

ASSET SALE



Visible Corner Restaurant in Downtown Oceanside

1,949 SF + Patio

PRICE: \$395,000

LOCATION: 121 N Cleveland St. Oceanside, CA

DEAL STRUCTURE: Cash

SIZE: 1,949 SF + Patio

RENT: \$6,524.28/mo + NNN

LEASE TERM: 7 Years + Options

ABC LICENSE: Type 41

PARKING: Exclusive Retail Lot



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LOCATION
MATTERS



*Please do not disturb employees



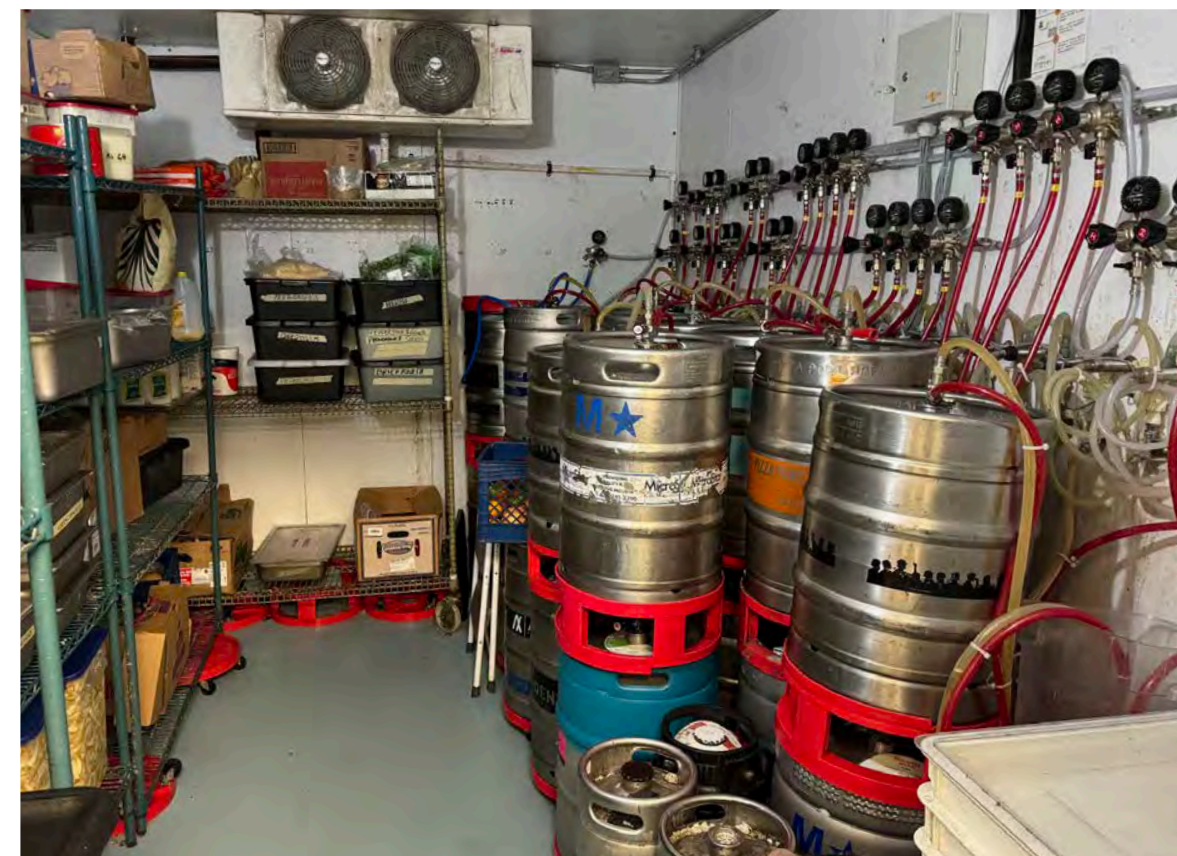
- Incredible opportunity to own a restaurant, just half a mile from the Pier, located on Downtown Oceanside's lively main drag
- Corner location with high visibility from Mission Avenue and Cleveland Street

- Vibrant interior featuring a spacious bar, retail merchandising area, fixtured kitchen and cozy outdoor patio
- Type 41 Beer and Wine license available for use daily from 8:00 AM - 11:00 PM

- In good company with establishments such as Camp Coffee Company, Harney Oceanside, Craft Coast Beer & Tacos, The Lab Collaborative and more!
- Exceptional location within one block of the Oceanside Transit Center, amidst hundreds of residential developments and neighboring hotels



