



RI

CONCEPTUAL RENDERING

NOW UNDER NEW OWNERSHIP
REMODEL COMING SOON

Encalypthus
Grove

1112-1126 S. COAST HWY

OCEANSIDE, CALIFORNIA 92054

PROPERTY HIGHLIGHTS

- 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

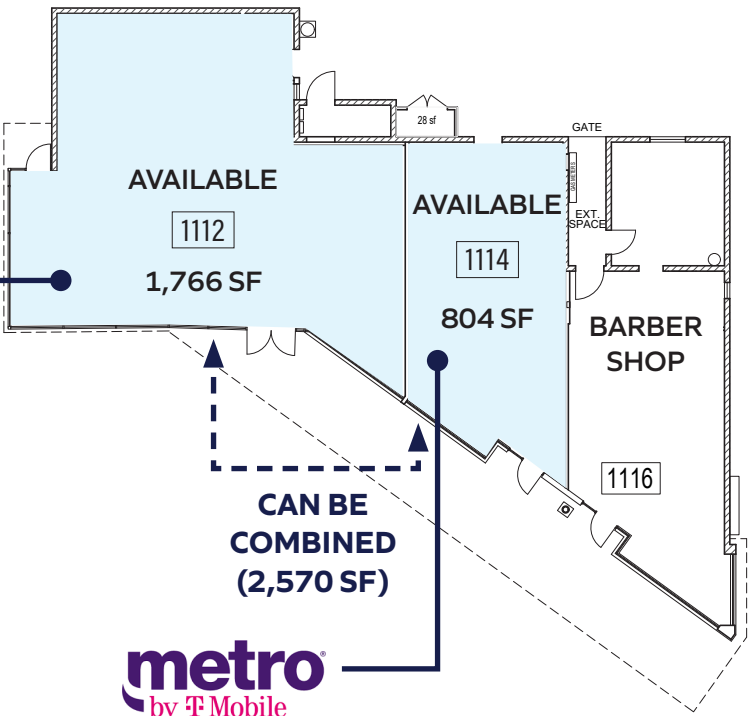
SITE PLAN

1112-1126 S. Coast Highway,
OCEANSIDE, CA

Suite	Size		Suite	Size
1112*	1,766	Can be combined (2,570 SF)	1120	1,151
1114	804		1122	2,594
1116	1,049		1124	638
1118	1,814		1126	439
				Can be combined (1,077 SF)

*Exisiting F&B.
Do not disturb existing tenants.

