



*Remodel  
Underway*



*Eucalyptus  
Grove*

1112-1126 S. COAST HWY

OCEANSIDE, CALIFORNIA 92054

# Remodel Underway



CONCEPTUAL RENDERINGS



# 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 and Tanner's Prime Burgers
- Ample power and utilities

*New leases signed*

**Modern Blonde Salon**



# Tenants

**ROSANNA'S**  
PASTA SHOP



## ROSANNA'S PASTA SHOP

Family-owned since 1987, Rosanna's is a beloved North County destination known for its house-made pastas, signature pizza and lasagna, and freshly baked daily bread. Popular made-to-order sandwiches feature family recipes for roast beef, turkey, and chicken, all complemented by rich, authentic Italian sauces. Offering convenient takeout and casual dine-in, Rosanna's delivers a warm, neighborhood dining experience that keeps locals coming back.

**SWEATDREAMS**



## SWEATDREAMS

SweatDreams is a high-energy, coach-led fitness concept delivering results-driven strength and conditioning in an immersive, music-driven environment. Built around three targeted training paths—Build, Hybrid, and Endurance—the program offers purposeful, flexible workouts designed to maximize performance and efficiency. With a focus on progression, variety, and community, SweatDreams creates an engaging group training experience that keeps members motivated, challenged, and coming back.

**Modern Blonde Salon**



## MODERN BLONDE SALON

Modern Blonde is a specialized hair studio focused on elevated blinding, dimensional color, and customized hair services designed to enhance each client's natural look. Offering a full range of techniques—from balayage and highlights to glossing and corrective color—each service is tailored for seamless, lived-in results and long-term hair health. With a focus on personalized consultations and high-quality finishes, Modern Blonde delivers a refined, results-driven salon experience in a modern, boutique setting.

# Site Plan

*Eucalyptus Grove*

1112-1126 S. Coast Highway  
OCEANSIDE, CA

TENANT	SUITE	SIZE	TENANT	SUITE	SIZE
Rosanna's	1112/1114	2570	SWEATDREAMS	1122	2,594
Available	1116	1,049	Available	1124	638
Available	1118	1,814	Modern Blonde	1126	439
Available	1120	1,151			

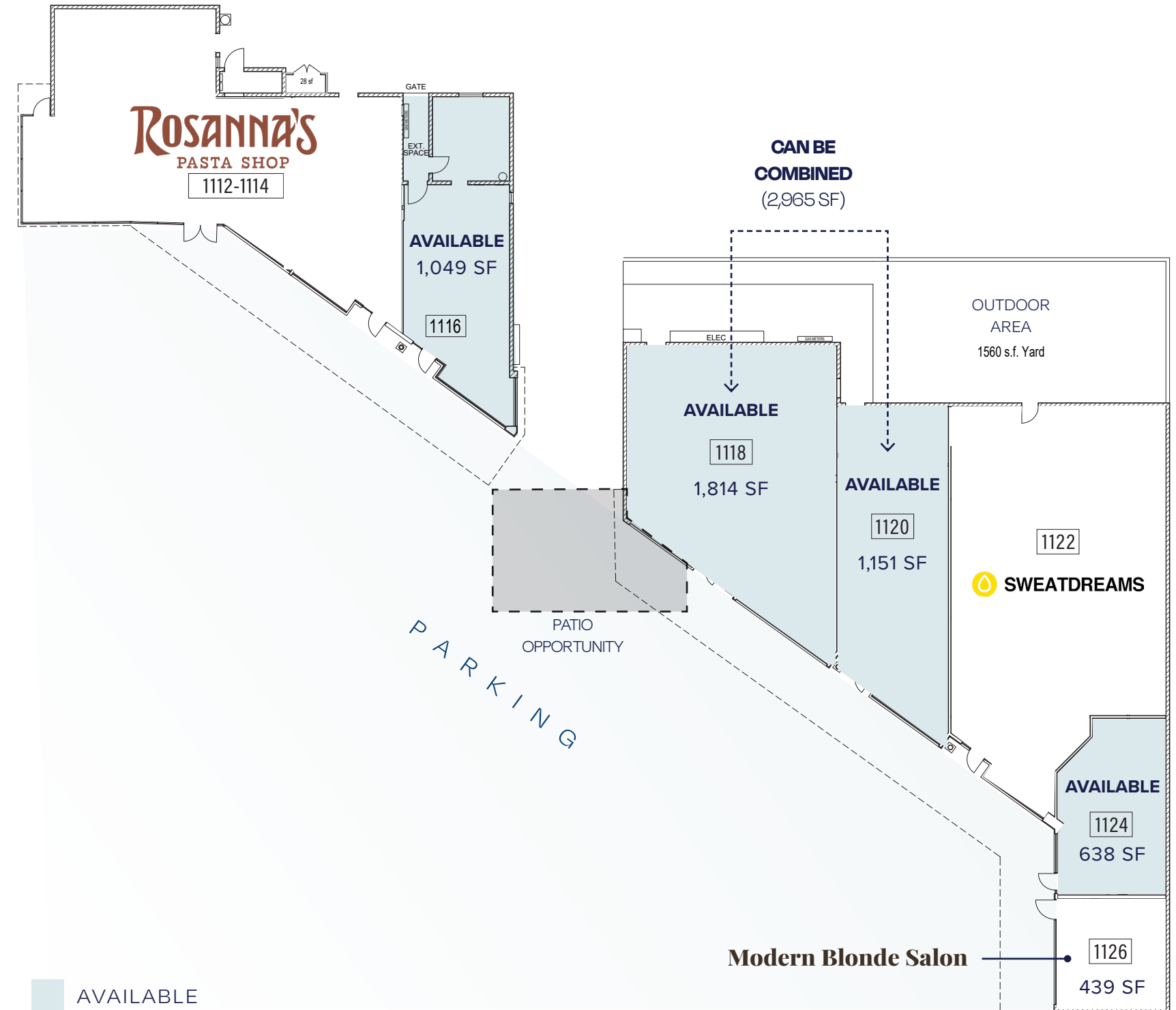
Can be combined (2,965 SF)