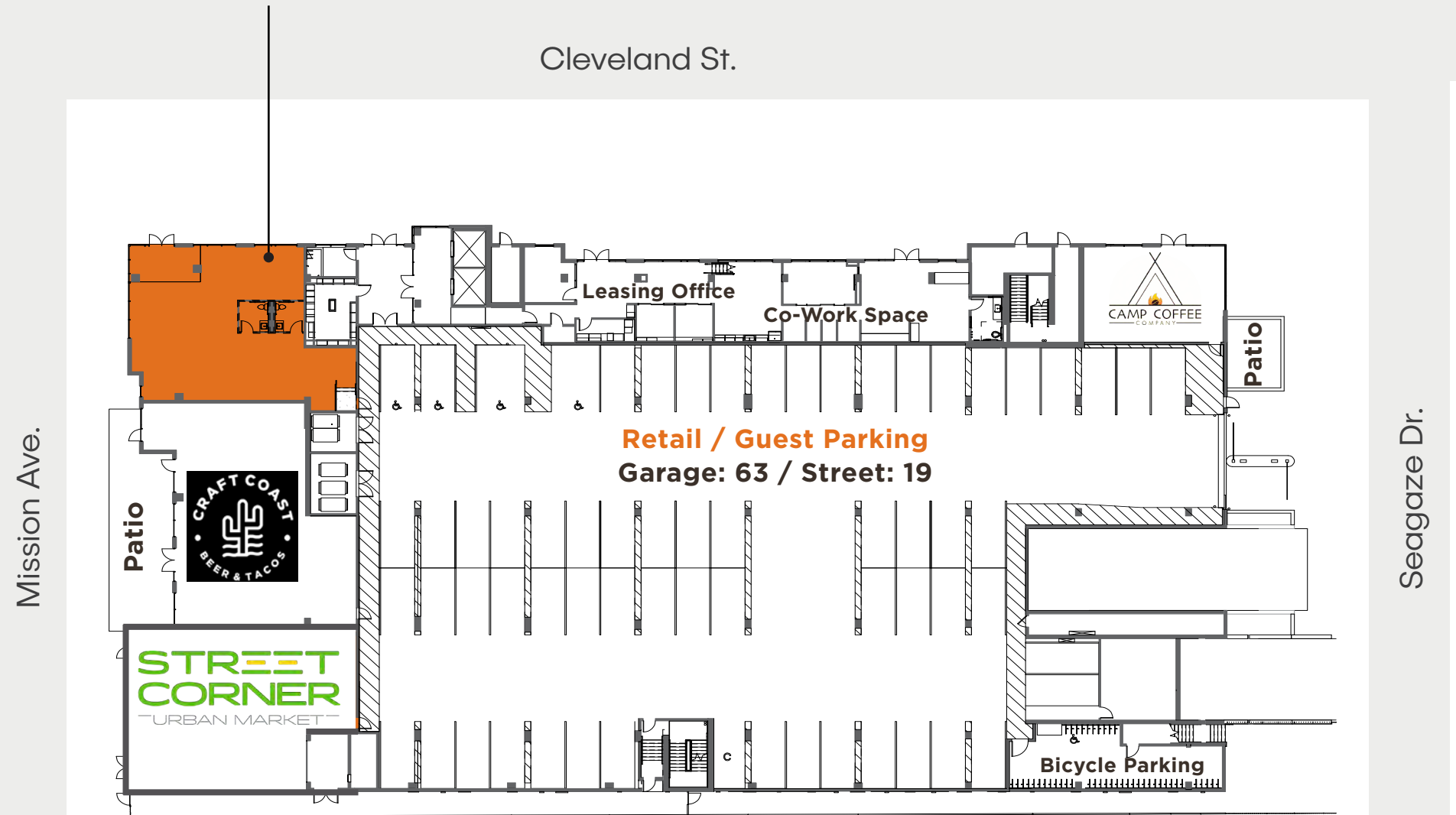
ADDITIONAL
KITCHEN PHOTOS



pierside South Site Plan



AVAILABLE:
1,949 SF + Patio
Restaurant



Cleveland St. & Mission Ave., Oceanside CA 92054

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