



RI

CONCEPTUAL RENDERING

NOW UNDER NEW OWNERSHIP  
REMODEL COMING SOON



Encalypthus  
Grove

1112-1126 S. COAST HWY

OCEANSIDE, CALIFORNIA 92054

# PROPERTY HIGHLIGHTS

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- Iconic 1950s retail center recently purchased by new ownership
- 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, Heritage Barbecue and Tanner's Prime Burgers
- Ample power and utilities
- Various suites available now



CONCEPTUAL RENDERING

# SITE PLAN

1112-1126 S. Coast Highway,  
OCEANSIDE, CA

Suite	Size	Suite	Size
1112*	1,766	1120	1,151
1114	804	1122	2,594
1116	1,049	1124	638
1118	1,814	1126	439

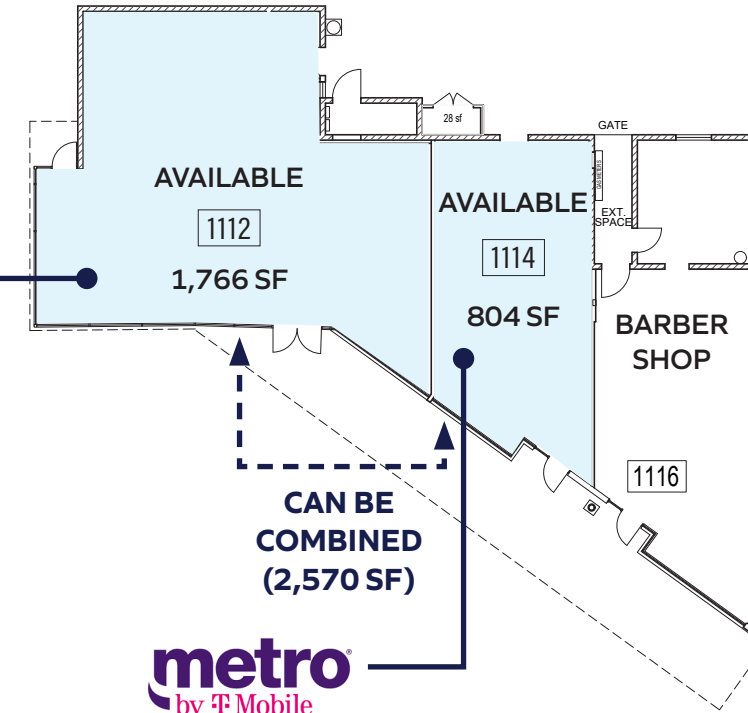
Can be combined (2,570 SF) [1112, 1114]

Can be combined (1,077 SF) [1124, 1126]

\*Existing F&B.  
Do not disturb existing tenants.

