

FOR LEASE

Rare Oceanside 2nd-Gen Restaurant

236 S. COAST HWY
OCEANSIDE, CA 92054

2,945 SF



LOCATION
MATTERS

The Space

- / **Prime Corner Restaurant Location** – Standout spot on Coast Hwy with exceptional visibility.
- / **Turnkey 2nd-Gen Restaurant** – Fully fixturized space, ready for immediate operation.
- / **Iconic Architecture & Signage** – Unique building design with prominent, grandfathered signage.
- / **Expansive Outdoor Patio of approximately 1,500 sq. ft.** – Perfect for outdoor dining and entertainment.
- / **Top-Tier Kitchen Infrastructure** – Large hood system and multiple walk-in coolers for high-volume service.
- / **Full Liquor License Available** – Option to purchase a valuable Type 47 liquor license.

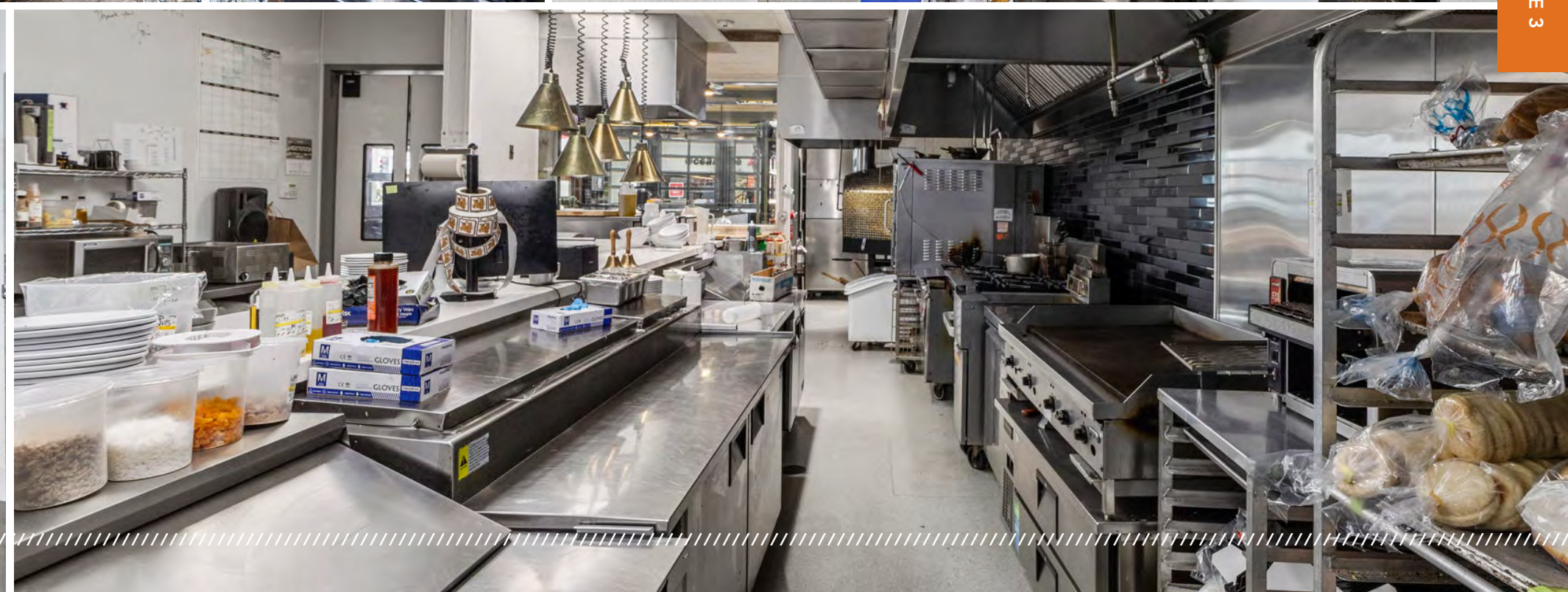
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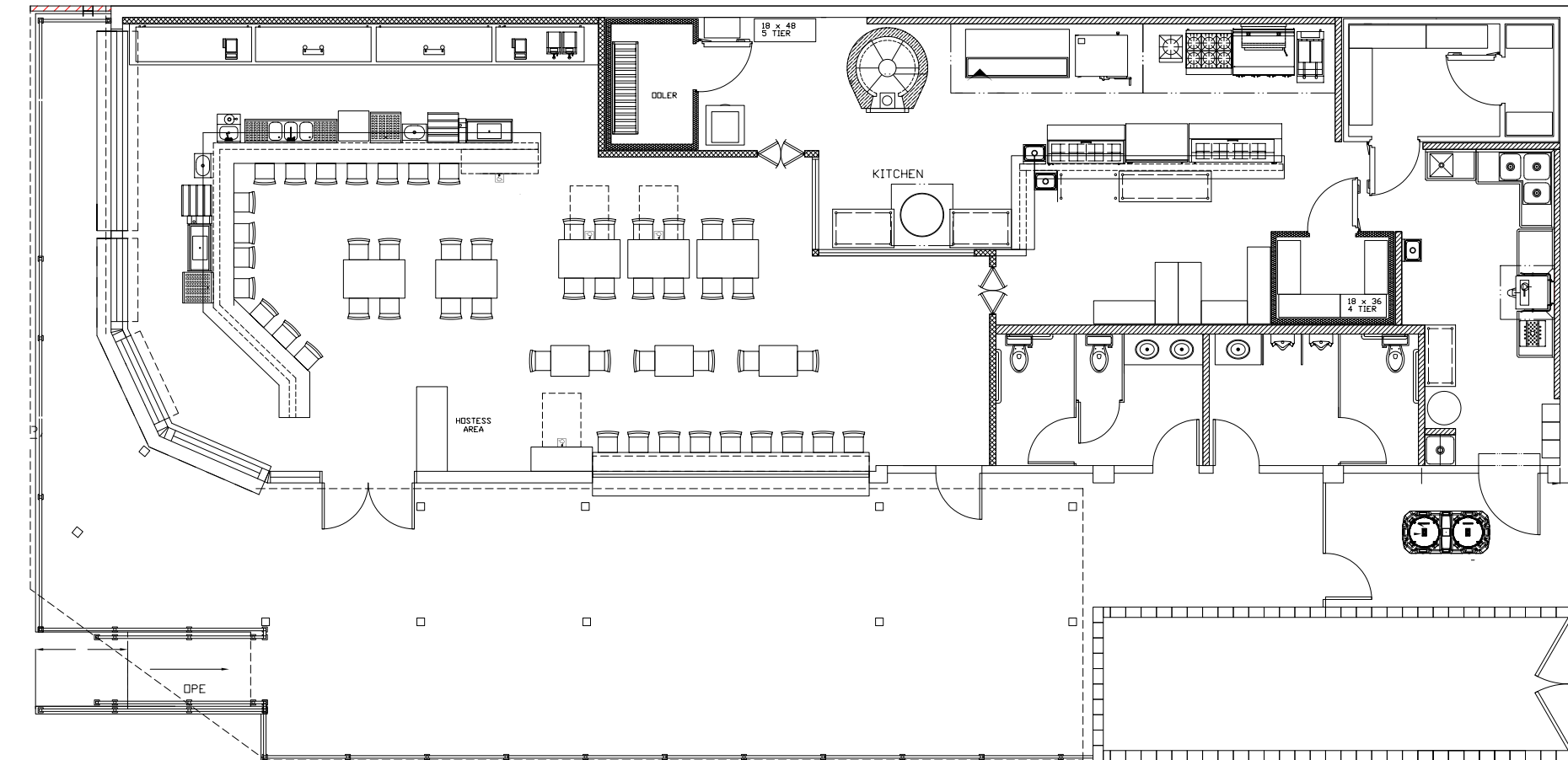
FOR *LEASE*

