

# CITY OF OCEANSIDE ECONOMIC DEVELOPMENT NEWS

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## OCEANSIDE ECONOMIC DEVELOPMENT NEWS

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### MODERA NEPTUNE PROJECT



Work has begun on the [Modera Neptune project](#), with demolition crews clearing the 1.72 acre site. The project will replace the former Motel 6 and Miramar Restaurant on North Coast Highway at SR-76. Clearing these buildings is the first step toward developing a new mixed-use project, marking a major change for the downtown gateway and the beginning of a multi-year transformation for this key area.

Once complete, Modera Neptune will be eight-stories with 360 apartments, including 36 apartments are set aside for low-income residents, and a 62-room hotel. The Oceanside City Council gave the project unanimous approval after a recommendation from the Downtown Advisory Committee. The development will provide new housing options and amenities, including an underground parking garage and open spaces for residents and guests.

## TOWN CENTER NORTH

Discover Oceanside's diverse retail centers in a monthly spotlight series that showcases what each one has to offer.



**Town Center North** is a well-known retail center located near Highway 76 and College Boulevard. Its high visibility and easy freeway access attract both locals and shoppers from elsewhere in the region. The center covers about 247,000 square feet and features major tenants like [Vons](#) and [Walmart](#), which offer a wide range of merchandise and essentials. These anchor stores make Town Center North a popular spot for everyday errands and shopping, making it a key retail hub in east Oceanside.

In addition to its anchor stores, Town Center North offers a variety of other businesses that meet many needs, including personal services, fitness, dining, and specialty retail. Some of the national and local brands here include [Petco](#), [Starbucks](#), [GNC](#), [Sally Beauty](#), and [Postal Annex+](#). There are also tax services, real estate offices, casual restaurants, and other convenient shops. This mix lets visitors take care of grocery shopping, big-box purchases, and other errands all in one place, making Town Center North a regular part of daily life in Oceanside.

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The Economic Development staff is available to assist with site selection, market data and other resources to help businesses locate, stay and grow in Oceanside. For more information, contact Michelle Geller, Economic Development Manager, at [mgeller@oceansideca.org](mailto:mgeller@oceansideca.org) or (760) 435-3351.

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## NEW BUSINESSES-



**Tierra Mia Coffee** at 1420 Mission Ave. serving Latin inspired espresso drinks, coffees and made fresh in-house pastries and light bites. This location marks first in San Diego County.



**Bradley Collective** at 1922 S. Coast Hwy., South Oceanside, offering professional clothing alterations and custom fitting services while also serving as a hands-on space for sewing, embroidery, and creative workshops.



**Popeyes** at 3503 Cannon Rd. in the Palm Tree Plaza serves fast-casual Louisiana-style fried chicken.

## COMING SOON-

**Side Street Bowls and Smoothies** at 631 S. Cleveland St.  
**Blade Shanghai** at 405 Seagaze Dr. in Downtown Oceanside.



**Techne Art Center** at 1609 Ord Way is a contemporary artist run gallery featuring contemporary works in a wide variety of medias.



**Gracie Jiu-Jitsu Oceanside** at 3529 Cannon Rd., Unit 2A in the Palm Tree Plaza is a Brazilian Jiu-Jitsu academy and martial arts school, teaching the art of self-defense.



**Crossfit Counterculture** at 1838-1840 S. Coast Hwy. in South Oceanside, offers CrossFit classes and functional training programs.

**Pearl Head Spa** at 1745 S. Coast Hwy. in South Oceanside.

## IN THE SPOTLIGHT-



**Pit Stop Diner** is a classic American spot with a nostalgic twist on casual dining. Located at 3825 Mission Avenue, Ste D1 in the Mission Plaza Real shopping center, the diner celebrates car culture with retro decor, including vintage license plates, old gas pumps, and automotive memorabilia.



Many guests enjoy the big portions, wide menu, and unique decor. Whether stopping by for breakfast pancakes or a late-night snack, this lively Oceanside diner brings old-school charm with a local feel.



The lively 1950s-style setting is great for families, locals, and visitors. Diners can get breakfast, lunch, or dinner any time, with a menu featuring breakfast favorites, burgers, wraps (including vegetarian choices), crispy fish, chili-cheese fries, and other comfort foods at reasonable prices.



3825 Mission Ave., Ste D1  
<https://pitstopdineroc.com/>  
Instagram: [@pitstopdineroc](https://www.instagram.com/pitstopdineroc)



Pit Stop Diner offers more than classic diner food. It is a community spot with a laid-back atmosphere and regular events like DJ nights and holiday celebrations.



Would you like your business featured in a weekly Oceanside Business Spotlight? Each week we will spotlight an Oceanside business on our @oceansidebiz social media accounts. Contact us at: [osidebiz@oceansideca.org](mailto:osidebiz@oceansideca.org) if you would like to be featured.