baskin **BR** robbins

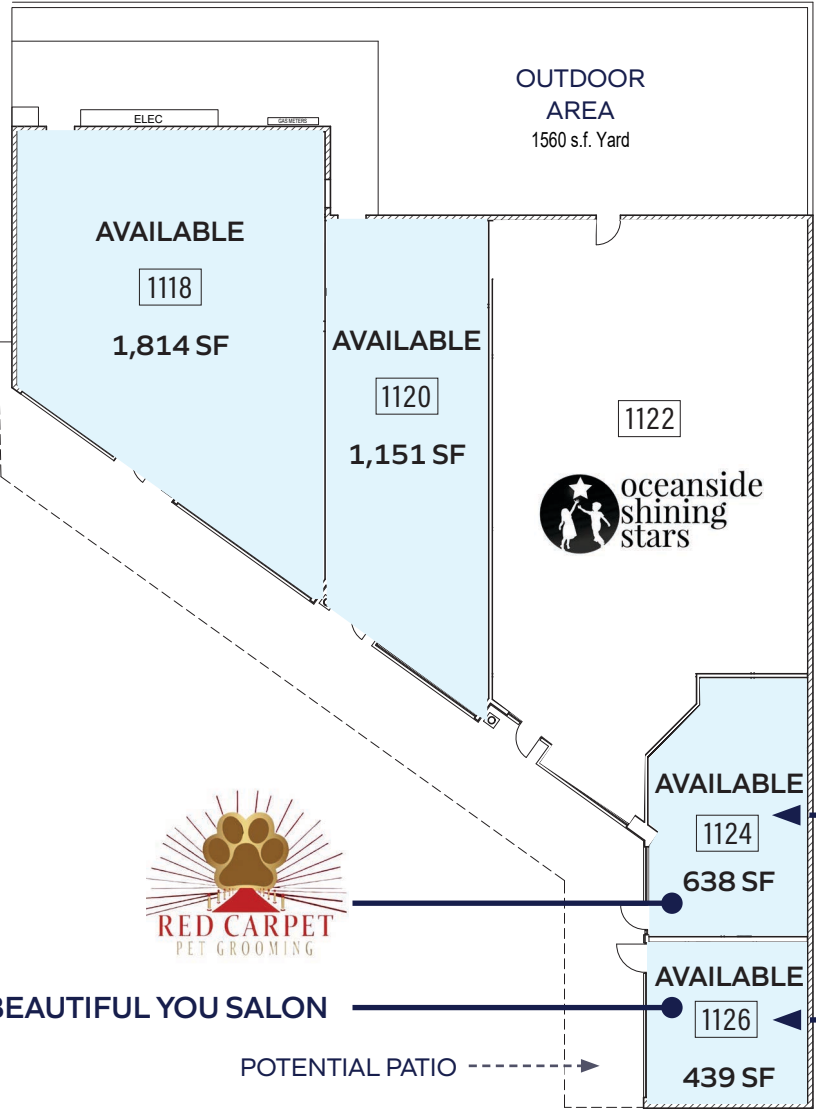


metro
by T-Mobile

S COAST HWY | ADT 22,300

PARKING

Encalypthus Grove



A BEAUTIFUL YOU SALON

CAN BE
COMBINED
(1,077 SF)

LOCATION AERIAL

1112-1126 S. Coast Highway,
OCEANSIDE, CA



ADJACENT DEVELOPMENT

1112-1126 S. Coast Highway,
OCEANSIDE, CA



TRADE AREA AERIAL

1112-1126 S. Coast Highway,
OCEANSIDE, CA



REMODEL COMING SOON



CONCEPTUAL RENDERINGS



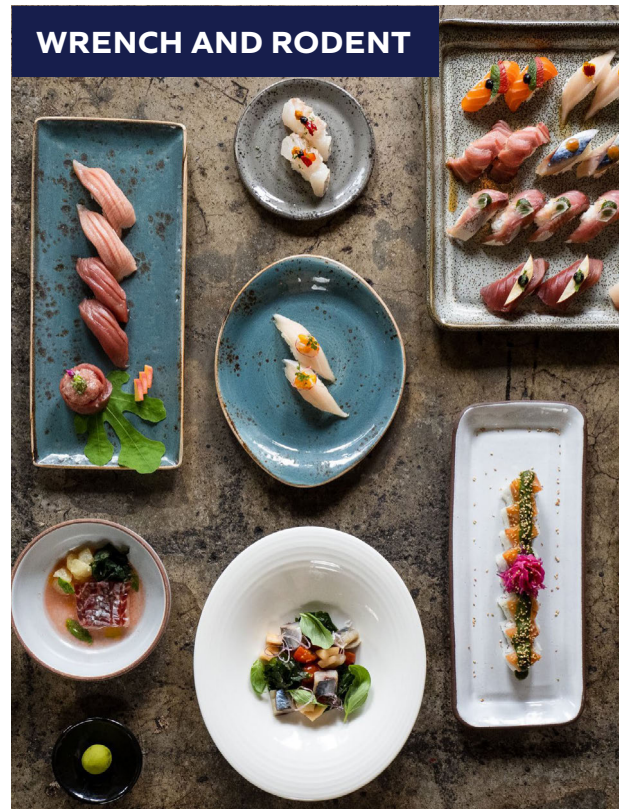
MATSU



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 seabasstropub under the culinary direction of chef Davin Waite, Matsu, and many more.



DEMOGRAPHICS

1112–1126 S. Coast Highway // OCEANSIDE, CA

	1-mile radius	3-mile radius	5-mile radius
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.



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.

CONCEPTUAL RENDERING

CONNOR STEVENS
858.369.6458
cstevens@retailinsite.net

JACK AVARELLO
858.257.3484
javarello@retailinsite.net

MARK MOSER
858.788.9448
markmoser@retailinsite.net

 **RETAIL INSITE**
405 S. Hwy 101, Suite 150, Solana Beach, CA 92075
LIC #01206760 / retailinsite.net