

# ORA

@PACIFIC STATION

A  **ORPG** COASTAL OFFICE & RETAIL PROJECT

ENCINITAS, CA

NEWMARK



RETAIL  
INSITE  
COMMERCIAL REAL ESTATE



STREET VIEW





## KITCHEN / LOUNGE





# INTERIOR VIEW FROM STREET ENTRY





VIEW FROM SUITE 3





# FLOOR PLAN & AVAILABILITIES



## Office

Suite	RSF	Rate/SF/Month + U	Availability
1	4,459	\$6.25	New Spec Suite
2	5,034	\$6.25	New Spec Suite
3	3,808	\$6.50	New Spec Suite

## Retail or Office

Suite	RSF	Rate/SF/Month + U	Availability
4	1,016	\$6.50	New Spec Suite
5	1,200	\$6.50	New Spec Suite
6	1,393	-----	Leased
7	1,470	\$6.75	New Spec Suite
8	1,121	-----	Leased
9	1,392	-----	Leased
10	3,322	-----	Leased






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## WALKABLE AMENITIES

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| 1. BLUE RIBBON ARTISAN PIZZERIA | 9. RIDE CYCLERY                       |
| 2. THE TACO STAND               | 10. CITY TACOS                        |
| 3. BETTER BUZZ COFFEE           | 11. THE BIER GARDEN                   |
| 4. VUORI CLOTHING               | 12. THE 3RD CORNER WINE SHOP & BISTRO |
| 5. HERB & SEA                   | 13. ENCINITAS FISH SHOP               |
| 6. MOONLIGHT BEACH              | 14. LOTUS CAFE & JUICE BAR            |
| 7. LEUCADIA PIZZA ENCINITAS     | 15. PHILZ COFFEE                      |
| 8. DEATH BY TEQUILA             | 16. CULTURE BREWING                   |





**26,000 SF** of Office & Retail located in an exciting mixed-use community in **Downtown Encinitas**, these office and retail spaces are surrounded by residential units. This former big-box grocery anchor suite is being re-imagined to accommodate a multi-tenant layout for office and retail users.

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## LEASING

### OFFICE

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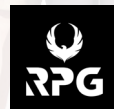
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