



MERCANTILE

OCEANSIDE

MERCANTILE MIXED-COMMERCIAL
510 VISTA WAY + 1940 S. FREEMAN | OCEANSIDE, CA 92054

MERCANTILE LOFTS + RETAIL
1933 SOUTH COAST HIGHWAY | OCEANSIDE, CA 92054



510 VISTA WAY
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OCEANSIDE

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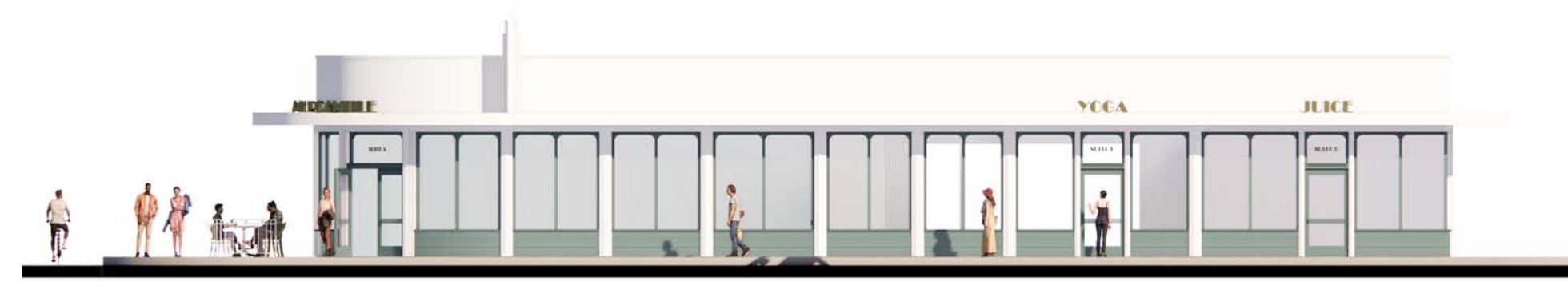
1940 S. FREEMAN
MERCANTILE
OCEANSIDE

2

PROPERTY HIGHLIGHTS



ANCHOR EXTERIOR PATIO



- Coastal restaurant and retail spaces available in South Oceanside
- Both buildings will be completely repositioned with brand new storefronts, facades, patios and all infrastructure upgrades
- Onsite parking, 37 shared exclusive parking stalls for the project
- Construction commencing September 2021 - Delivery targeted Q1 2022 - Project Opening Summer 2022
- 510 Vista Way will be reimagined into a modern warehouse-style building with three units boasting an exposed bow-truss ceiling, private covered patios and extensive glazing and roll up doors
- 1940 S. Freeman will be transformed into an Art Deco style building with three units, paying tribute to its 1950's charm





DEMOGRAPHICS

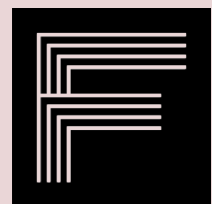
3-mile radius

Population	77,992
Average Household Income	\$103,461
Households	31,193
Daytime Population	72,106
Median Age	38.0

Trade Area Information

Distance to train	0.4 Miles
Overnight Visitors	2.8 Million per year
Walk Score	95
Residential Units Under Construction	328





FABRIC

FABRIC is an adaptive reuse 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

Little Italy // Downtown San Diego



before



after

Lagoon // Oceanside



before



after

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CHRIS HODGMAN

949.284.0223
chodgman@retailinsite.net

MATT MOSER

858.523.2096
mmoser@retailinsite.net



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