

RI

CONCEPTUAL RENDERING

NEW LEASES SIGNED!

*Rosanna's*

Modern Blonde Salon

REMODEL BREAKING GROUND 2025

*Eucalyptus  
Grove*

1112-1126 S. COAST HWY

OCEANSIDE, CALIFORNIA 92054

# PROPERTY HIGHLIGHTS

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- Iconic 1950s retail center recently purchased by new ownership
- New leases signed on 30% of gross leasable area
- Coastal location with excellent visibility on S. Coast Hwy (strong traffic counts of 22,300 CPD)
- New, cohesive signage plan with branded center
- 4.2:1,000 Parking
- Close proximity to Oceanside's best culinary destinations including Valle (Michelin Star), Matsu, The Taco Stand and Tanner's Prime Burgers
- Ample power and utilities
- Various suites available now



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# SITE PLAN

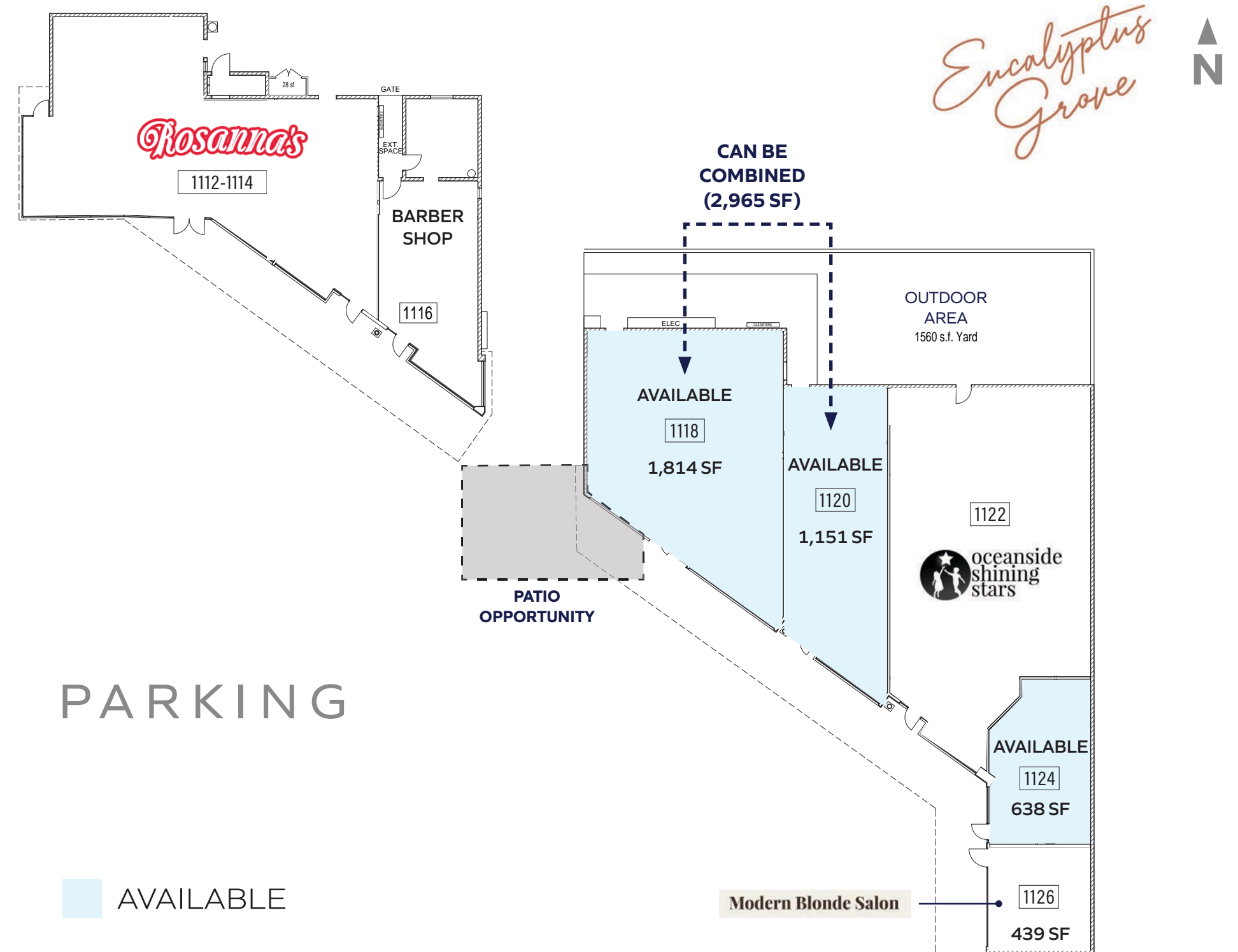
1112-1126 S. Coast Highway,  
OCEANSIDE, CA

