



FOR SALE

Prime Retail/Office Storefront Space at The Beach

301 Mission Ave Ste 105, Oceanside, CA 92054

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

Kris McGee

855.451.1236 x380

kris.mcgee@expcommercial.com

Jason Graham

951.852.4757

Jason.a.graham@exprealty.com

FOR SALE | Table of Contents

301 Mission Ave Ste 105, Oceanside, CA 92054

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Kris McGee

855.451.1236 x380

kris.mcgee@expcommercial.com

Jason Graham

951.852.4757

Jason.a.graham@exprealty.com



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PROPERTY INFORMATION

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

Kris McGee

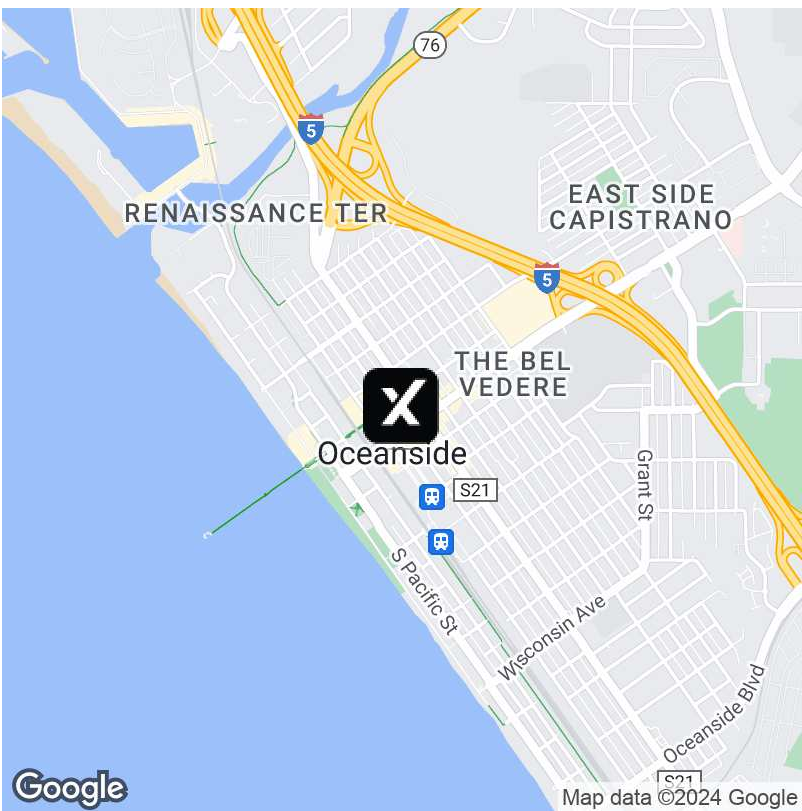
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FOR SALE | Executive Summary

301 Mission Ave Ste 105, Oceanside, CA 92054



Offering Summary

Sale Price:	\$895.000
Building Size:	960 SF
Available SF:	
Lot Size:	0.92 Acres
Number of Units:	1
Price / SF:	\$932.29
Year Built:	2008
Zoning:	D-1
Market:	San Diego
Submarket:	Downtown Oceanside

Property Overview

960-square-foot retail/office condo located at Oceanside Terraces, an upscale mixed-use building, in the heart of it all 400 yards from the beach. Retail units on the ground floor, offices on the second floor, and residential units on floors three through six. Perfect place for your business with built-in traffic. Oceanside Terraces is located on Mission Ave and N. Cleveland Street just a few blocks from the transportation center and yards from the pier. Don't miss the chance to move your business to the beach. These units are rarely on the market. Storefront retail space currently used as a property management office. Retail storefront space steps away from the beach in Oceanside, CA. Capture the attention of beachgoers and locals in a vibrant bustling location. Maximize your business visibility and attract a wide customer base in an upscale mixed-use building.

Property Highlights

- Prime Retail Space In Oceanside
- 400 Yards From The Beach
- Upscale Mixed-Use Building
- High Traffic Location
- Possible Owner Financing
- Also Available For Lease

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FOR SALE | Property Description

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Property Description

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Retail storefront space steps away from the beach in Oceanside, CA. Capture the attention of beachgoers and locals in a vibrant bustling location. Maximize your business visibility and attract a wide customer base in an upscale mixed-use building.

