

pierside - Corner Restaurant/Retail Spaces in Oceanside

FOR LEASE



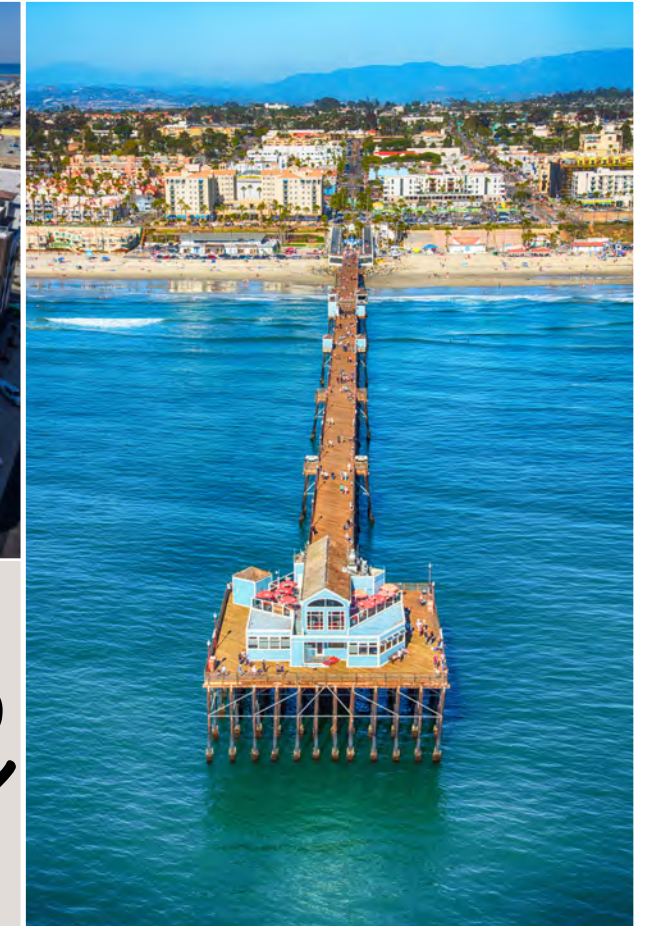
Cleveland St. & Mission Ave., Oceanside, CA 92054 / 1,949 SF - 4,179 SF



PRIME

Oceanside Location

- ◆ Seize the opportunity to become a part of Oceanside's 9 Block Master Plan
- ◆ Ideal coastal location, just 2 blocks from the beach
- ◆ Join Pierside North or South to be in the Heart of Downtown Oceanside
- ◆ Ample amount of guest/ retail parking as well as close proximity to the primary public parking structure for professionals, locals, tourists and residents to access the beach, pier & Downtown
- ◆ Abundant resident traffic due to a total of 176 residential units between both North and South locations
- ◆ Join renowned restaurant & retail tenants such as Hello Betty, Regal Cinemas, Barrel Republic, Swami's Cafe, as well as new favorites like Carte Blanche, Parlor Doughnuts & more
- ◆ Highly visible corner restaurant/retail locations on the main signalized corners of Downtown Oceanside



pierside
APARTMENTS

Renowned Neighbors





PIERSIDE NORTH

- 66 residential units
- 1 commercial suite of 4,179 SF retail/restaurant space + patio available
- Corner space facing Mission Avenue, the main thoroughway from the 5 freeway to the beach
- Restaurant ready shell space with a grease trap and shaft for hood
- 57 retail/guest spaces and 12 street parking spaces





PIERSIDE SOUTH

- 110 residential units
- 1 commercial space of approximately 1,949 SF of restaurant space
- Available space facing Mission Avenue, the main thoroughway from the 5 freeway to the beach
- Restaurant ready shell space with grease trap and shaft for hood
- Guest parking with 63 garage spaces and 19 street parking spaces



BECOME A PART OF

The 9 Block Master Plan

- The 9 Block Master Plan comprises 5 mixed-use projects, 2 operating hotels & 2 new hotel developments
- The Plan adds 283 luxury condominiums units, boosting density and providing year-round built-in-clientele
- Best in class hotel brands, Destination Hotel Resorts & Joie de Vivre Boutique Hotels, will add 387 resort hotel rooms (expected to open late 2020), making history with largest oceanfront development in San Diego County in the last decade
- The eclectic boutique brand Joie de Vivre will offer a barefoot luxury ambiance coupled with a world class restaurant, rooftop pool and bar, and retail
- Complementing Joie de Vivre is the Destination Hotel with an ocean view pool deck, signature restaurant, bar & lounge, spa, library, and over 20,000 SF of meeting and event space offering an upscale escape