MIKE SPILKY
858-764-4223
mike@locationmatters.com
CA LIC #01469032

**LOCATION
MATTERS** 



Floor Plan



The Neighborhood



1 **DIJA MARRA**

2 **MASTERS**
KITCHEN & COCKTAIL

3 **THE SWITCHBOARD**
RESTAURANT & BAR

4 **SPORTS SIDE**
BAR & GRILL

5 **BLADE**
MODERN ITALIAN FLAIR
1936

6 **REGAL CINEMAS**

7 **SWAN'S CAFE**

8 **LTH & Kitchen**

9 **HIGH TIDE COFFEE**

10 **PACIFIC COAST SPIRITS**
HANDMADE SMALL BATCH
SAN DIEGO, CALIFORNIA

11 **CRACKHEADS**
EST. 2018

12 **COMMUNAL**



The Demographics

1 MILE

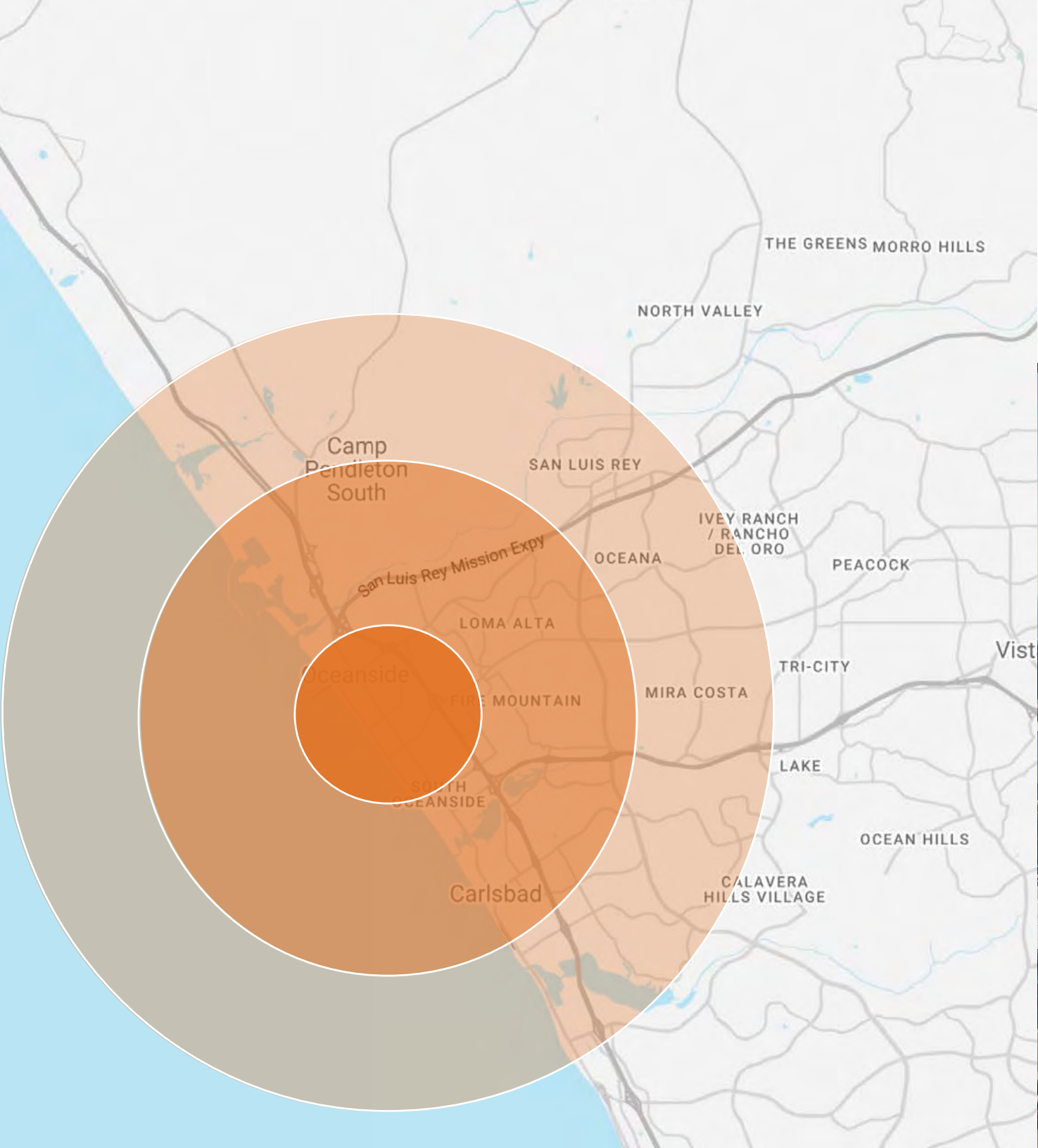
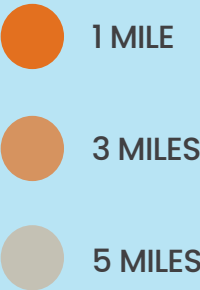
Daytime Population	16,218
Population	16,998
Average HH Income	\$106,422

3 MILES

Daytime Population	63,586
Population	62,246
Average HH Income	\$112,627

5 MILES

Daytime Population	142,013
Population	143,341
Average HH Income	\$123,801



Oceanside, a quintessential historical beach town that delivers a mix of residential and daytime traffic, in additon 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.

Redevelopment plans for the *Oceanside Transit Station*



In 2016, the North County Transit District (NCTD) initiated a plan to redevelop its real estate, including the Oceanside Transit Center (OTC), with the goals of:



**Reducing
car dependence.**



**Increasing
public transit usage.**



**Creating jobs and
affordable housing.**

Toll Brothers Apartment Living was chosen to lead the OTC redevelopment, which aims to transform the center into a vibrant community hub with shops and dining, while also supporting broader efforts to reduce single-occupancy vehicle use in California.

The revitalized OTC is envisioned as a vibrant, mixed-use hub for visitors and long-time locals. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation.



- 1 Revitalized OTC to include a 50,000 gross square foot (SF) NCTD headquarter building
- 2 Modern intermodal hub with customer service and mobility-focused public plaza.
- 3 New parking structure: replaces existing spaces and adds retail parking.
- 4 165-key luxury boutique hotel with amenities
- 5 Mixed-income residential apartments with 15% designated affordable housing
- 6 Existing Parking Structure to remain
- 7 206 mixed-income residential apartments at Mission site, with 15% for low-income households

Leasing Inquiries:



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