

RI

THE FLATS

1931 S. COAST HIGHWAY
SOUTH OCEANSIDE



CONCEPTUAL RENDERING

RETAIL/RESTAURANT/OFFICE SPACE AVAILABLE FOR LEASE



CARLSBAD VILLAGE

WB GAMES
NICK'S
lofty COFFEE CO.
PURETACO

HANDELS
HOMEMADE ICE CREAM SINCE 1945
pure

LAGOON

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

LAGREE +
VERSAFit

Heritage
BARBERSHOP

The Proper
THIRTYTWO

Creamy Group

AMTRAK

Vista Way 18,011 CPD

FREEMAN COLLECTIVE
BLACK MARKET BAKERY
HomeState
A TEXAS KITCHEN

S. Coast Hwy 23,684 CPD

THE
FLATS

THERAPY
A SOCIAL FITNESS STUDIO

SURE RIDE

FOUR HOUSE

LOCATION AERIAL

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SOUTH OCEANSIDE

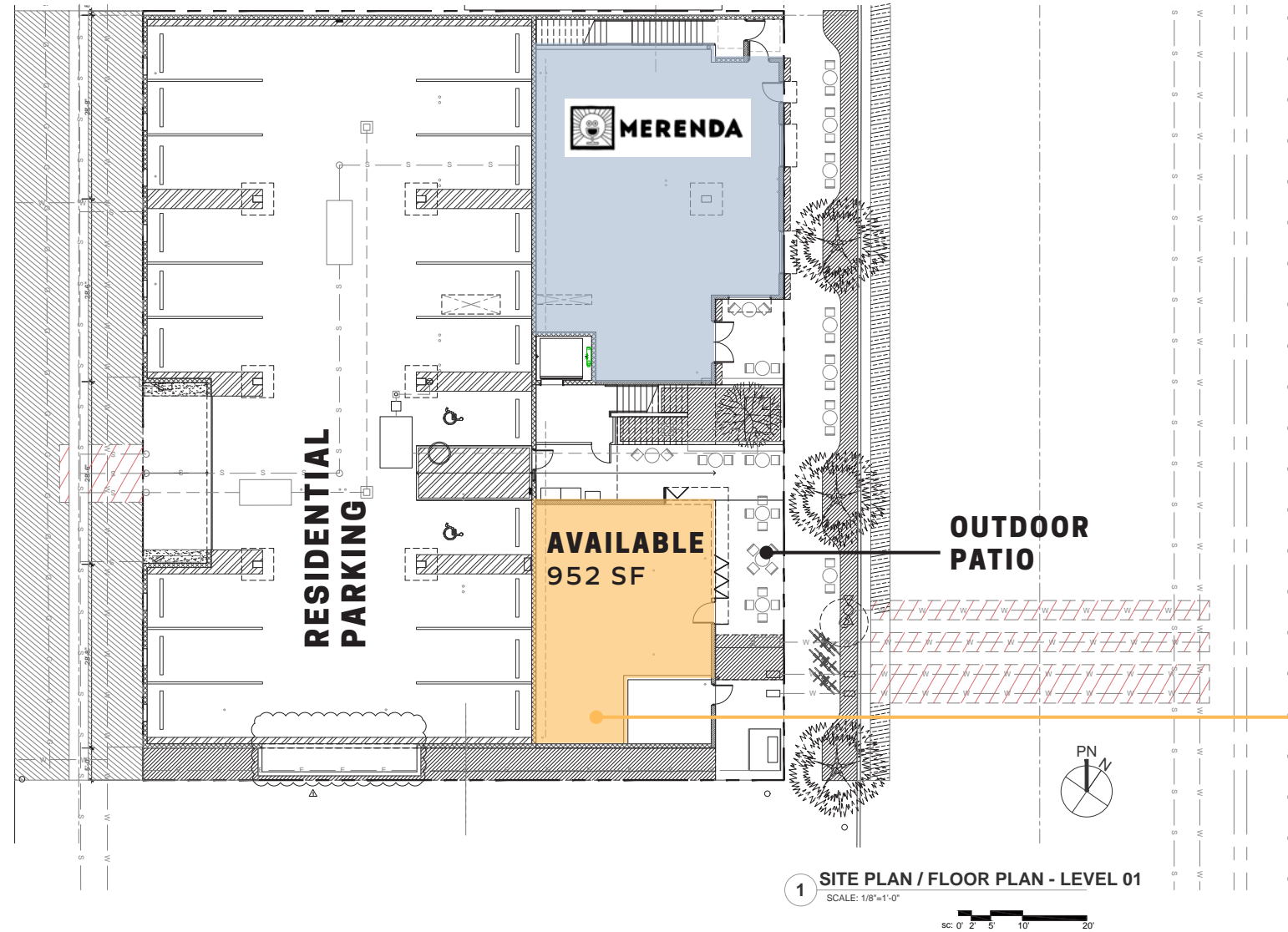
THE FLATS
OCEANSIDE
2

PROPERTY HIGHLIGHTS

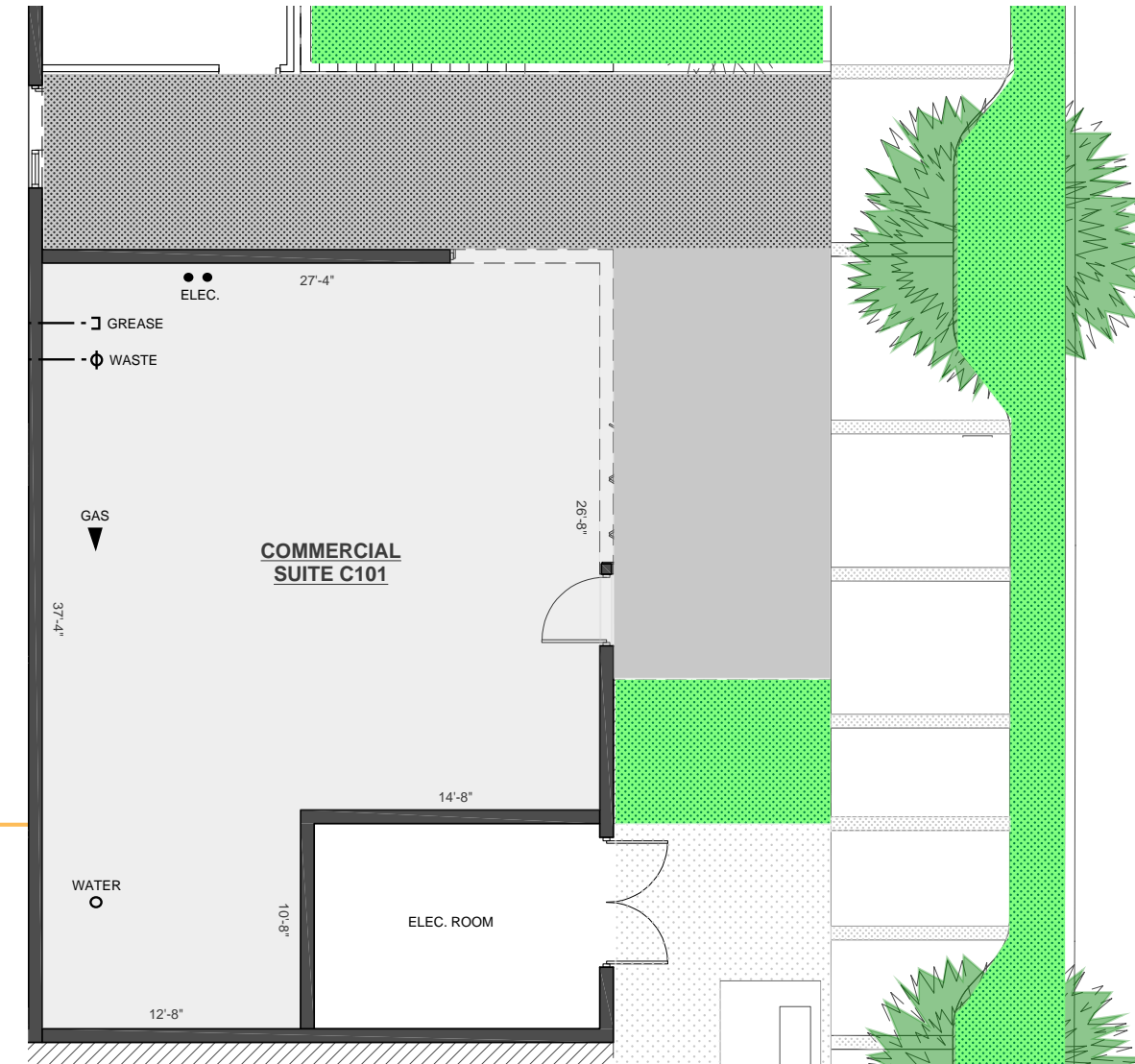
- Prime retail/restaurant/office opportunity situated in South Oceanside's newest mixed-use project
- The Flats currently consist of 18 residential units and restaurant Merenda Wine Bar, a new wine and tapas concept being designed by Bells + Whistles
- Available space features 14' concrete ceilings, La Cantina bifold glass systems, and a spacious patio
- Expected Delivery Spring 2024
- 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