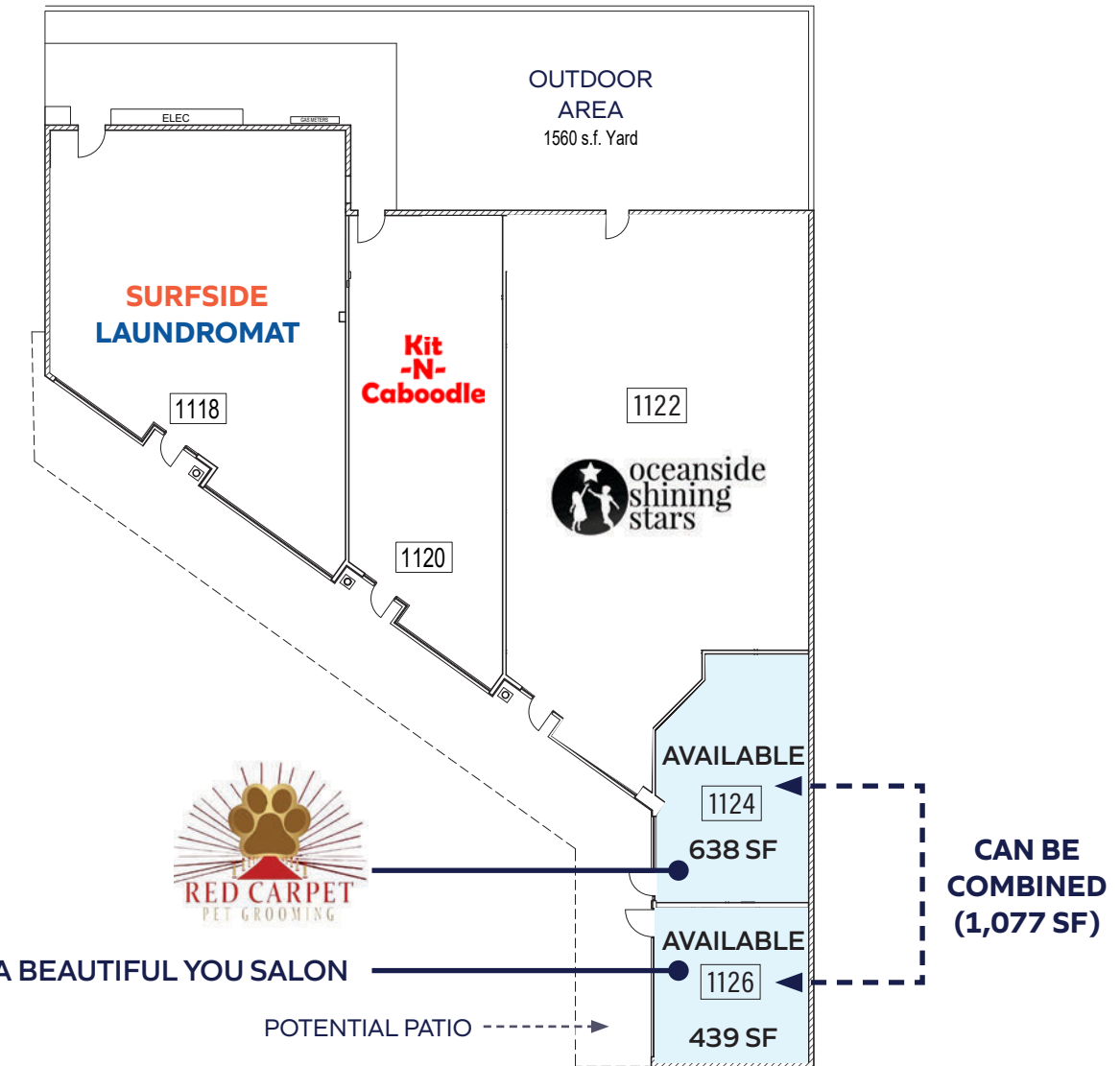


S COAST HWY | ADT 22,300



PARKING

*Encalypthus Grove*



# LOCATION AERIAL

1112-1126 S. Coast Highway,  
OCEANSIDE, CA

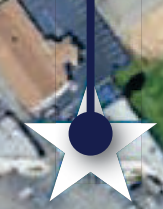


# ADJACENT DEVELOPMENT

1112-1126 S. Coast Highway,  
OCEANSIDE, CA



**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  
RUMBLE  
MUNICIPAL

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

MERENDA

Heritage  
BARBECUE

CARLSBAD

DIJA MARRA

Better Buzz  
COFFEE ROASTERS

SITE

RITE AID

FINNEY'S  
CRAFTHOUSE  
SWOON CAFE

Walmart  
HARBOR FREIGHT TOOLS

GROCERY OUTLET  
El Super  
dds DISCOUNTS

DOLLAR TREE

BIG LOTS!  
CVS pharmacy

FRAZIER FARMS

Smart & Final

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

LA FITNESS ROSS  
L.A. BOY GALLERY Michaels  
Burlington DAISO  
BARNES & NOBLE ULTA  
BOOT BARN BIG5

