

603-609 VISTA WAY

Oceanside, California



UNIQUE OPPORTUNITY IN THE HEART OF SOUTH OCEANSIDE

RI RETAIL INSITE



THE OPPORTUNITY



Unique retail/restaurant opportunity in the primary pocket of South Oceanside



16 dedicated parking stalls



Frontage to Vista Way and walking distance to multiple shops, restaurants, and hotels



Situated in the heart of South Oceanside - one of Southern California's most eclectic beach towns



LOCATION AERIAL



CARLSBAD VILLAGE



NICK'S
RESTAURANTS

lofty
COFFEE CO.

PURETACO



HANDELS
HOMEMADE ICE CREAM SINCE 1945



WILDLAND
LILO

LAGOON

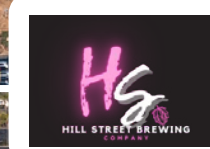


kiln.



SITE

LAGREE +
VERSA Fit



The Proper
THIRTYTWO



Vista Way 18,011 CPD

FREEMAN
COLLECTIVE

little fox



CORNER
PIZZA

FREEMAN
COLLECTIVE



HomeState
A TEXAS KITCHEN

S. Coast Hwy 23,684 CPD

THERAPY
A SOCIAL FITNESS STUDIO

THE FLATS



coastal core pilates



POUR HOUSE

SITE PLAN

TENANT	SUITE	SIZE
Zito Hat	609	1,225 SF
Raw Rhythm Studio	607	1,220 SF
Art Adventure Studio	605	695 SF / ±500 SF <i>*Available Dec 2026</i>
LUX Beauty	603	1,085 SF + Patio



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.

TRADE AREA AERIAL



SITE

CARLSBAD

THIS IS SOUTH OCEANSIDE

THE FLATS

1931 S. Coast Highway, Oceanside, CA

The Flats is a boutique mixed-use development located on South Coast Highway featuring 18 apartment units with approximately 2,775 sq ft of ground-floor retail/restaurant space. This project will house new tenants like the upcoming Merenda Wine Bar, a wine and snack concept preparing to open in 2024, making it both a residential and culinary addition to South Oceanside's streetscape. The development by Fabric Investments aims to activate the corridor with neighborhood-serving food and retail offerings in a walkable coastal setting.

FREEMAN COLLECTIVE

510 Vista Way & 1940 S. Freeman St., Oceanside, CA

The Freeman Collective is an adaptive reuse retail and dining destination in South Oceanside that repurposes two classic 1950s coastal buildings into a vibrant culinary and social hub. It's now fully leased with a mix of popular eateries and beverage spots such as HomeState, Corner Pizza, Artifex Brewing, Blackmarket Bakery, Tanner's Prime Burgers, Little Fox Cups & Cones, and Blue Bowl, drawing locals and visitors alike. The project enhances the neighborhood's character by clustering diverse food experiences in a pedestrian-friendly environment.

EUCALYPTUS GROVE

1112-1126 S. Coast Hwy, Oceanside, CA

This iconic 1950s retail center has been recently acquired by the same ownership as 603-609 Vista Way and is positioned in a prime coastal location with excellent visibility along S. Coast Hwy, benefiting from strong traffic counts of approximately 22,300 cars per day. The property features a new, cohesive signage program with center branding, and ample power and utilities. It is also ideally located near Oceanside's top culinary destinations, including Valle (Michelin Star), Matsu, The Taco Stand, and Tanner's Prime Burgers.