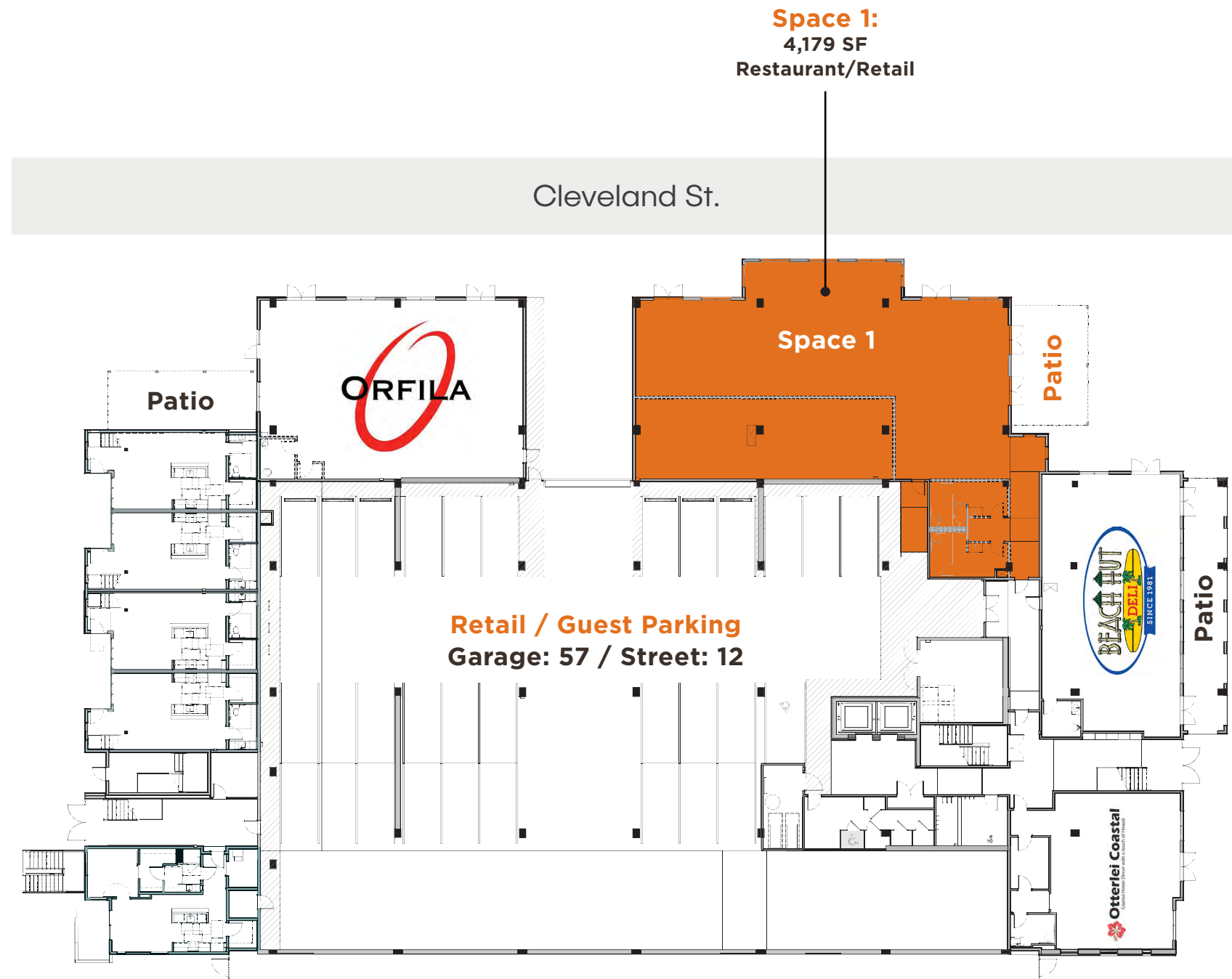
Pierside enjoys prime real estate within the 9-Block Master Plan. The mixed-use property is advantageously located on the corners of the main signalized intersection of Downtown Oceanside. In addition to fantastic visibility from Cleveland St. and Mission Ave., Pierside is a short walk from a one of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