Location Description

Prime retail/office storefront space in a terrific location 400 yards from the beach and blocks from the transportation center in the upscale Oceanside Terraces development in Oceanside, CA.

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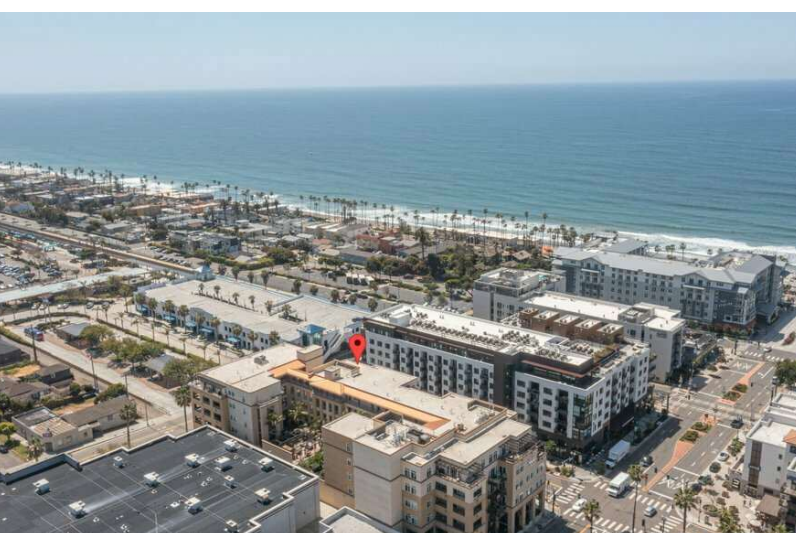
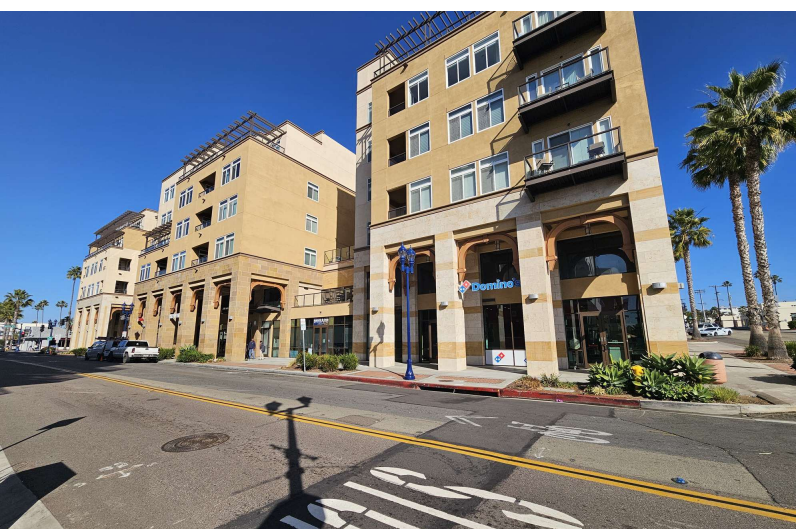
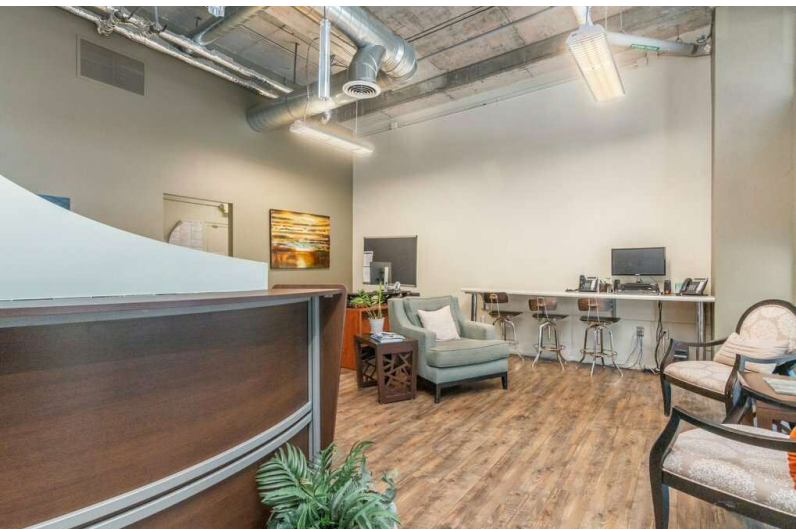
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FOR SALE | Complete Highlights

301 Mission Ave Ste 105, Oceanside, CA 92054



Location Information

Building Name	Prime Retail/Office Storefront Space at The Beach
Street Address	301 Mission Ave Ste 105
City, State, Zip	Oceanside, CA 92054
County	San Diego
Market	San Diego
Sub-market	Downtown Oceanside
Cross-Streets	Mission Ave. and N. Cleveland St.

