



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

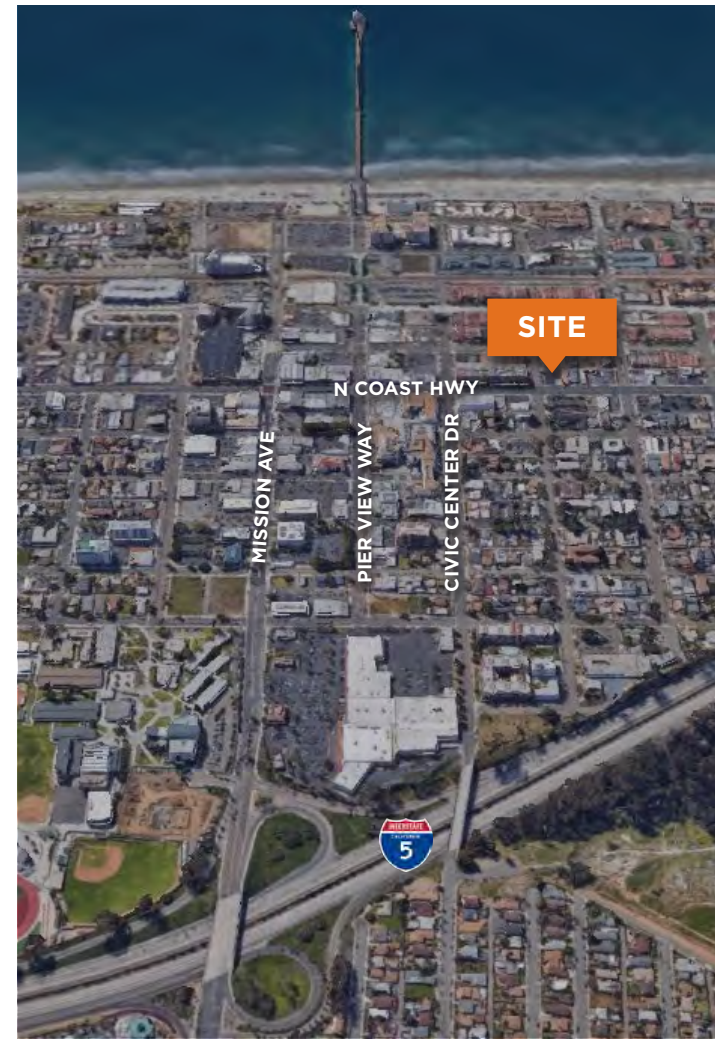
APN

D-9

ZONING



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.

