

RETAIL SPACE
AVAILABLE FOR LEASE

Coast Compounding
PHARMACY 1838

MATAFIED
HAIR STUDIO 1840

WALK-INS WELCOME
760-442-1242

CUT LASHES - BROW TREATMENTS

1838 - 1840
SOUTH COAST HIGHWAY

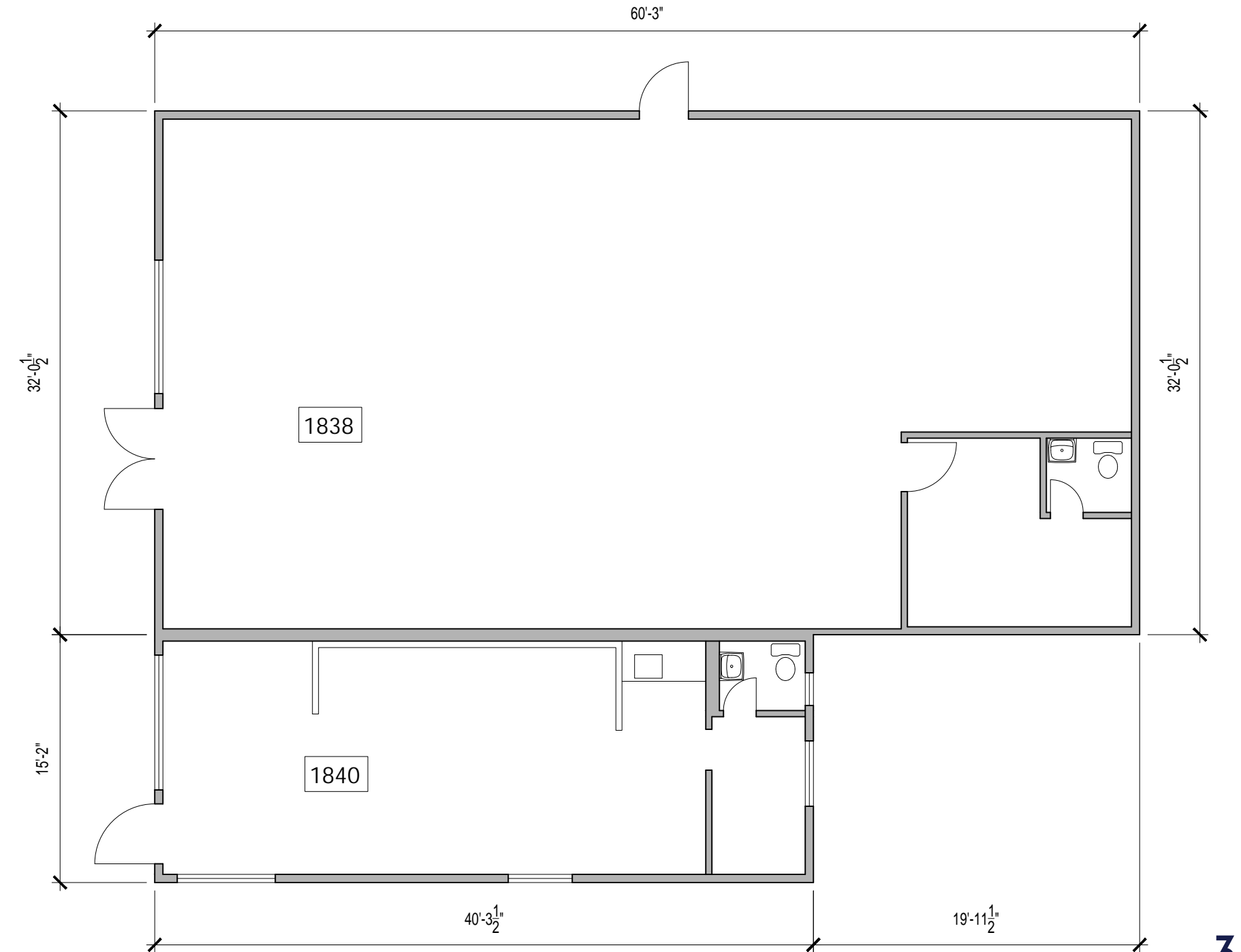
OCEANSIDE, CALIFORNIA

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PROPERTY HIGHLIGHTS

- ±2,500 SF Coastal retail space available in South Oceanside
- Available June 1, 2025
- Onsite parking and frontage to S. Coast Highway
- Close proximity to the new Freeman Collective development, which includes HomeState, Corner Pizza, Blackmarket Bakery, Artifex Brewing, Little Fox Ice Cream, and Tanner's Prime Burgers