| Tenant    | Suite     | Size  | Tenant                  | Suite | Size  |
|-----------|-----------|-------|-------------------------|-------|-------|
| Rosanna's | 1112/1114 | 2570  | Oceanside Shining Stars | 1122  | 2,594 |
| Barber    | 1116      | 1,049 | Available               | 1124  | 638   |
| Available | 1118      | 1,814 | Modern Blonde           | 1126  | 439   |
| Available | 1120      | 1,151 |                         |       |       |

Can be combined (2,965 SF)

Do not disturb existing tenants.

S COAST HWY | ADT 22,300



# LOCATION AERIAL

1112-1126 S. Coast Highway,  
OCEANSIDE, CA



# ADJACENT DEVELOPMENT

1112-1126 S. Coast Highway,  
OCEANSIDE, CA



Better Buzz  
COFFEE ROASTERS

SITE



"Cost Villas"  
56 units



"The Breeze"  
146 units

# TRADE AREA AERIAL

1112-1126 S. Coast Highway,  
OCEANSIDE, CA



**VALLE**  
\* Michelin Star

THE SEABIRD

COMMUNAL COFFEE  
BRIXTON SHOTS

MATSU  
OCEANSIDE

THE TACO STAND  
HECHO A MANO  
MUNICIPAL

HomeState  
A TEXAS KITCHEN  
CORNER PIZZA  
PRIME SURGERS  
ARTIFEX  
SAN CLEMENTE, CA

Heritage  
BARBECUE

CARLSBAD

PANNIKIN  
COFFEE & TEA

FINNEY'S  
CRAFTHOUSE

DIJA MARRA

Better Buzz  
COFFEE ROASTERS

**SITE**

BIG LOTS!  
CVS pharmacy

Smart & Final

STAPLES  
Walmart  
petco  
DICK'S  
SPORTING GOODS  
WORLD MARKET  
five BELOW  
BEST BUY

LA FITNESS  
ROSS  
DRESS FOR LESS  
LA BOY  
GALLERY  
MICHAEL'S  
Burlington  
DAISO  
BARNES & NOBLE  
ULTA  
BOOT BARN  
BIG 5

TRADER JOE'S

BevMo!