SOUTH OCEANSIDE NEIGHBORS



MATSU



TANNER'S PRIME BURGERS



LITTLE FOX ICE CREAM & CORNER PIZZA



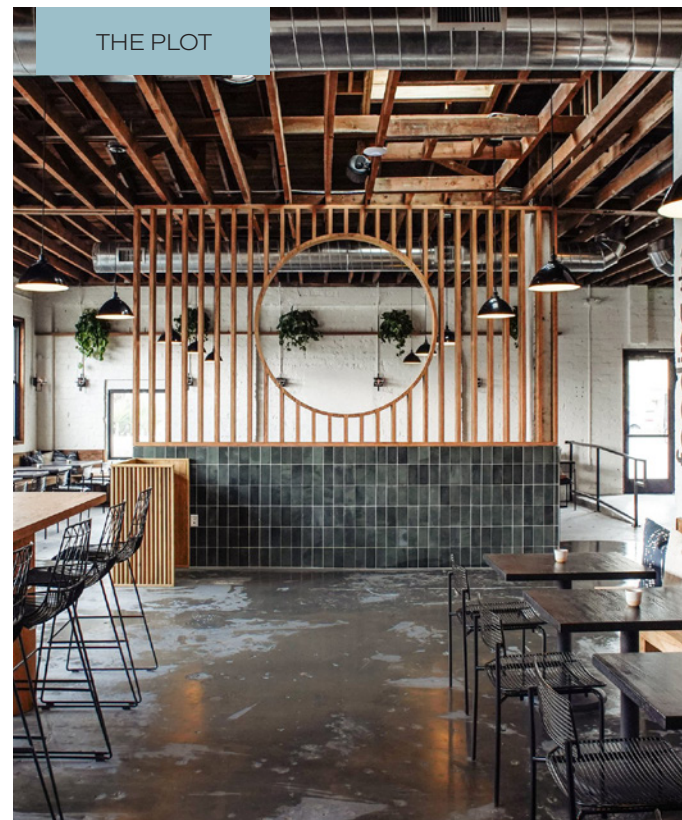
MERENDA WINE BAR



BETTER BUZZ COFFEE



WRENCH AND RODENT

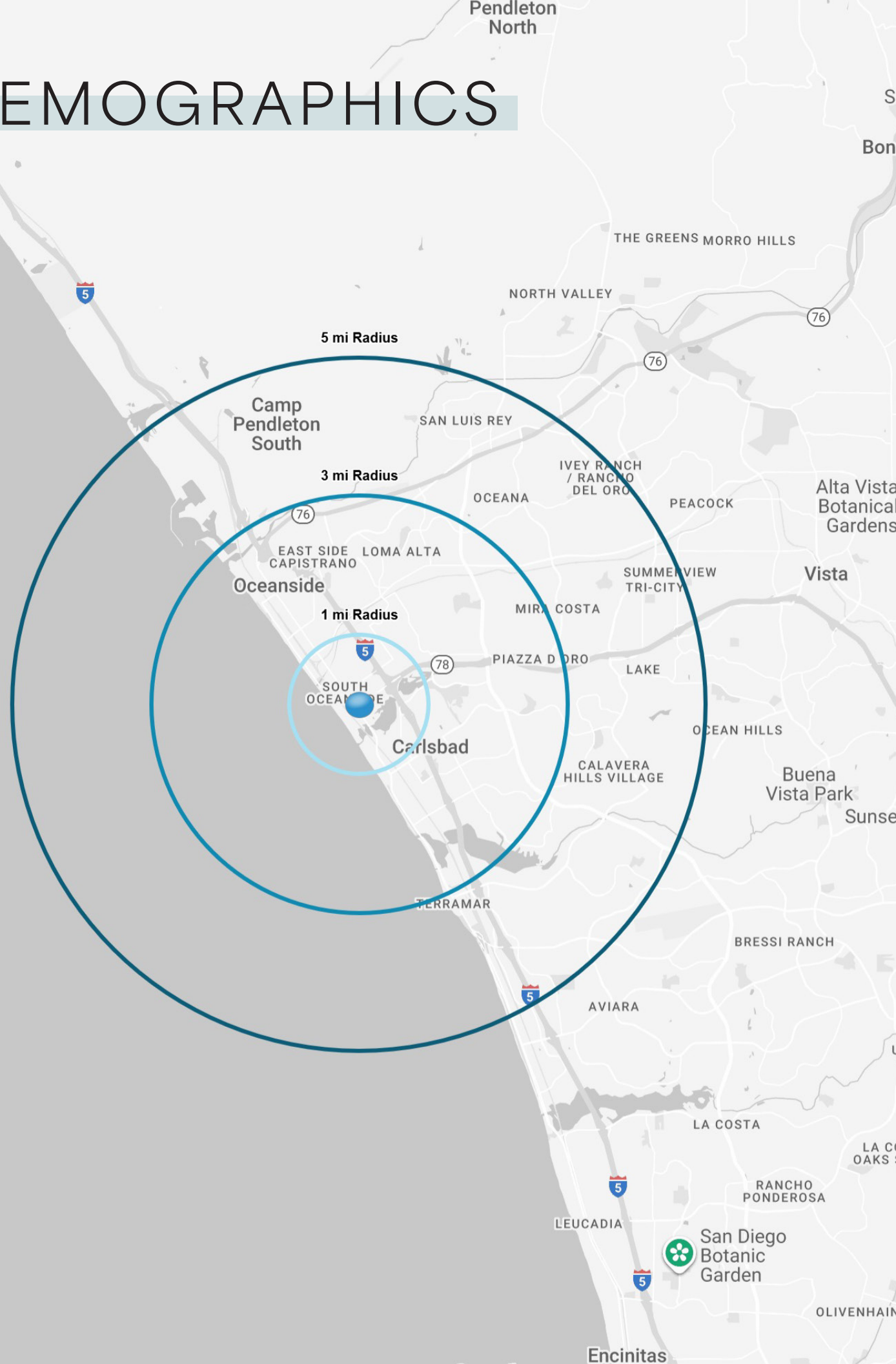


THE PLOT



HOMESTATE

DEMOGRAPHICS



603-609 VISTA WAY
OCEANSIDE, CA 92054

POPULATION

	1 MILE	3 MILE	5 MILE
Estimated Population (2025)	10,712	78,758	162,764
Forecasted Population (2030)	10,889	78,414	159,463

DAYTIME DEMOS

	1 MILE	3 MILE	5 MILE
Total Daytime Population	6,506	52,688	117,372

MEDIAN HH INCOME

	1 MILE	3 MILE	5 MILE
Estimated Median Household Income	\$117,233	\$103,380	\$107,550
Estimated Median Family Income	\$151,598	\$130,385	\$131,577

AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
Estimate Average Household Income	\$150,495	\$134,807	\$138,230
Estimated Average Family Income	\$192,477	\$159,747	\$161,189

603-609 VISTA WAY

Oceanside, California

CONNOR STEVENS

858.369.6458

cstevens@riretail.com

Lic# 02016996

JACK AVARELLO

858.257.3484

javarello@riretail.com

Lic# 02081489

MARK MOSER

858.788.9448

markmoser@riretail.com

Lic# 02223289

 **RETAIL INSITE**

405 S. Hwy 101, Suite 150, Solana Beach, CA 92075

lic . 01206760 t. 858 523 2090 w. rietail.com

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.