Building Information

Tenancy	Single
Number of Floors	6
Year Built	2008
Number of Buildings	1

Property Highlights

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FOR SALE | Additional Photos

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LOCATION INFORMATION

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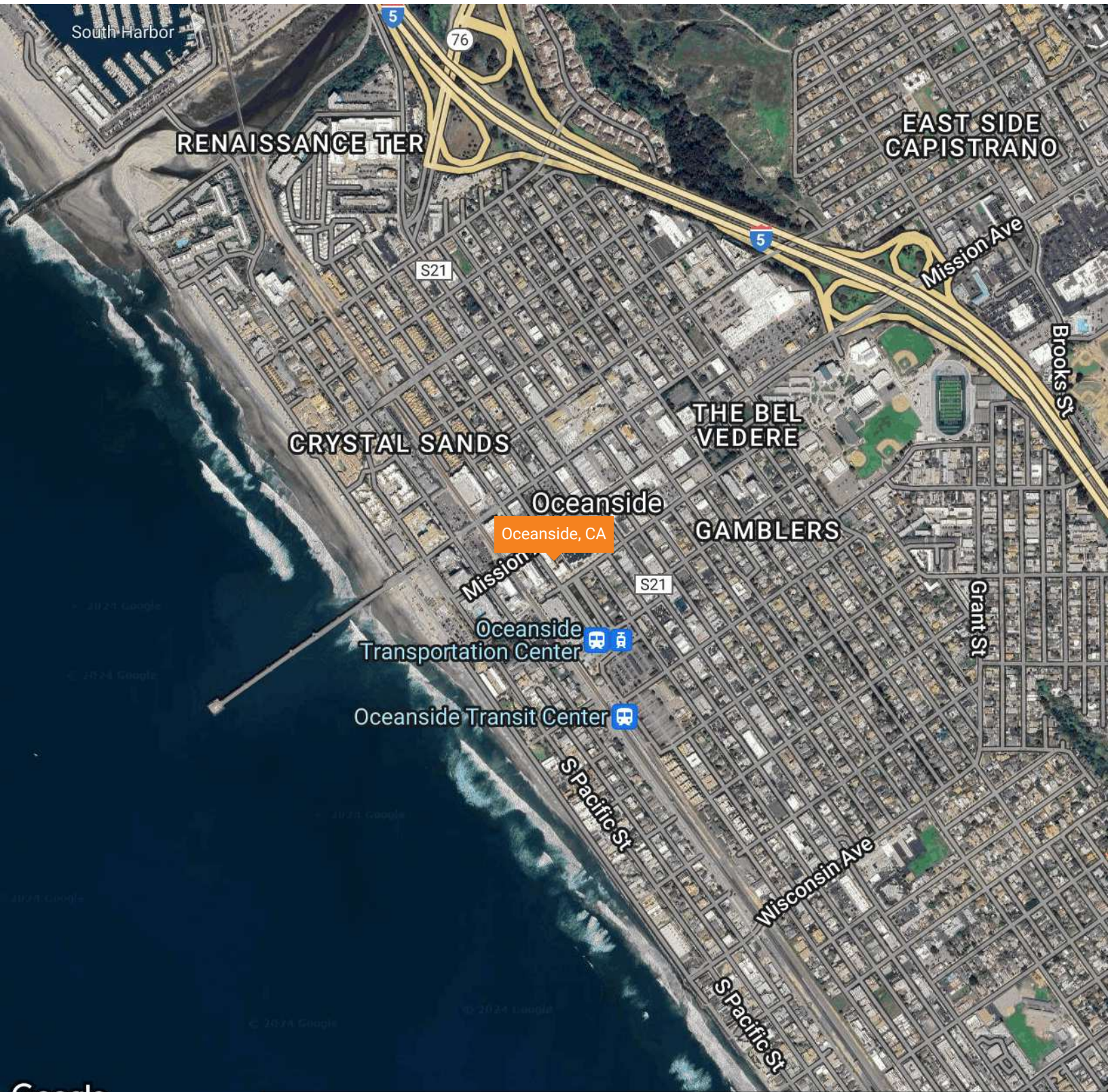
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FOR SALE | Regional Map

