

Rare Oceanside Restaurant Opportunity with Stunning Ocean Views

FOR LEASE



203-205 Wisconsin Ave., Oceanside, CA 92054 / 2,265 SF



PRIME

Oceanside Location

- ◊ Rare opportunity to get into a highly upgraded Oceanside restaurant space with stunning ocean views
- ◊ Major renovations underway, including new electrical, plumbing, roof and HVAC
- ◊ Beautifully remodeled facade, with accordion style oversized windows, exterior lighting and double door entrance
- ◊ Seeking early tenancy prior to delivery for a more cost effective and efficient restaurant build out
- ◊ Ample onsite parking available
- ◊ Walking distance to Oceanside Pier and Downtown Oceanside
- ◊ Plenty of pedestrian traffic from the residential coastal Oceanside community, tourists and beachgoers alike
- ◊ Perfect coastal location, just 3 blocks to the beach
- ◊ Incredible signage opportunity and visibility from Wisconsin Ave., the main throughway from Coast Hwy to the beach
- ◊ Take advantage of the upcoming developments in Oceanside's Nine Block Master Plan
- ◊ Neighbors with renowned restaurants such as Bagby Beer Co, The Cup, Flying Pig Pub & Kitchen, Living Tea Brewery Co & more



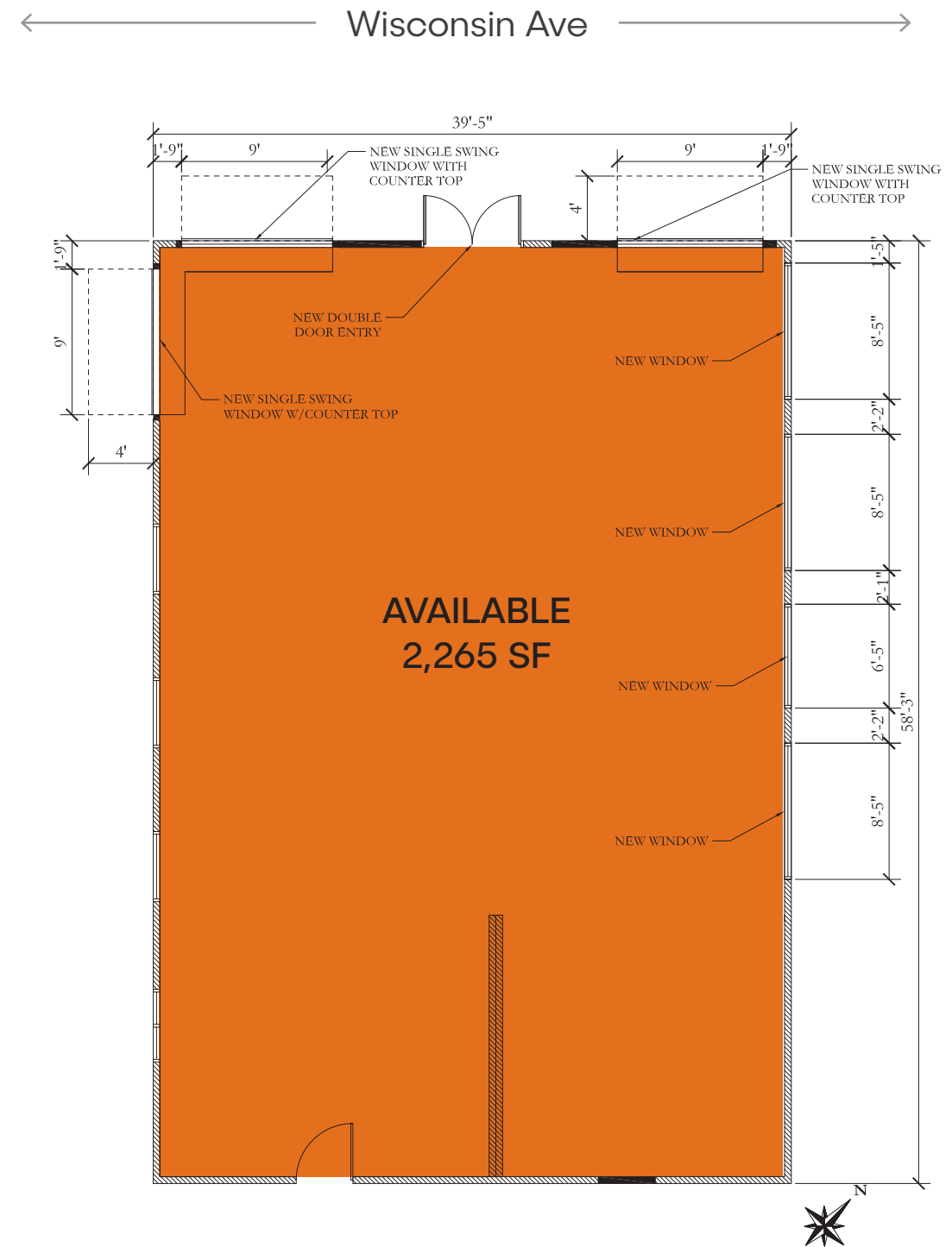
Renowned Neighbors

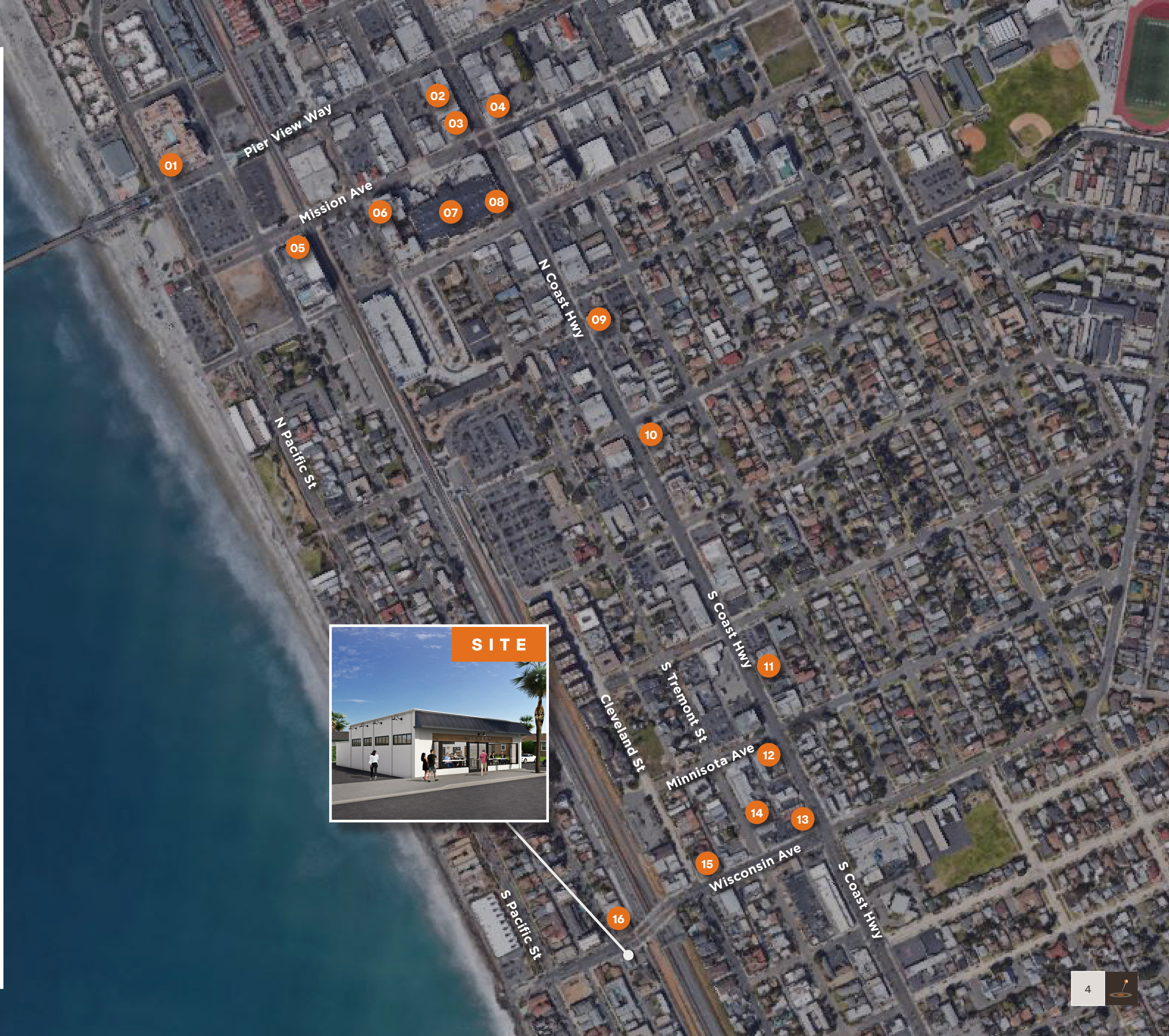
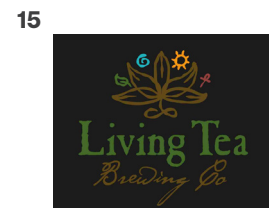