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

# REMODEL COMING SOON

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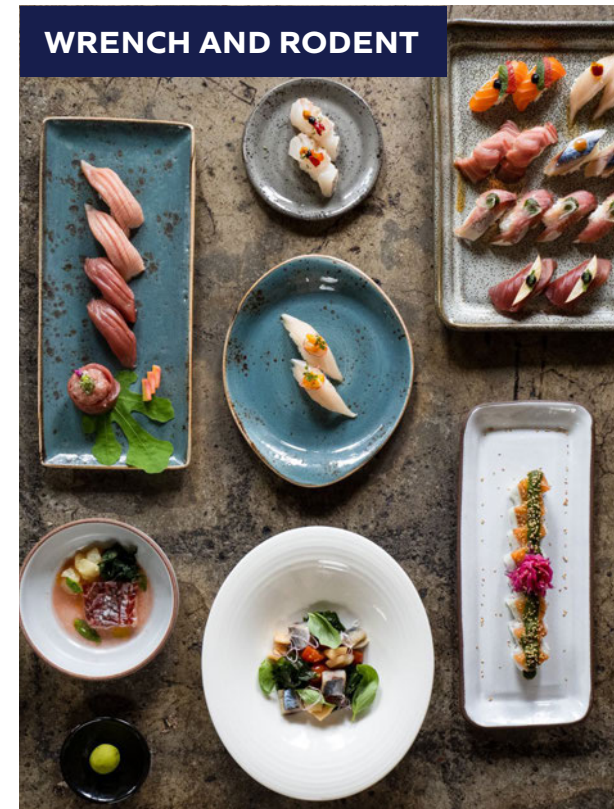
MATSU