301 Mission Ave Ste 105, Oceanside, CA 92054



Google
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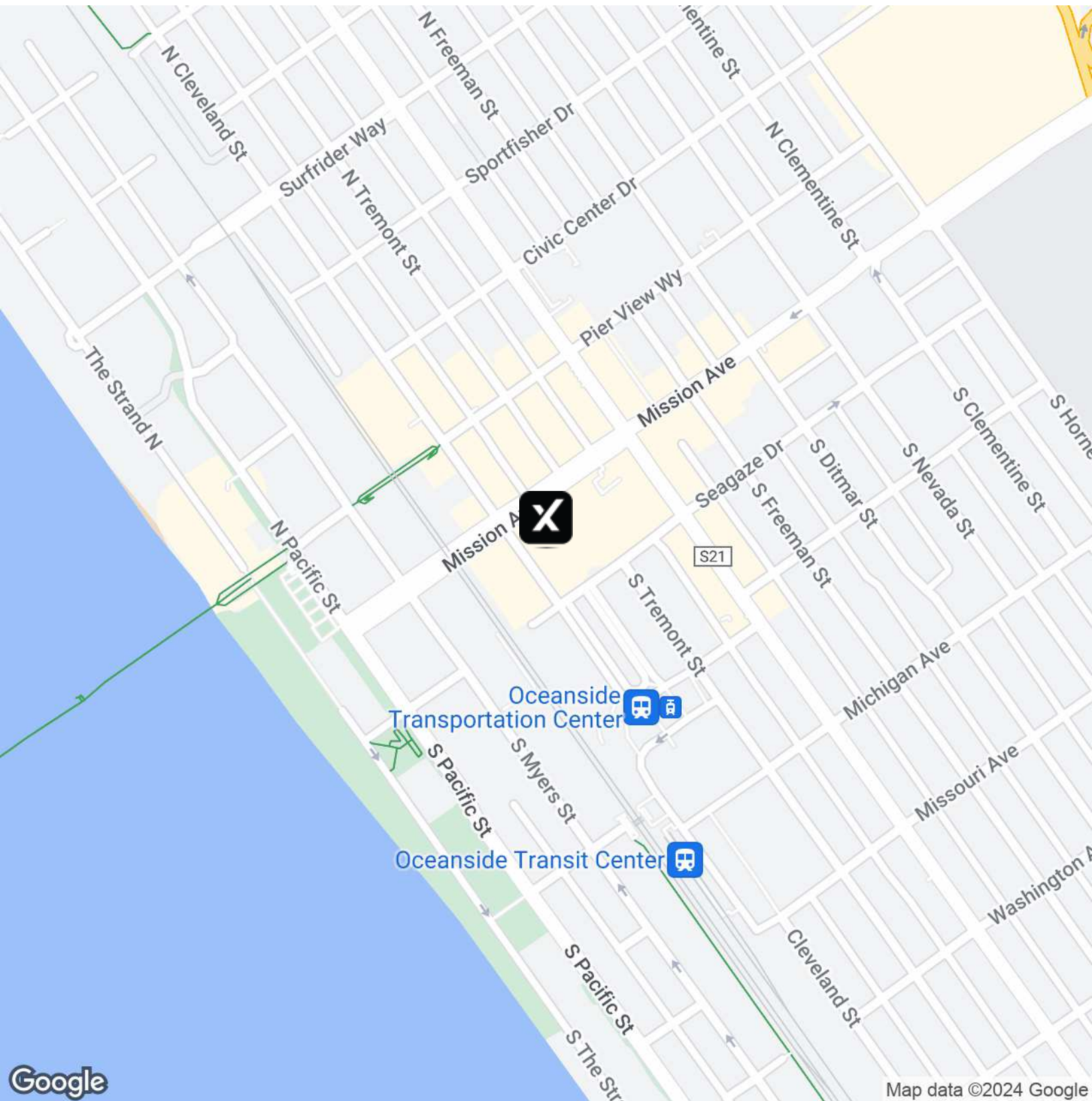