Floor Plan



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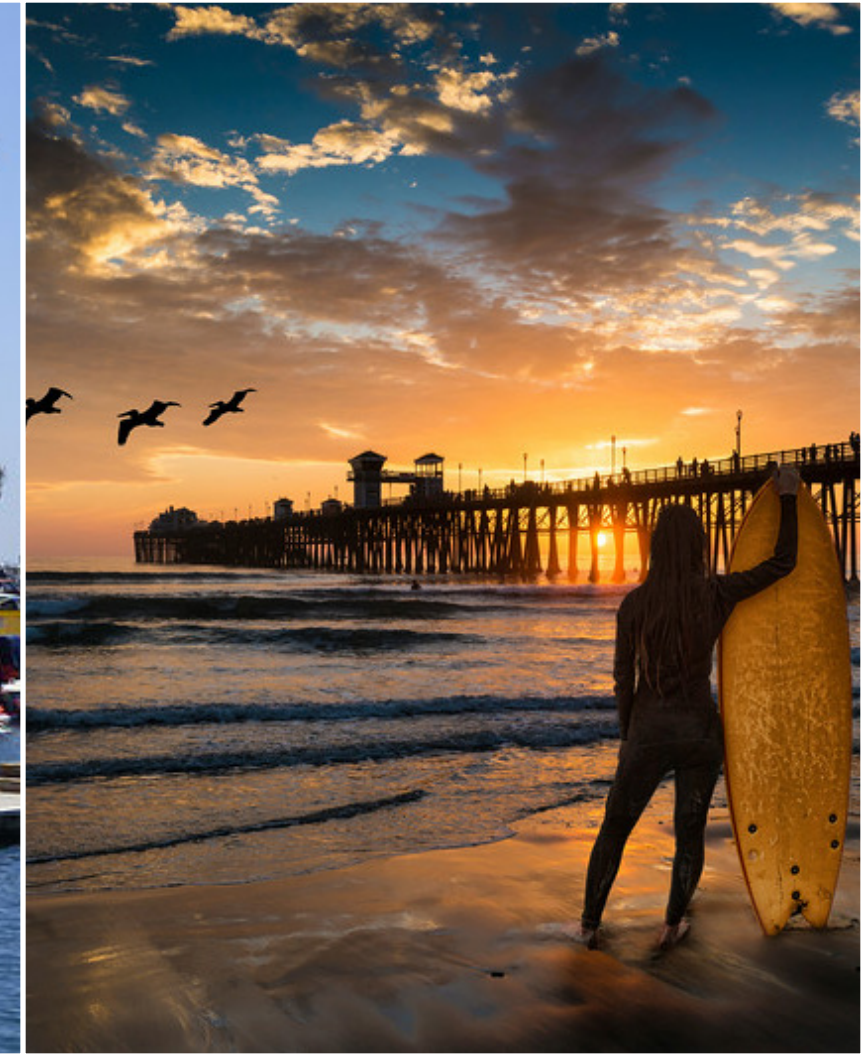
Goings On in Oceanside

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.