S.D. MALKIN PROPERTIES



pierside North Site Plan

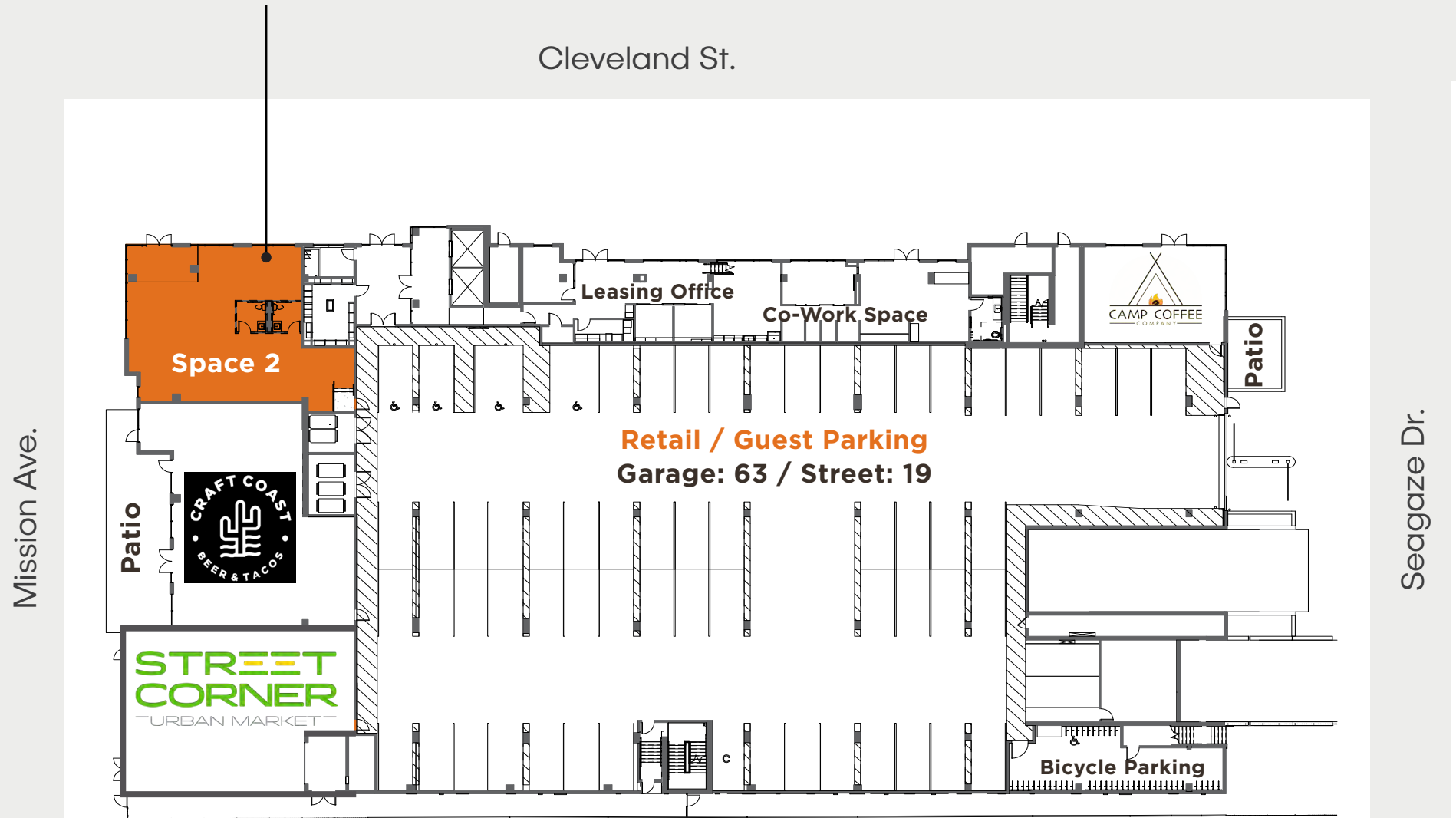


Cleveland St. & Mission Ave., Oceanside CA 92054

pierside South Site Plan



Space 2:
1,949 SF
Restaurant