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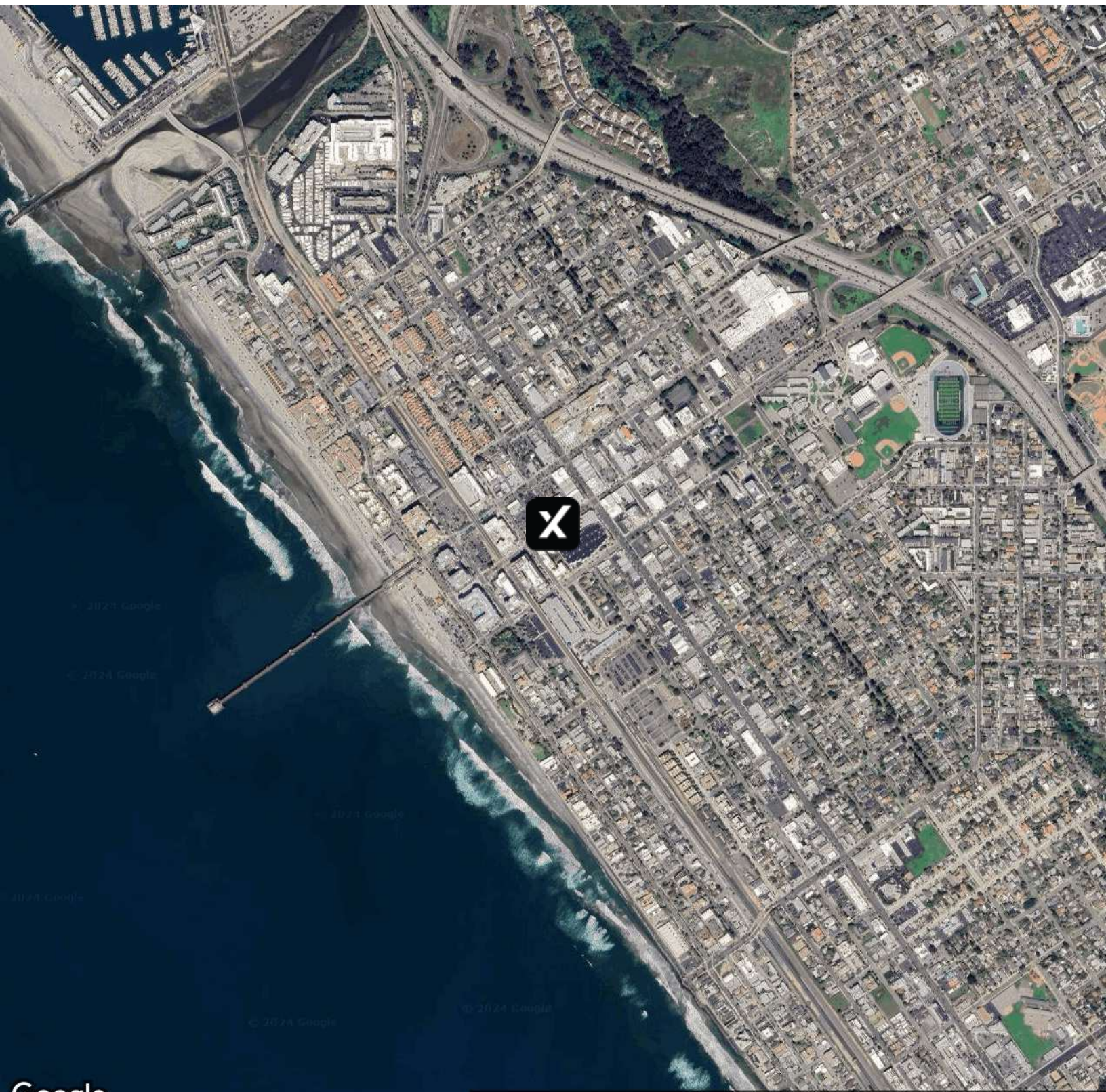
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FOR SALE | Aerial Map