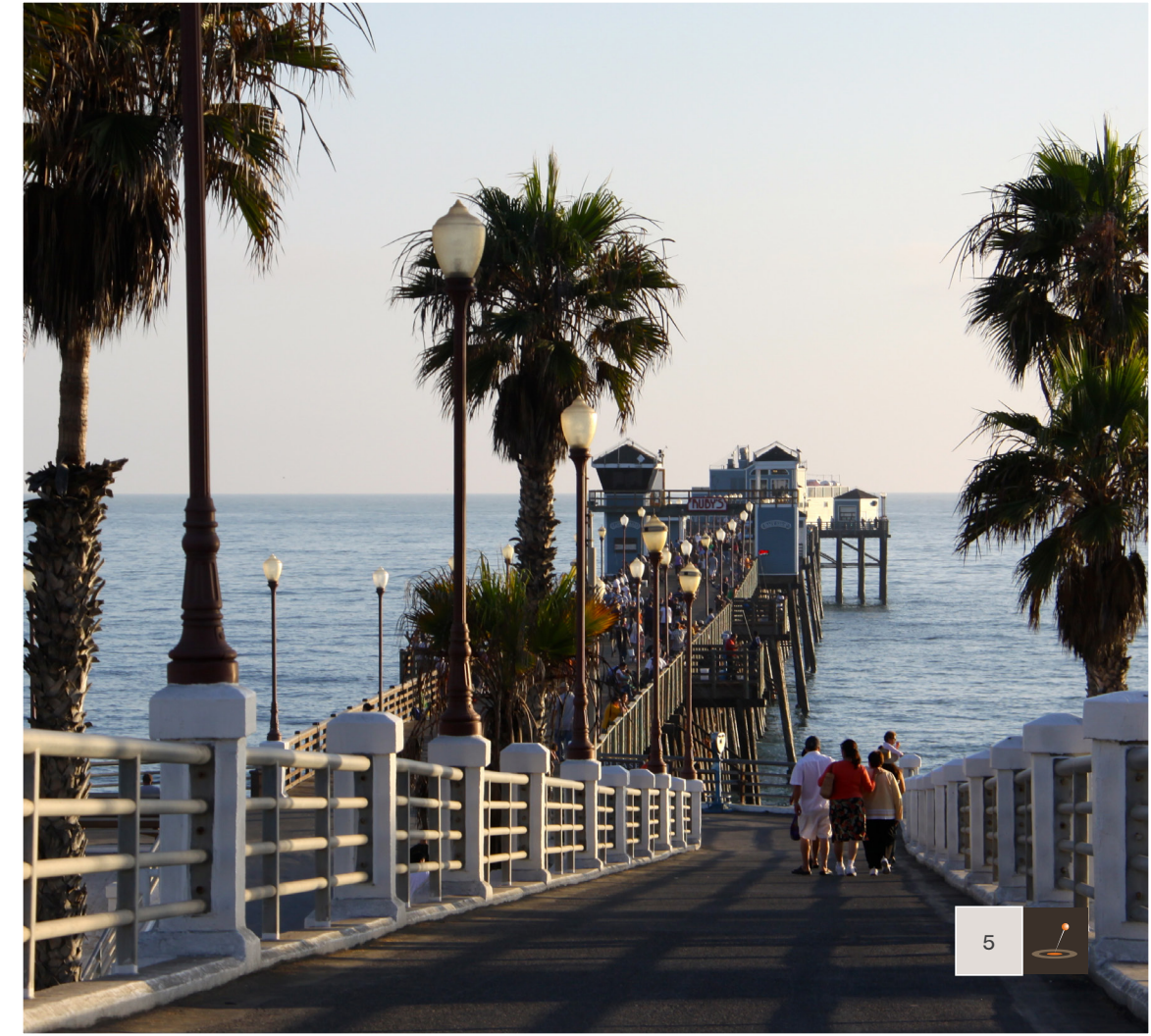


OCEANSIDE PIER

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

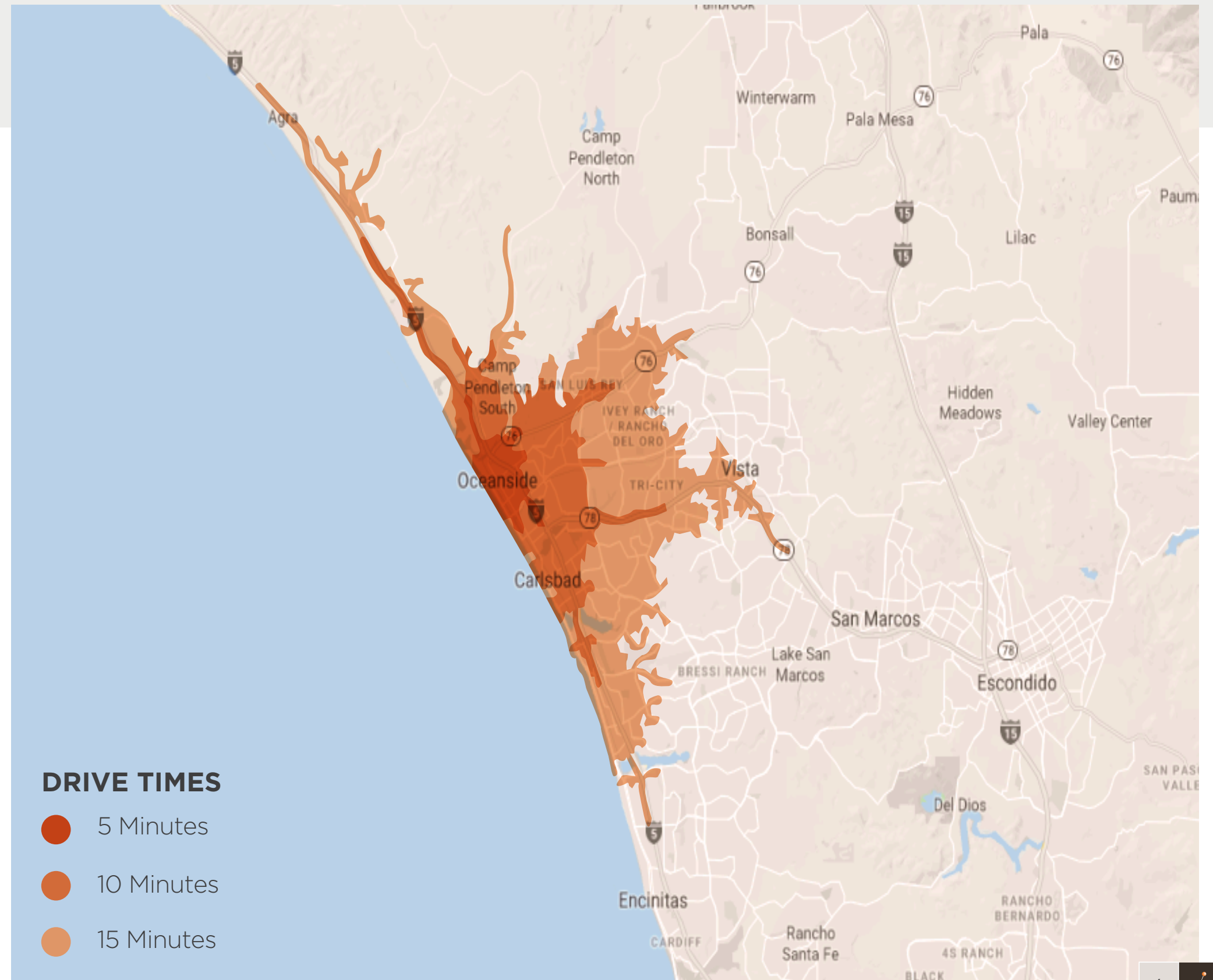
 Daytime Population	6,323
 Population	15,845
 Average HH Income	\$70,203

10 MINUTES

 Daytime Population	27,654
 Population	62,510
 Average HH Income	\$80,047

15 MINUTES

 Daytime Population	65,190
 Population	190,778
 Average HH Income	\$89,732



Leasing Inquiries



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