Cleveland St. & Mission Ave., Oceanside CA 92054

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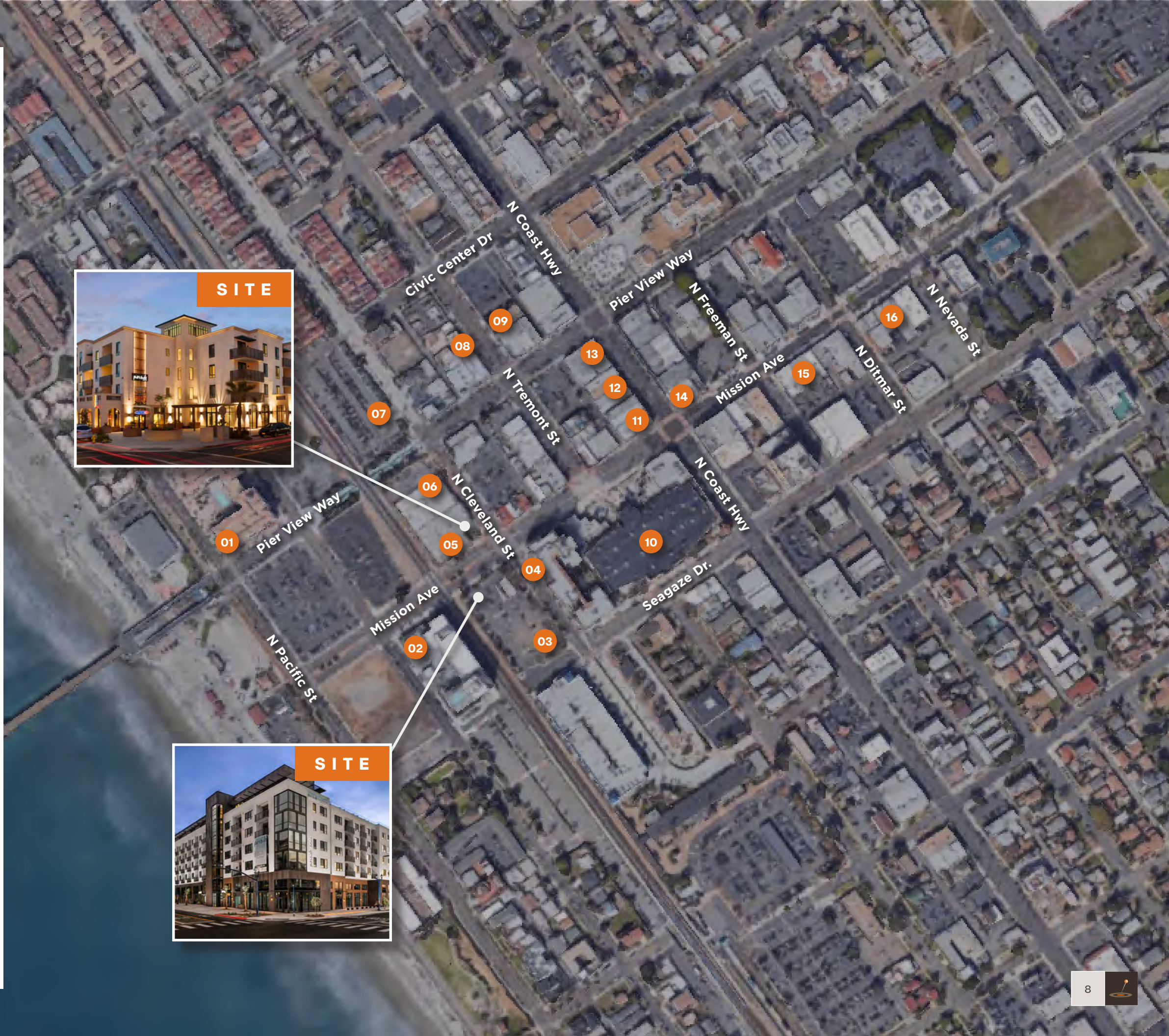
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Demographics