Gross Leasable Area	
Suite	SF
1838	1,931
1840	611
Total	2,542



LOCATION AERIAL

1838-1840 S. Coast Highway,
OCEANSIDE, CA



OCEANSIDE AERIAL

1838-1840 S. Coast Highway,
OCEANSIDE, CA



- Walmart
- GROCERY OUTLET
- El Super
- dds DISCOUNTS
- HARBOR FREIGHT TOOLS
- STONE BREWING
- FINNEY'S CRAFTHOUSE
- SWOON'S CAFE
- DOLLAR TREE
- Mission Ave
- 76
- VALLE * Michelin Star
- THE SEABIRD
- DIJA MARRA
- Better Buzz COFFEE ROASTERS
- BIG LOTS!
- CVS pharmacy
- FRAZIER FARMS
- Oceanside Blvd
- Smart & Final
- LA FITNESS
- ROSS DRESS FOR LESS
- LA 2 BOY GALLERY
- Michaels
- Burlington
- DAISO
- BARNES & NOBLE
- ULTA
- BOOT BARN
- BIG 5
- STAPLES
- Walmart
- petco
- DICK'S SPORTING GOODS
- WORLD MARKET
- FIVE BELOW
- BEST BUY
- TRADER JOE'S
- BevMo!
- JOANN
- WinCo FOODS
- TARGET
- COMMUNAL COFFEE
- BRIXTON SHOTS
- MATSU
- OCEANSIDE
- RITE AID
- THE TACO STAND HECHO A MANO
- RUMBLE
- MUNICIPAL
- BEST PIZZA & BREW
- HomeState A TEXAS KITCHEN
- MERENDA
- CORNER PIZZA
- PRIME BURGERS
- ARTIFEX LAW CLEMENTE, CA
- SITE
- CARLSBAD
- Heritage BARBECUE
- 78
- DOLLAR TREE
- Orangetheory FITNESS
- Marshall's
- CVS pharmacy
- VONS
- planet fitness
- SPROUTS
- The Shoppes at Carlsbad
- macy's
- REGAL
- 24 FITNESS
- JCPenney

THE LOCATION





TANNER'S PRIME BURGERS



LITTLE FOX ICE CREAM & CORNER PIZZA

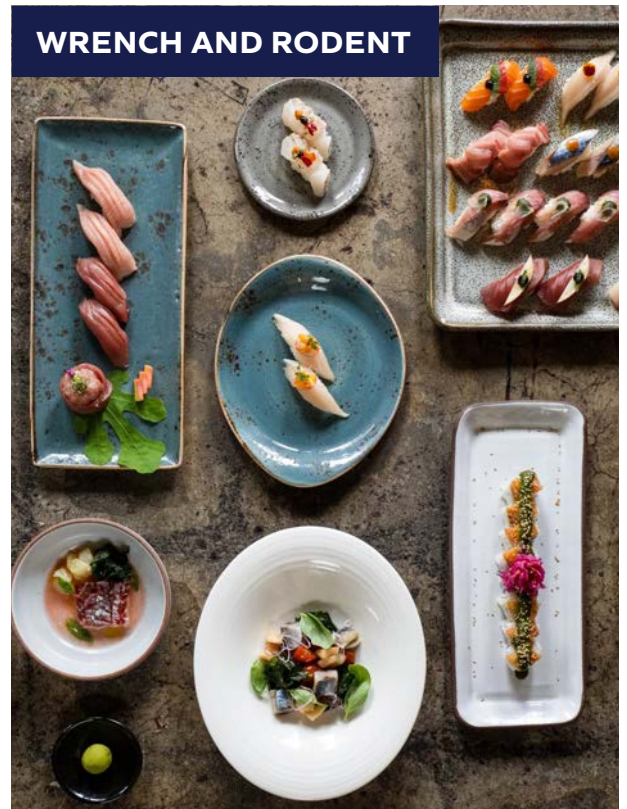


HOMESTATE

SOUTH OCEANSIDE NEIGHBORS



BETTER BUZZ COFFEE



WRENCH AND RODENT



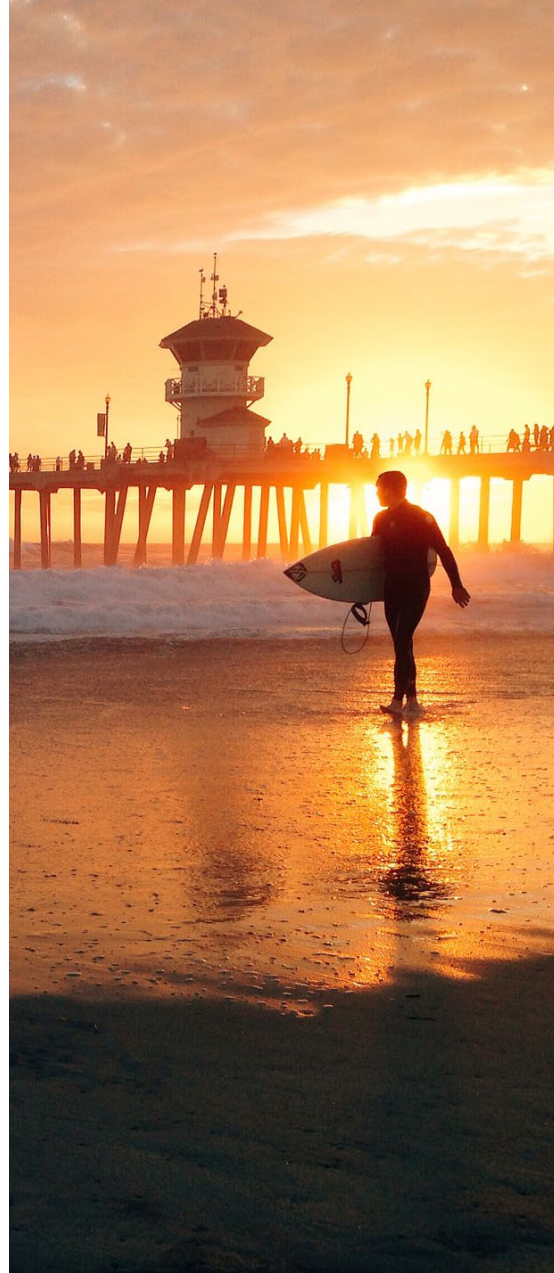
MATSU



THE PLOT



HERITAGE BREWERY & BARBECUE



DEMOGRAPHICS

1838–1840 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.

1838-1840

SOUTH COAST HIGHWAY

OCEANSIDE, CALIFORNIA



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