HERITAGE BREWERY & BARBEQUE



BETTER BUZZ COFFEE



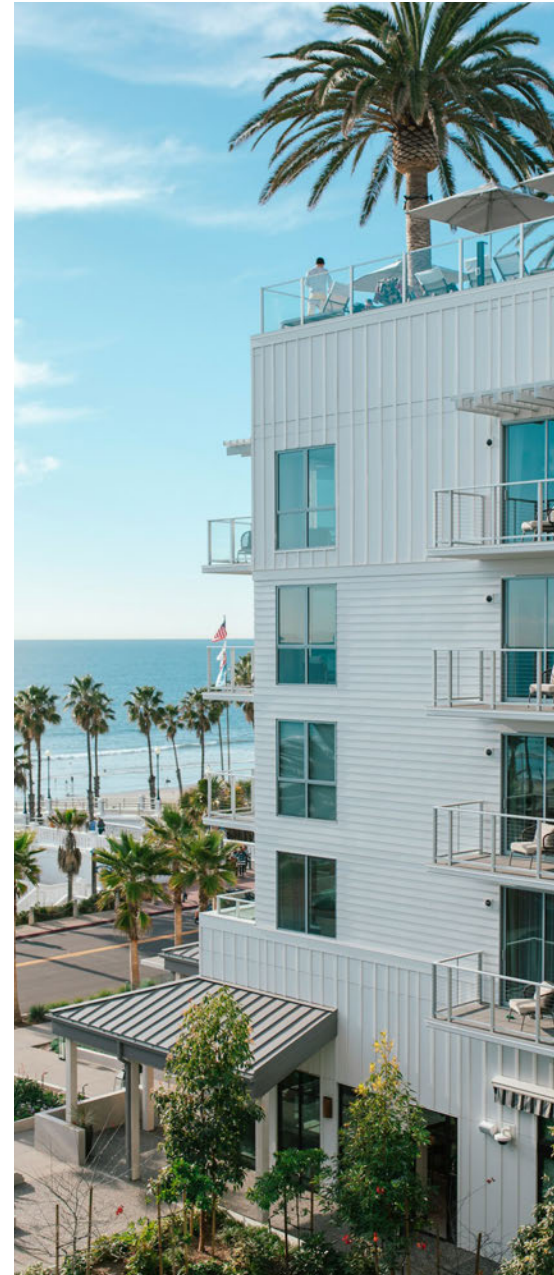
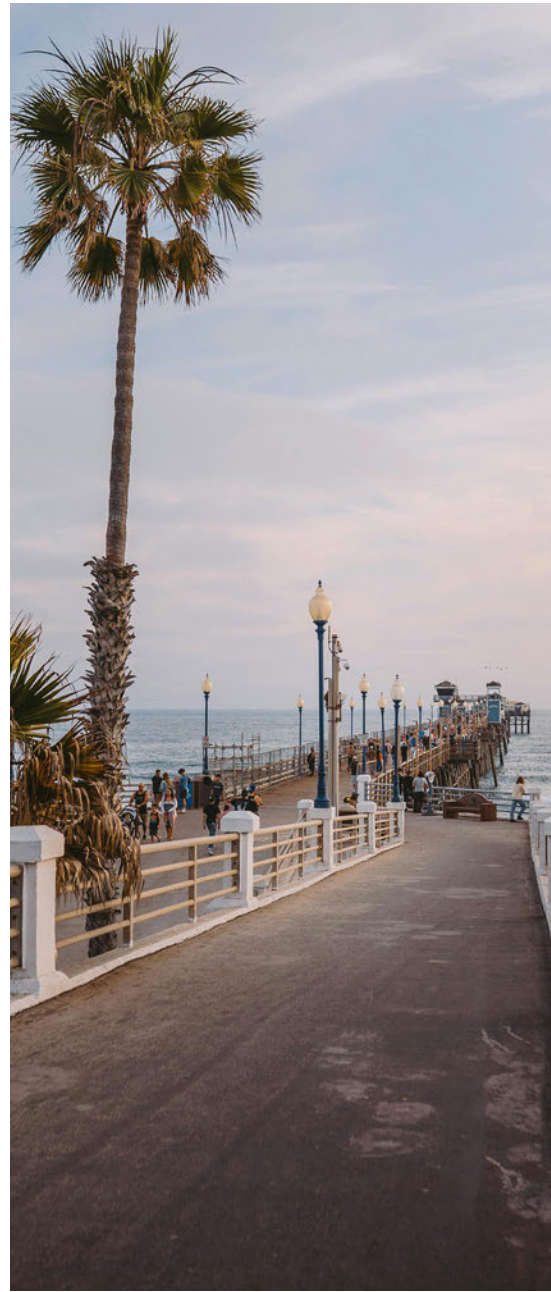
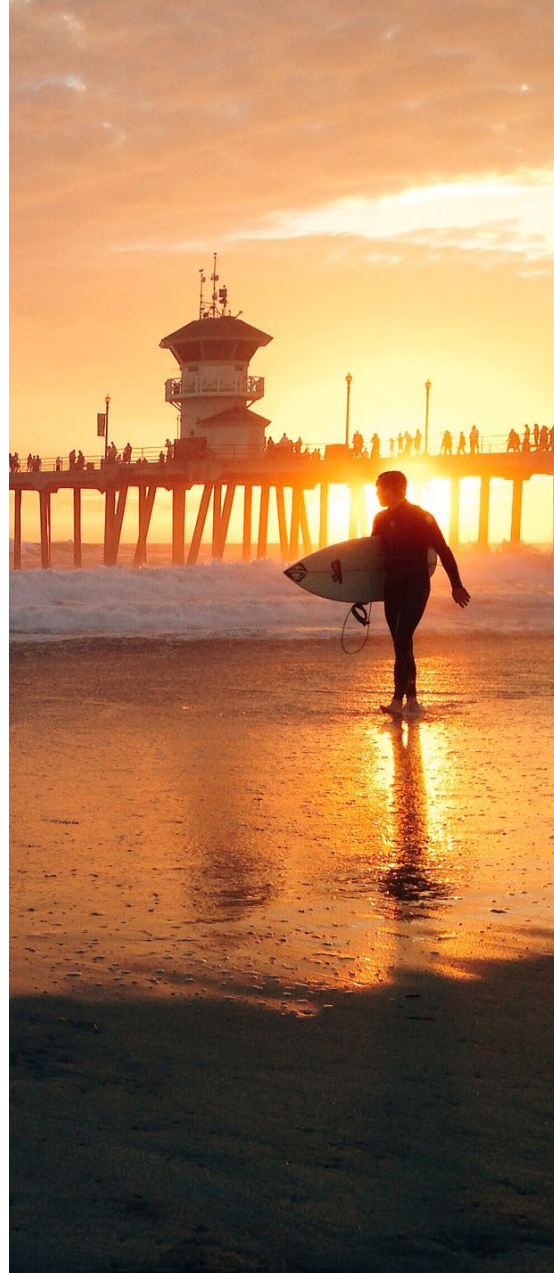
WRENCH AND RODENT



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

# Euclalyptus Grove



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CONCEPTUAL RENDERING

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