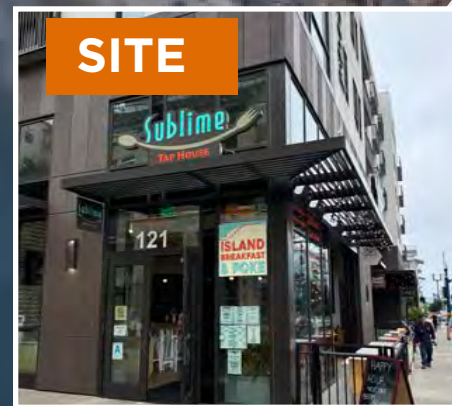
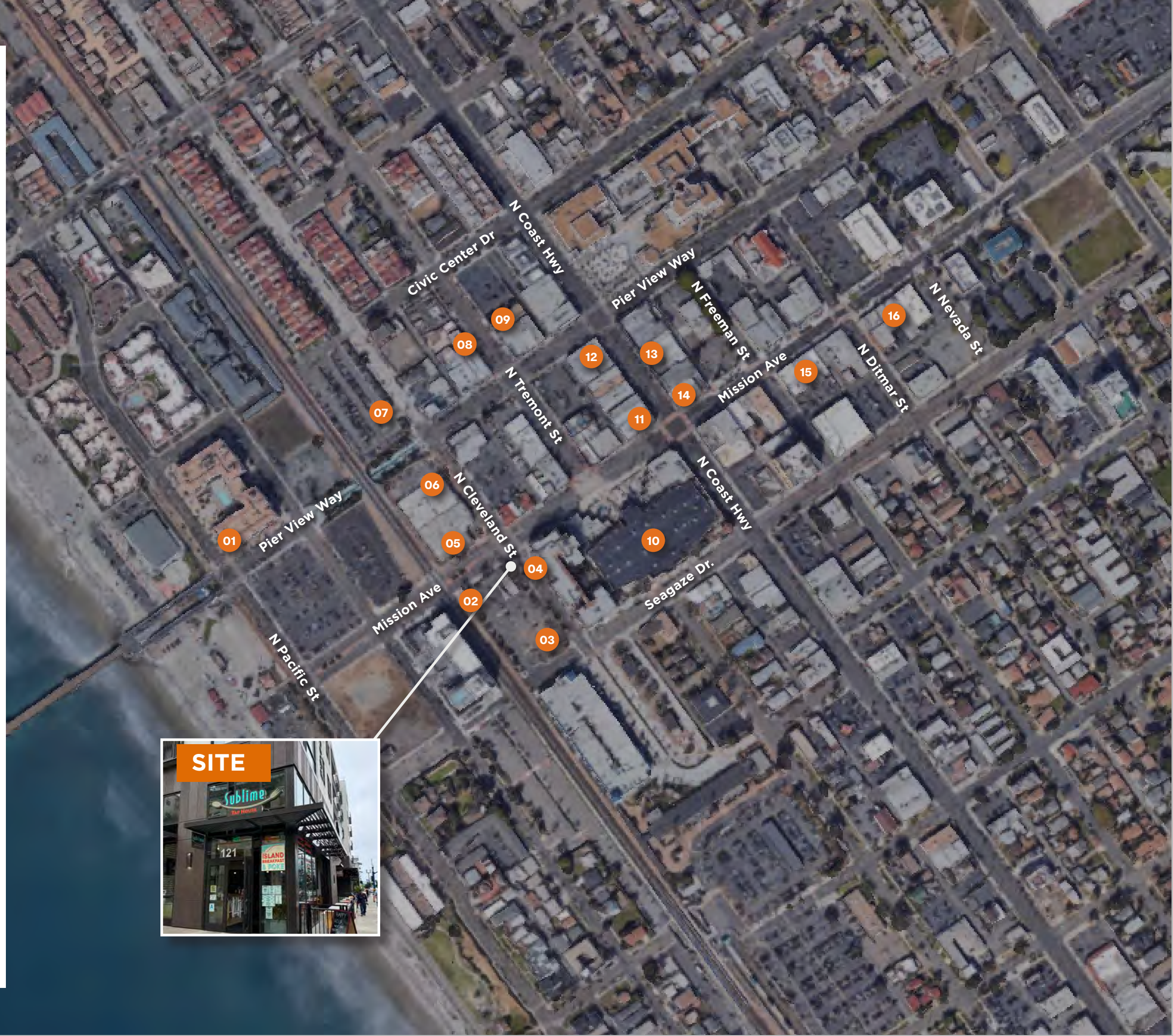
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BECOME A PART OF

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

