

SPACE AVAILABLE FOR SUBLEASE

**Please do not disturb tenant*



1112-1126
SOUTH COAST HIGHWAY

OCEANSIDE, CALIFORNIA



PROPERTY HIGHLIGHTS

- 804 SF space available for Sublease (please do not disturb tenant)
- Coastal location with excellent visibility on S. Coast Hwy (strong traffic counts of 22,300 CPD)
- 4.2:1,000 Parking
- Close proximity to Oceanside's best culinary destinations including Valle (Michelin Star), Matsu, The Taco Stand, Heritage Barbecue and Tanner's Prime Burgers



CONCEPTUAL RENDERING

SITE PLAN

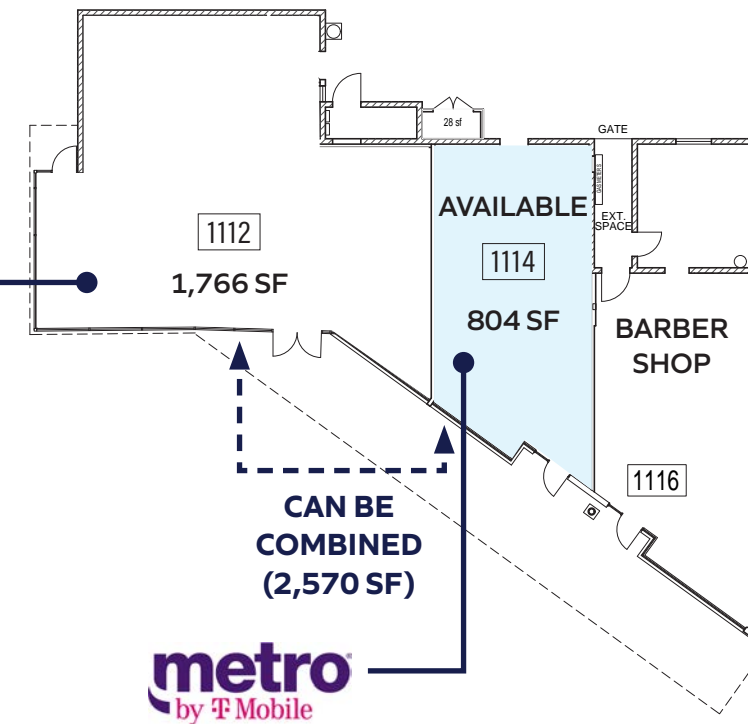
1112-1126 S. Coast Highway,
OCEANSIDE, CA

Suite	Size	Suite	Size
1112*	1,766	1120	1,151
1114	804	1122	2,594
1116	1,049	1124	638
1118	1,814	1126	439

*Do not disturb existing tenants.