JOANN

WinCo  
FOODS

TARGET

DOLLAR TREE  
Orangetheory  
FITNESS  
Marshalls

The Shoppes at Carlsbad  
macy's  
REGAL  
24 FITNESS  
JCPenney

CVS pharmacy  
VONS  
planet fitness

SPROUTS

76

Mission Ave

S. COAST HWY / ADT 22-300

Interstate 5

Oceanside Blvd

78

El Camino Real

# REMODEL COMING SOON

CONSTRUCTION TO START Q4 2025



CONCEPTUAL RENDERINGS



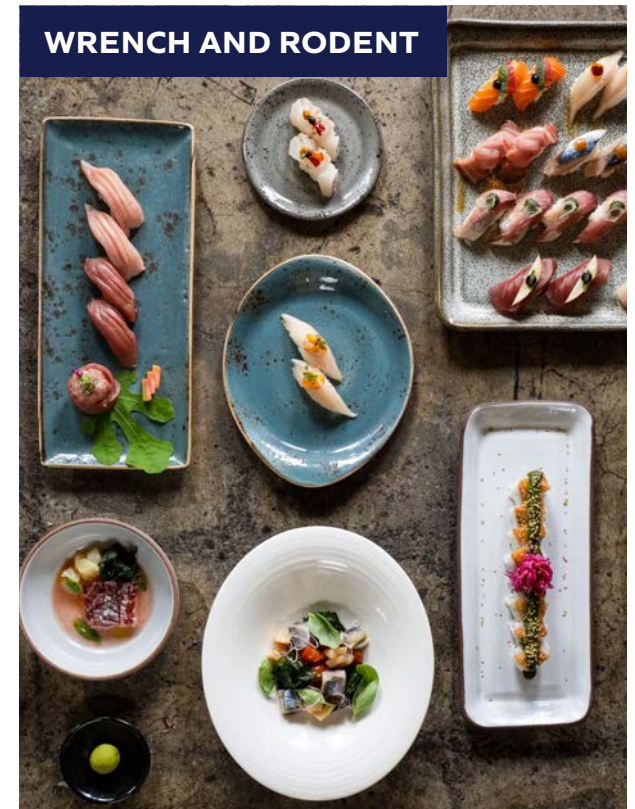
MATSU



TANNER'S PRIME BURGERS



BETTER BUZZ COFFEE

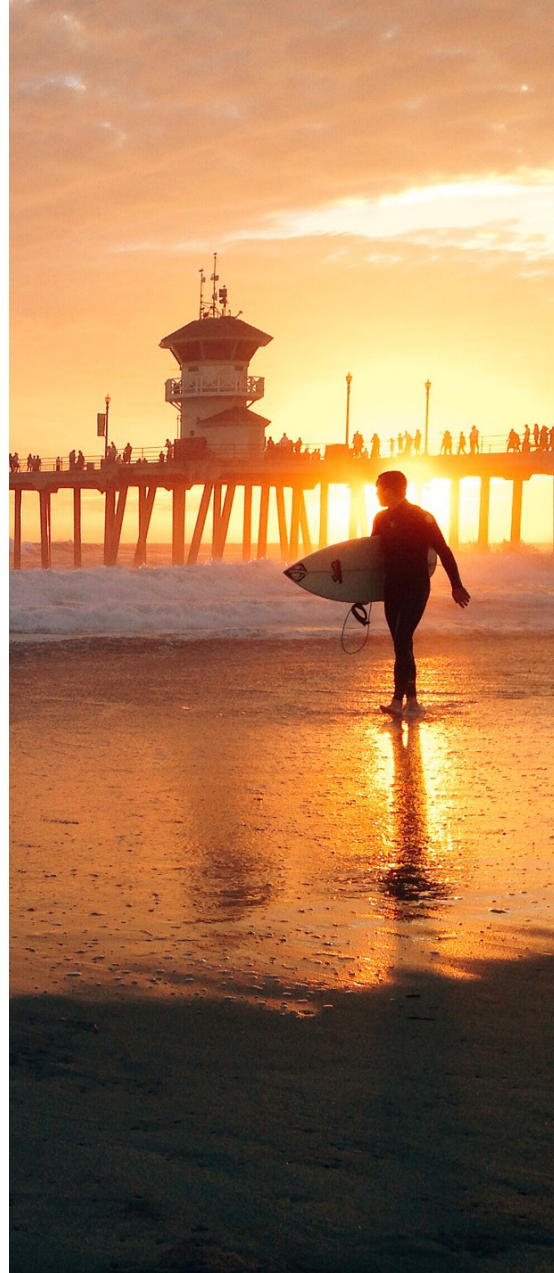


WRENCH AND RODENT



# 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<br/>radius</i> | <i>3-mile<br/>radius</i> | <i>5-mile<br/>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.



# Encalypthus Grove

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