



THE FLATS

SOUTH OCEANSIDE

1931 SOUTH COAST HIGHWAY



CONCEPTUAL RENDERING

RETAIL/RESTAURANT/OFFICE 100% LEASED



CARLSBAD VILLAGE

WB GAMES
NICK'S
lofty COFFEE CO.
PURETACO

HANDELS
HOMEMADE ICE CREAM SINCE 1945
pure

LAGOON

CAMPFIRE

JEUNE
ET
JOLIE
kiln.

AMTRAK

FREEMAN COLLECTIVE
little fox
ARTIFEX SAN CLEMENTE, CA
CORNER PIZZA
northside snacks

LAGREE +
VERSAFit

Heritage
BARBERSHOP

The Proper
THIRTYTWO

Creamy Coop

Vista Way 18,011 CPD

THE
FLATS

FREEMAN COLLECTIVE
BLACK MARKET BAKERY
HomeState
A TEXAS KITCHEN

THERAPY
A SOCIAL FITNESS STUDIO

SURE RIDE

FOUR HOUSE

S. Coast Hwy 23,684 CPD

LOCATION AERIAL

1931 S. COAST HIGHWAY
SOUTH OCEANSIDE

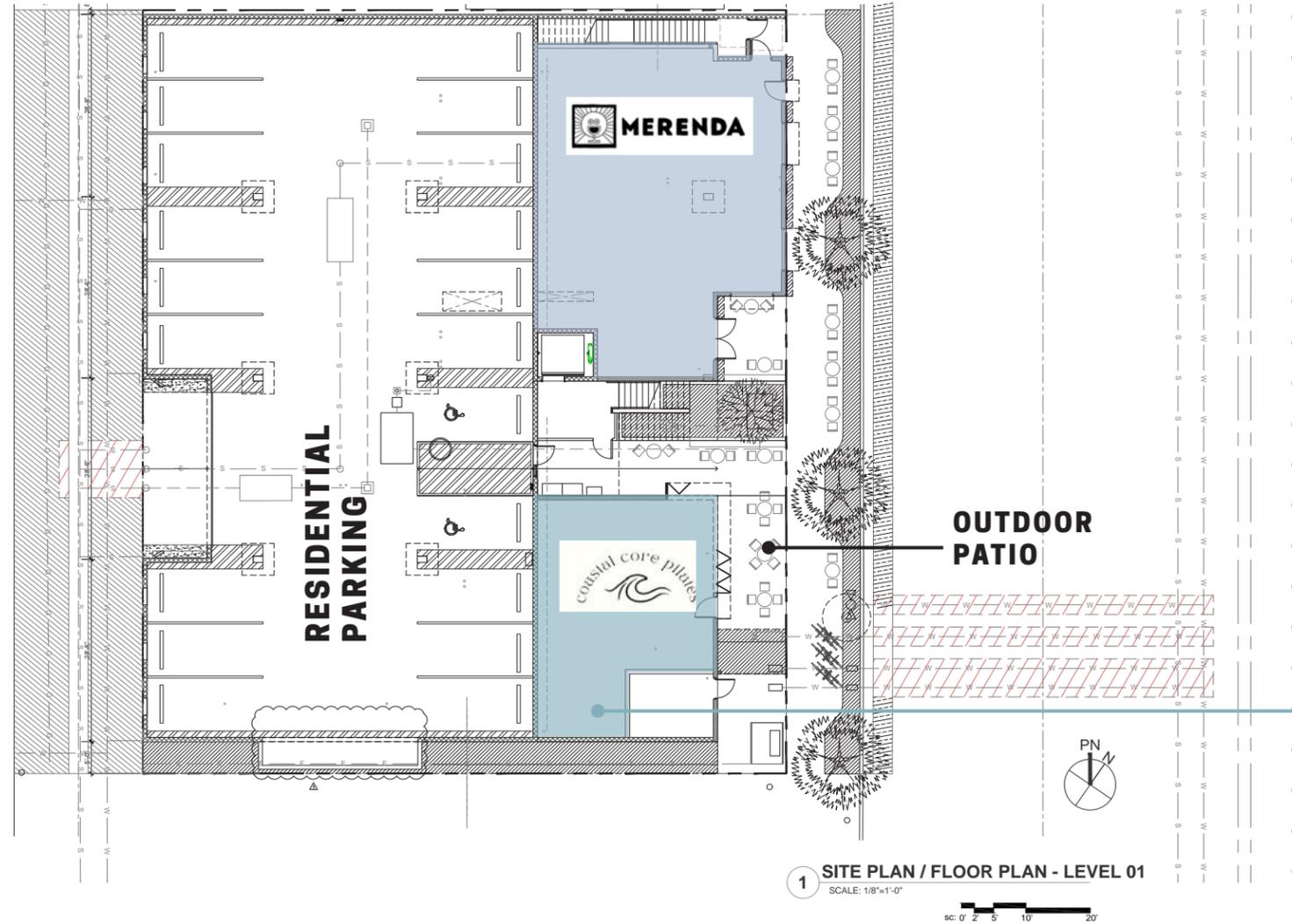
THE FLATS
OCEANSIDE
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PROPERTY HIGHLIGHTS