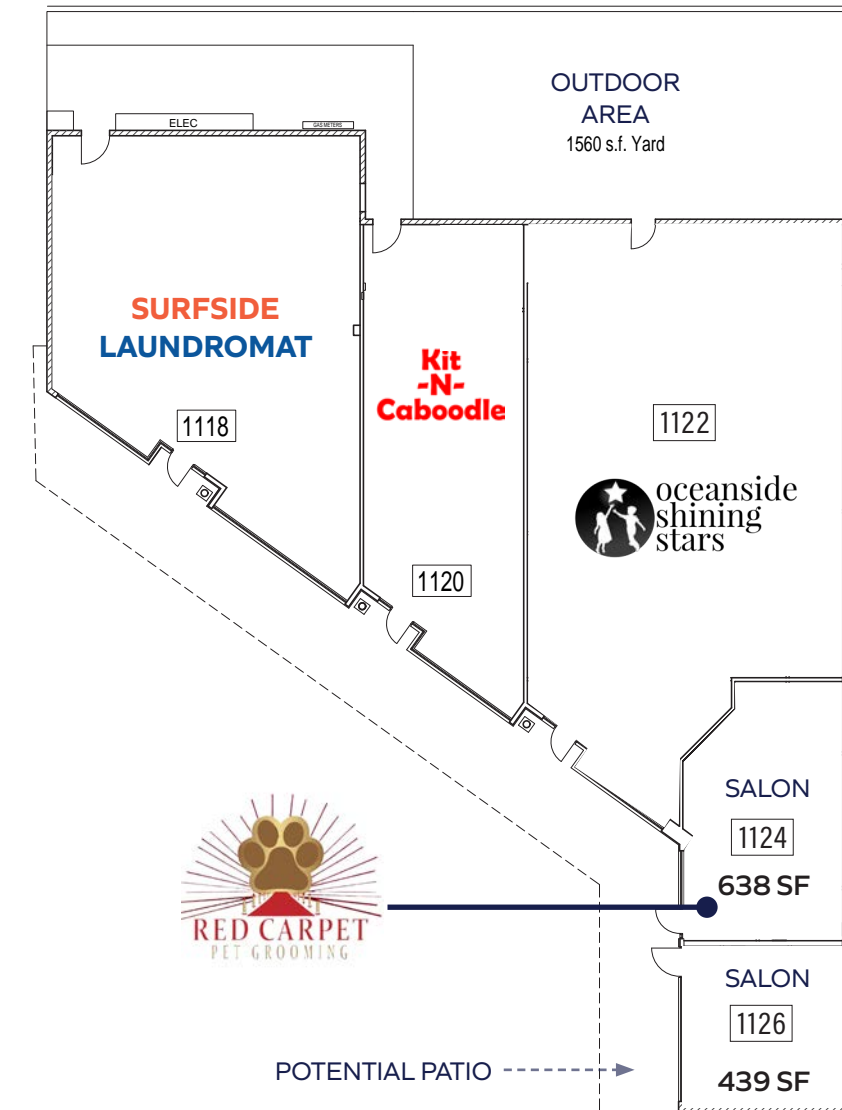
baskin **BR** robbins

S COAST HWY | ADT 22,300



metro
by T-Mobile

PARKING



LOCATION AERIAL

1112-1126 S. Coast Highway,
OCEANSIDE, CA



TRADE AREA AERIAL

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OCEANSIDE, CA





MATSU



HERITAGE BREWERY & BARBEQUE



BETTER BUZZ COFFEE



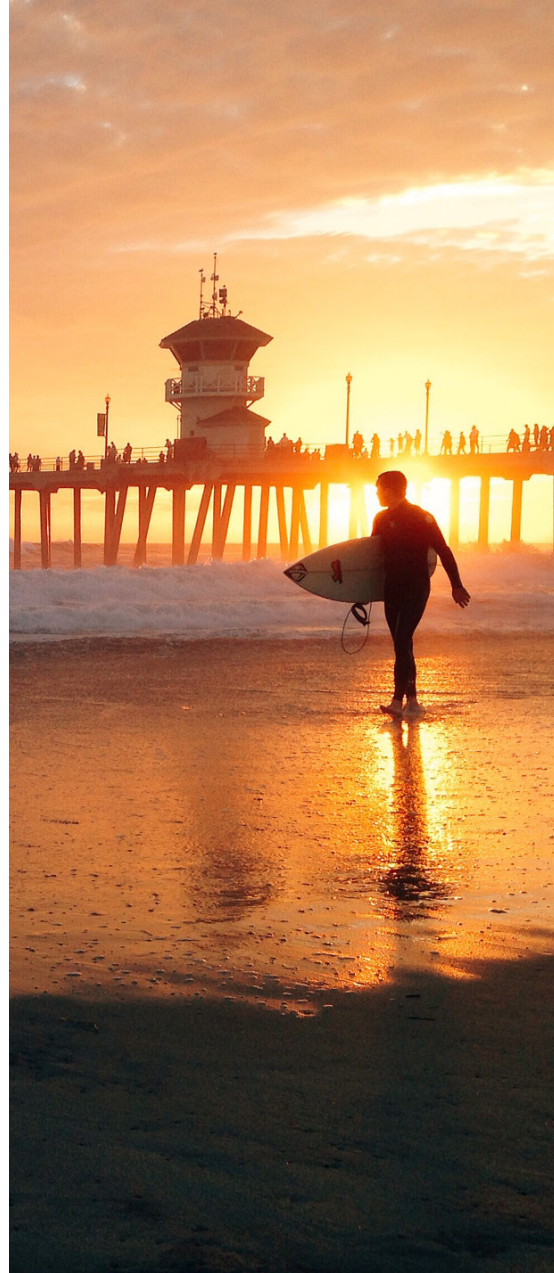
WRENCH AND RODENT



THE PLOT

TENANTS IN THE NEIGHBORHOOD

South Oceanside is becoming an eclectic foodie community offering a variety of restaurants and activities for visitors and residents alike. Whether you're looking for a relaxing getaway, a family-friendly adventure, or a vibrant nightlife, South Oceanside has something for everyone. Featured restaurants include Heritage Brewery & Barbecue helmed by award-winning chef Danny Castillo, which made its debut in May 2023, Revolution Roasters, a local artisanal coffee roastery, Better Buzz, and restaurants The Plot (vegan), Wrench & Rodent seabastropub under the culinary direction of chef Davin Waite, Matsu, and many more.



DEMOGRAPHICS

1112-1126 S. Coast Highway // OCEANSIDE, CA

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	14,474	68,734	151,827
Households	6,397	28,144	58,961
Daytime Population	12,357	67,748	137,992
Average Household Income	\$122,799	\$117,976	\$126,420
Median Age	39.3	37.3	37.8

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

FOR SUBLEASE

1112-1126

SOUTH COAST HIGHWAY

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