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FOR SALE | Financial Summary

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Investment Overview

Price	\$895,000
Price per SF	\$932
Price per Unit	\$15,169

Operating Data

Financing Data

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DEMOGRAPHICS

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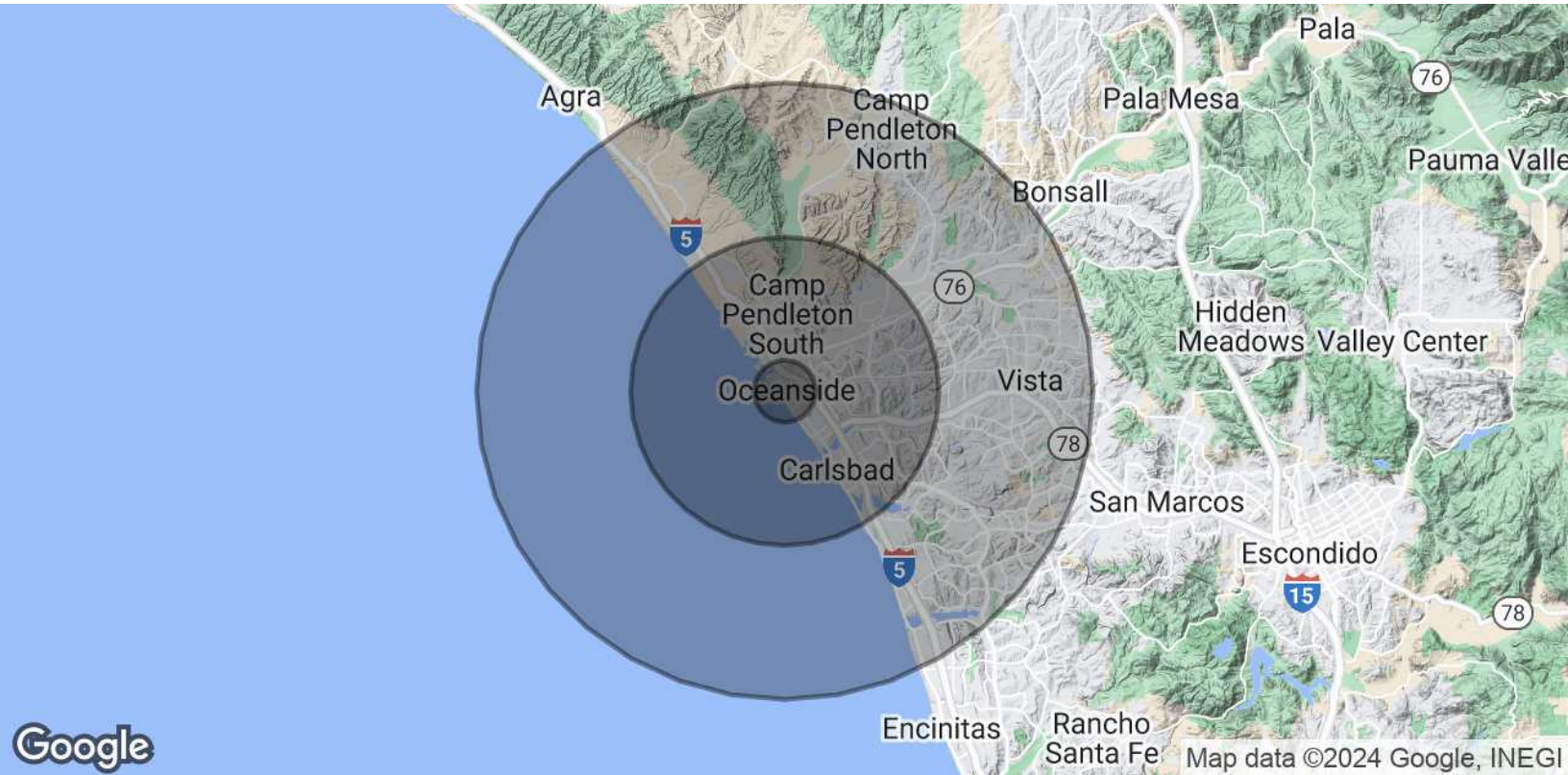
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FOR SALE | Demographics Map & Report

301 Mission Ave Ste 105, Oceanside, CA 92054



Population	1 Mile	5 Miles	10 Miles
Total Population	14,664	125,329	389,314
Average Age	33.7	38.3	37.5
Average Age (Male)	33.4	36.7	36.2
Average Age (Female)	35.4	39.9	38.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,104	52,276	142,493
# of Persons per HH	2.1	2.4	2.7
Average HH Income	\$66,918	\$87,171	\$99,990
Average House Value	\$597,588	\$573,440	\$584,734

2020 American Community Survey (ACS)

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