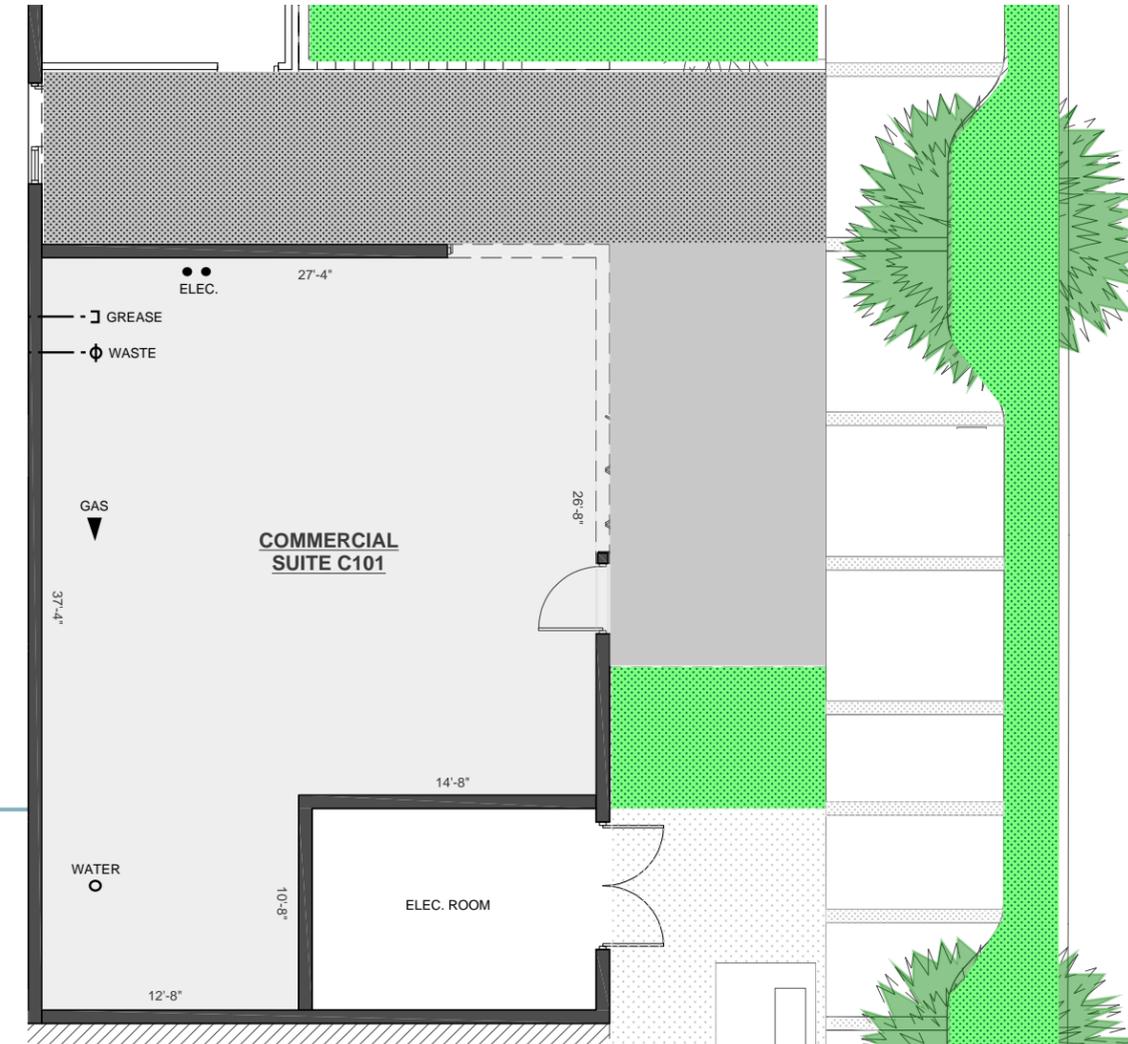
- 100% Leased
- Prime retail/restaurant/office situated in South Oceanside's newest mixed-use project
- The Flats currently consist of 18 residential units and restaurant Merenda Wine Bar, a new wine and tapas concept being designed by Bells + Whistles
- Close proximity to the new Freeman Collective development, which includes HomeState, Corner Pizza, Blackmarket Bakery, Artifex Brewing, Little Fox Ice Cream, and Tanner's Prime Burgers
- Less than one mile to Carlsbad Village, home to iconic restaurants Jeune et Jolie and Campfire and dozens of hotels, offices, and a large daytime population
- Convenient access to 5 and 78 freeways



SITE PLAN



FLOOR PLAN



1931 S. COAST HWY
SOUTH OCEANSIDE



FABRIC

FABRIC is a development firm based in North County San Diego. The **FABRIC** portfolio consists of projects that project quality design, enhance neighborhoods and house dynamic commercial businesses. We are enthusiasts of architecture and passionate about history. We focus on creating spaces that foster opportunities for connection.