1 MILE

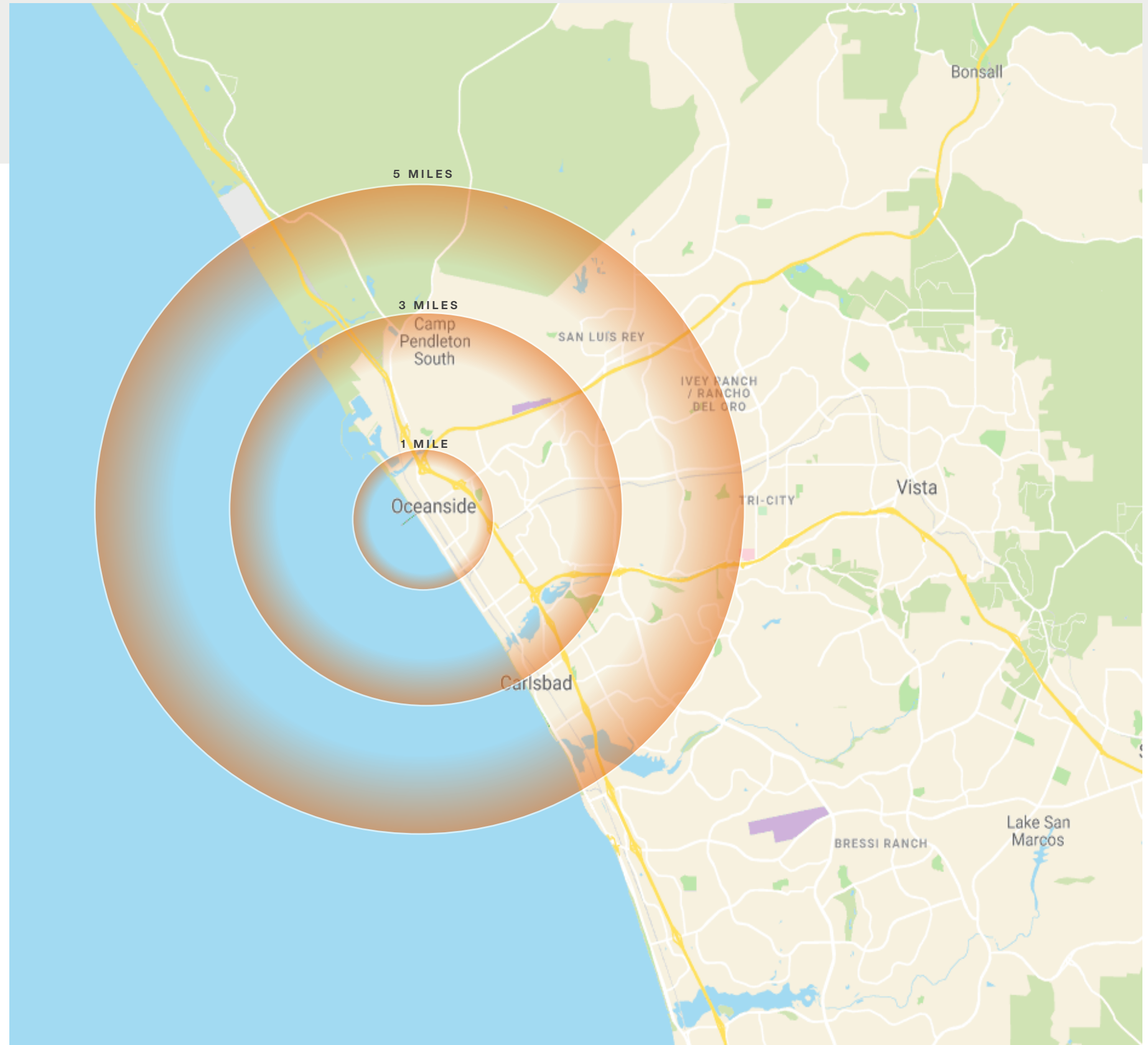
 Daytime Population	6,295
 Population	15,902
 Average HH Income	\$84,576

3 MILES

 Daytime Population	21,498
 Population	72,131
 Average HH Income	\$82,829

5 MILES

 Daytime Population	43,313
 Population	152,438
 Average HH Income	\$90,324





FOR LEASE

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Leasing Inquiries



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