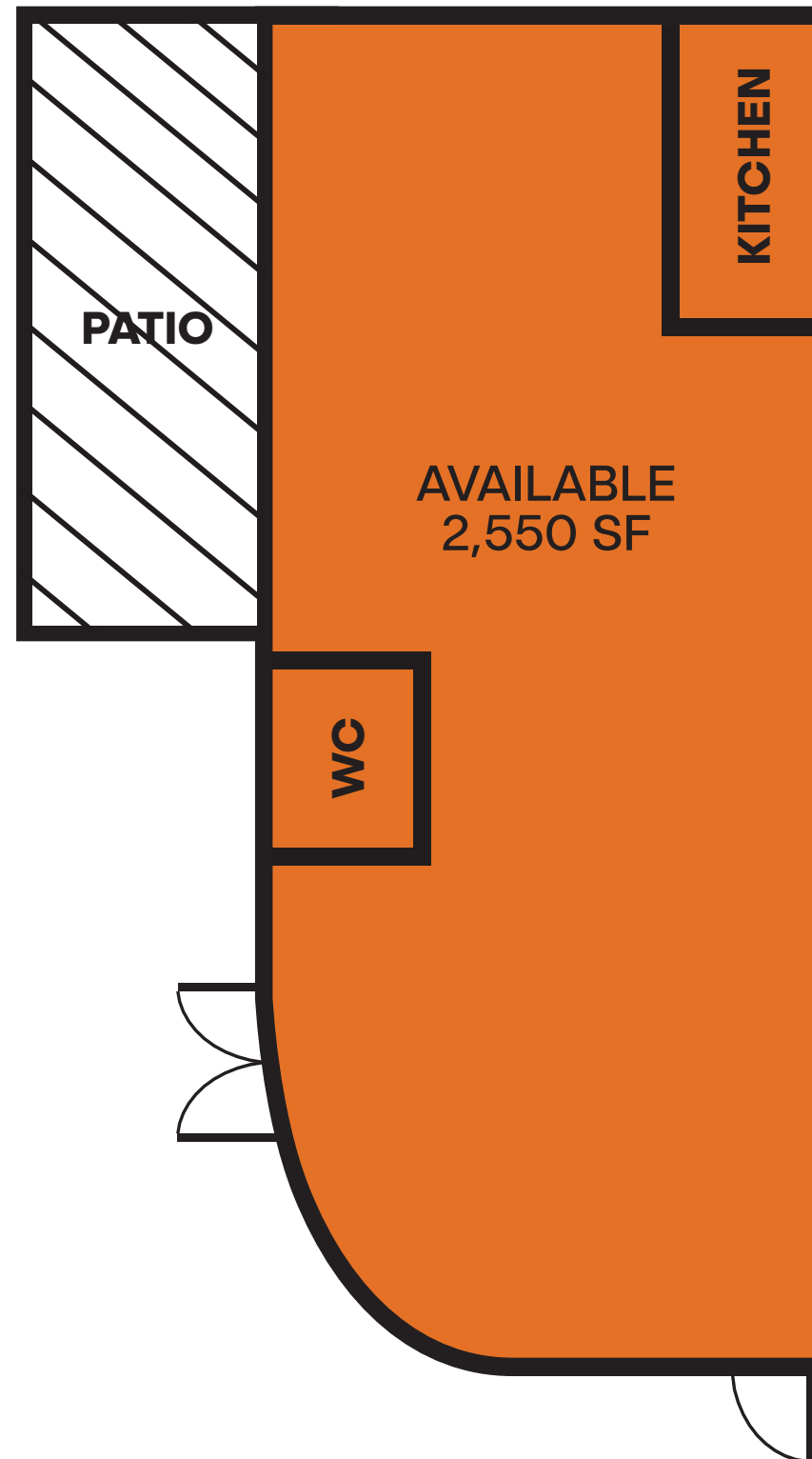
- Incredible opportunity for an investor or owner/user to acquire a fully fixturized restaurant property on Coast Highway.
- Property sits on a 10,000 square foot lot including a 5,000 square foot parking lot providing room for events and potential patio expansion.

- 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.

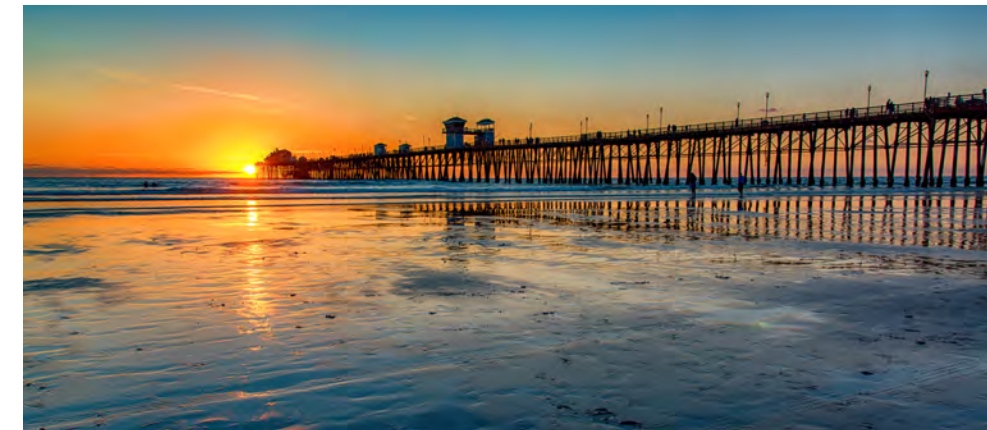
- Excellent opportunity to take advantage of the tremendous multi-family density from Oceanside's 9 Block Master Plan one block away.
- Walking distance to the beach & pier as well as renowned restaurant & retail such as Carte Blanche, Hello Betty, Coomber Craft Wines, Regal Cinema & more.