2659 STATE STREET // CARLSBAD



before



after

STATE STREET COMMONS // CARLSBAD



before



after

TREMONT & FREEMAN COLLECTIVES // OCEANSIDE



after—Tremont Collective



after—Freeman Collective

LAGOON // OCEANSIDE



before



after

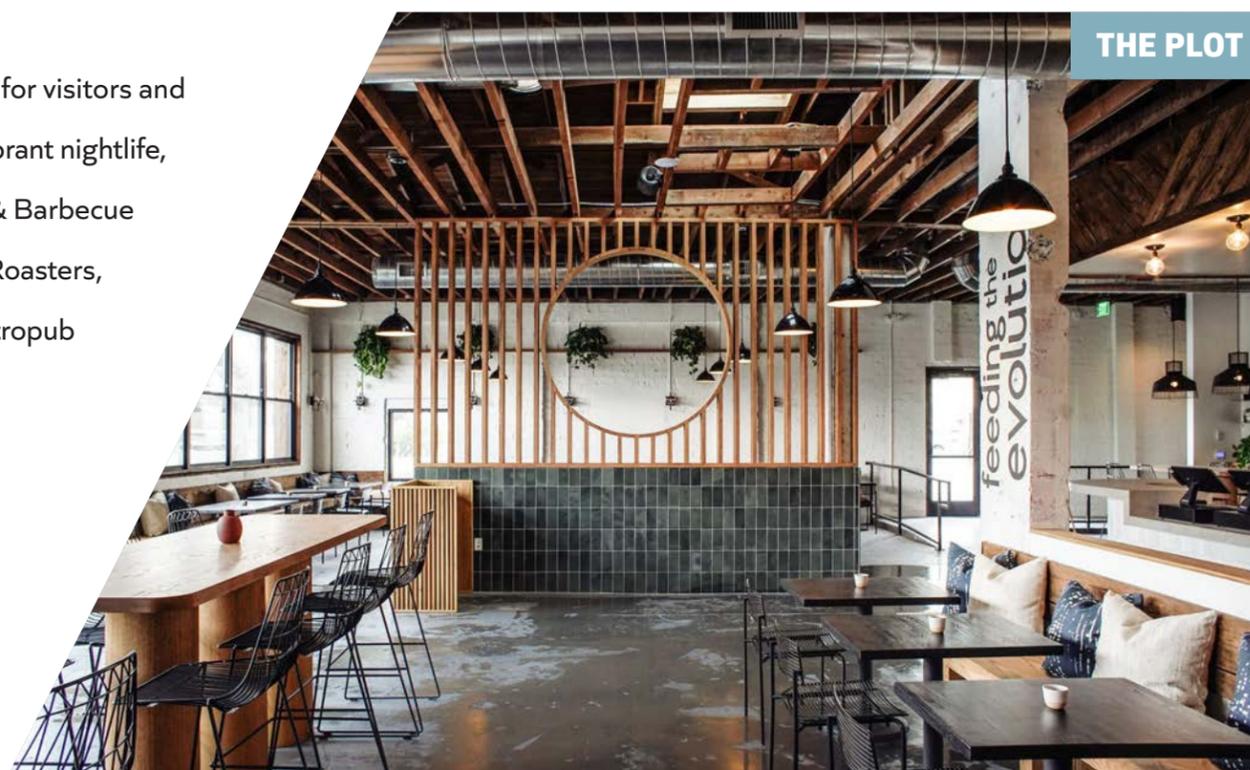
THE NEIGHBORHOOD// SOUTH OCEANSIDE

South Oceanside is a charming beach community offering a variety of attractions 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, and restaurants The Plot (vegan) and Wrench & Rodent sebasstropub under the culinary direction of chef Davin Waite.

With both Carlsbad Village and Downtown Oceanside only a short drive or bike ride away, some of the area's top hotels and resorts are at your fingertips, such as Carlsbad Inn Beach Resort, Seabird Resort, Mission Pacific Beach Resort, and SpringHill Suites by Marriot.



HERITAGE BREWERY & BARBEQUE



THE PLOT



WRENCH AND RODENT



REVOLUTION ROASTERS



DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	9,292	75,465	159,152
Average Household Income	\$122,146	\$122,152	\$120,147
Households	4,253	31,187	61,127
Daytime Population	7,944	70,774	157,467
Median Age	42.2	38.6	37.1

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.

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CONCEPTUAL RENDERING

NATALIE WARD

858.704.6455

nward@retailinsite.net

CHRIS HODGMAN

858.523.2098

chodgman@retailinsite.net



RETAIL INSITE

120 S Sierra Ave, Suite 110, Solana Beach, CA 92075

LIC #01206760 / retailinsite.net