952 SF AVAILABLE



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

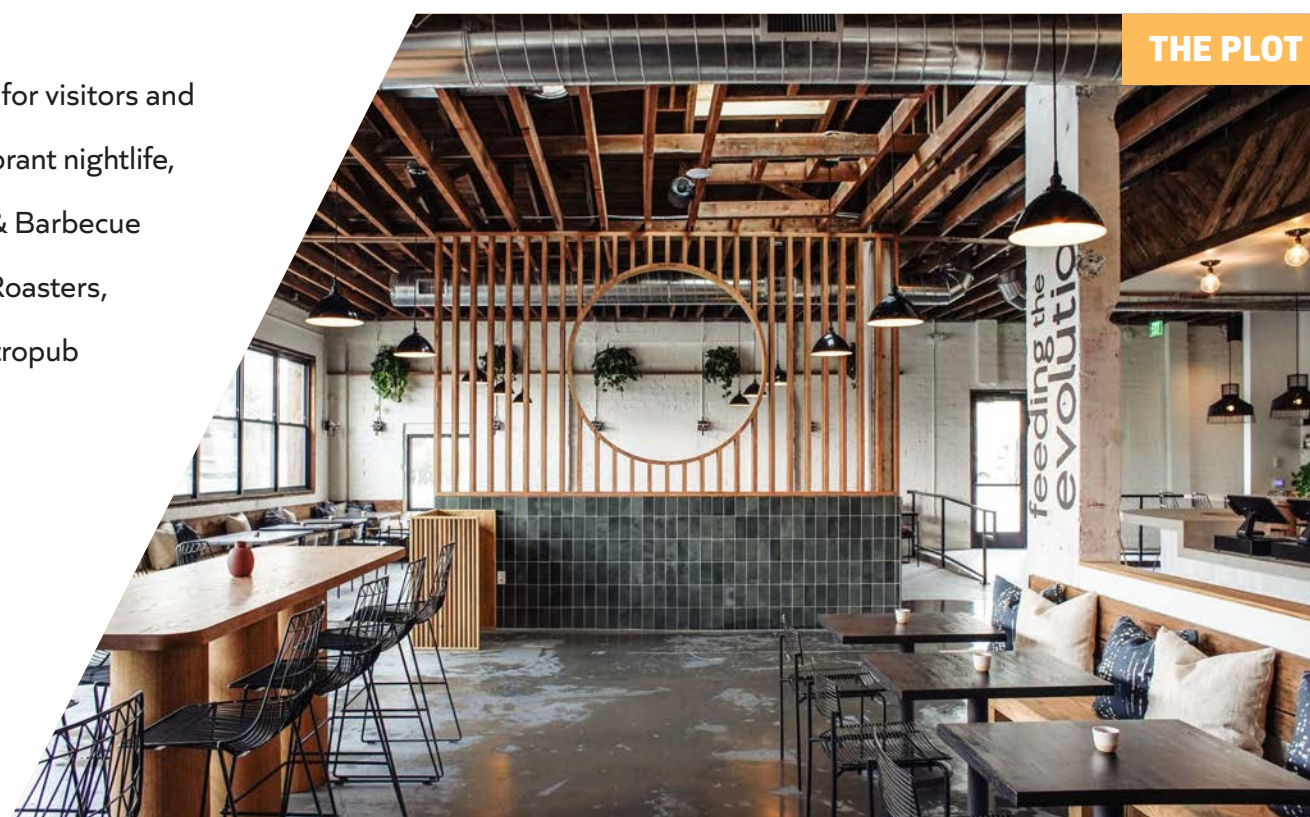
THE NEIGHBORHOOD// SOUTH OCEANSIDE

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 seabasstropub 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

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CONCEPTUAL RENDERING

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