PROPERTY FLOOR PLAN

THE PROPERTY



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.

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

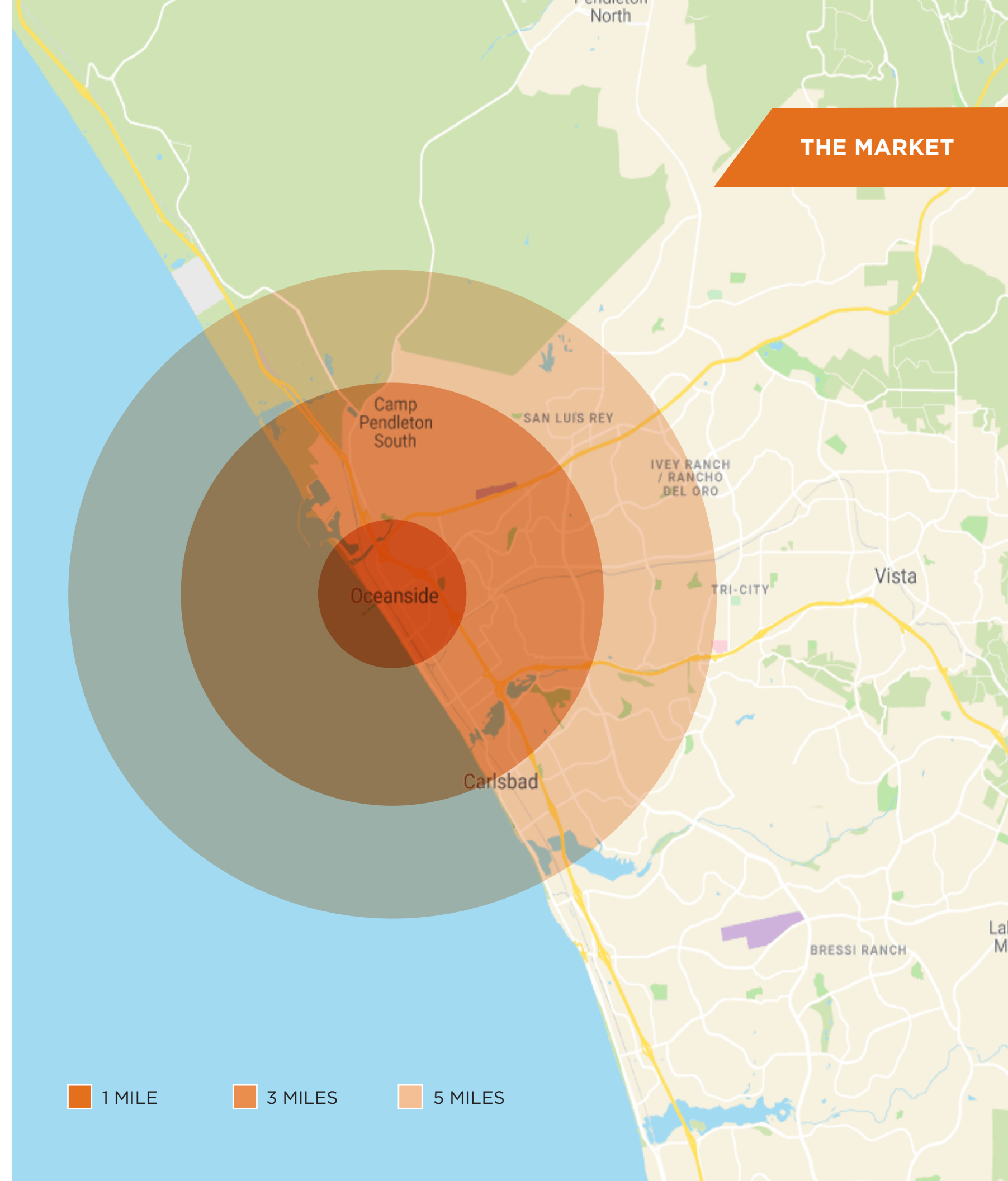
\$89,679

1 MILE

3 MILES

5 MILES

THE MARKET



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SALES & LEASING INQUIRIES



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