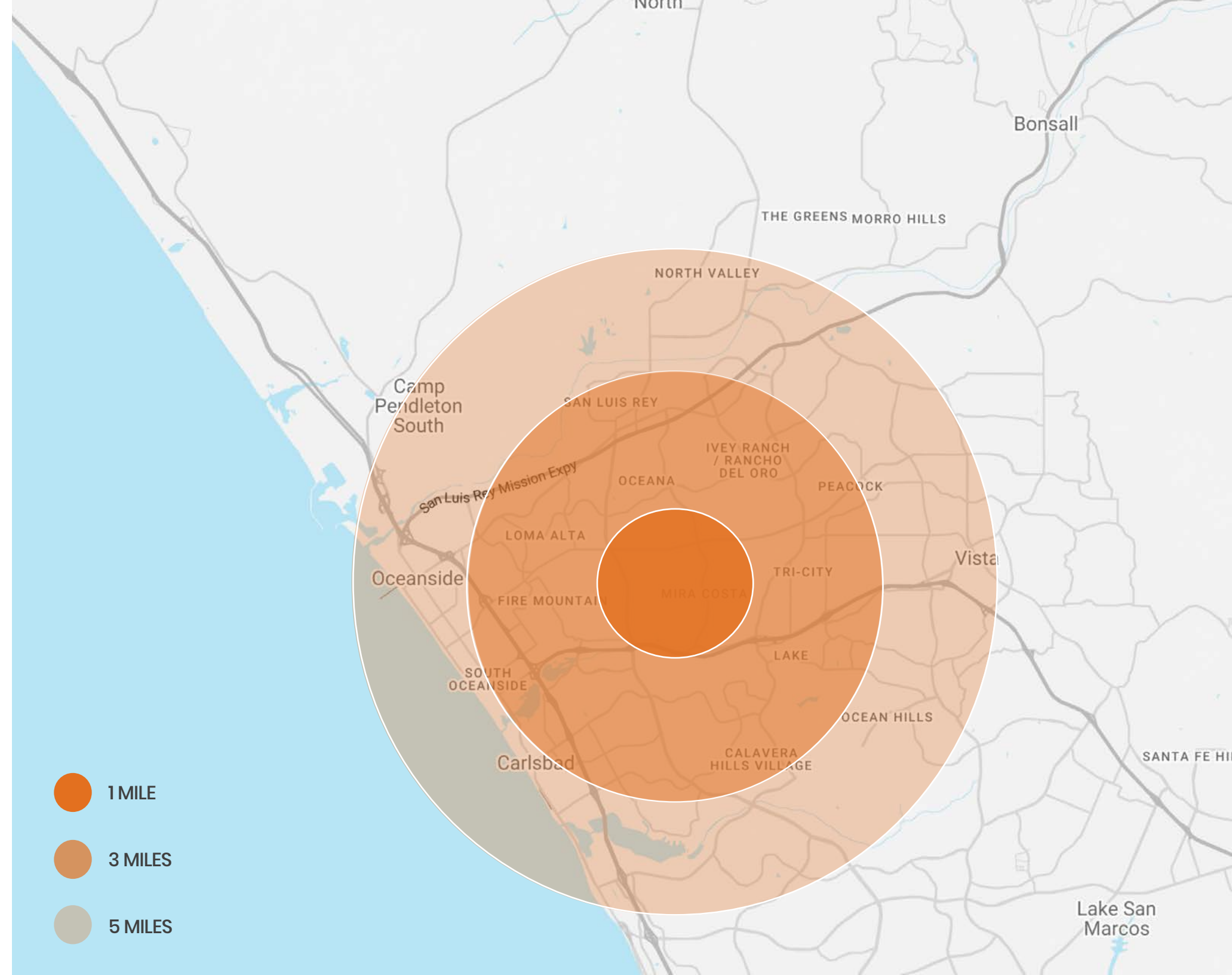
Daytime Population	7,001
Population	16,837
Average HH Income	\$91,309

3 MILES

Daytime Population	24,035
Population	72,170
Average HH Income	\$90,362

5 MILES

Daytime Population	43,907
Population	150,285
Average HH Income	\$99,698



- 1 MILE
- 3 MILES
- 5 MILES

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 travelers.



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 dining 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 cooked meals, 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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