Do not disturb existing tenants.



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

S COAST HWY | ADT 22,300



# Adjacent Development

1112-1126 S. Coast Highway  
OCEANSIDE, CA



CONCEPTUAL RENDERING

**Better Buzz**  
COFFEE ROASTERS

*Eucalyptus Grove*



"Cost Villas"  
56 units

"The Breeze"  
146 units



A rendering of the 146-unit Breeze Luxury Apartments project. Courtesy rendering



# Location Aerial

1112-1126 S. Coast Highway  
OCEANSIDE, CA



# Trade Area Aerial

1112-1126 S. Coast Highway  
OCEANSIDE, CA



**FINNEY'S**  
CRAFTHOUSE

**SWAN'S**  
CAFE

**Walmart**  
Neighborhood Market

**HARBOR FREIGHT TOOLS**

**GROCERY OUTLET**  
Seligson Winery

**El Super**

**dds**  
DISCOUNTS

**DOLLAR TREE**

**DIJA MARA**

**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**

**TANNER'S PRIME**  
SURGERS

**ARTIFEX**  
SAN CLEMENTE, CA

**MERENDA**

**Heritage**  
BARBECUE

**CARLSBAD**

**Better Buzz**  
COFFEE ROASTERS

**BIG LOTS!**

**CVS**  
pharmacy

**Smart & Final**

**STAPLES**

**Walmart**

**petco**

**WORLD MARKET**

**five BELOW**

**DICK'S**  
SPORTING GOODS

**BEST BUY**

**LA FITNESS**

**ROSS**  
DRESS FOR LESS

**LA BOY**  
GALLERY

**Michael's**

**Burlington**

**DAISO**

**BARNES & NOBLE**

**ULTA**

**BOOT BARN**

**BIG 5**

**petco**

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**BIG 5**

**TRADER JOE'S**

**BevMo!**

**JOANN**

**WinCo**  
FOODS

**TARGET**

**CVS**  
pharmacy

**planet fitness**

**SPROUTS**

**CVS**  
pharmacy

**VONS**

**planet fitness**

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**SPROUTS**



EUCALYPTUS GROVE

MATSU



TANNER'S PRIME BURGERS



BETTER BUZZ COFFEE

RI



WRENCH AND RODENT



THE PLOT

OCEANSIDE, CA

# 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
<b>Population</b>	14,474	68,734	151,827
<b>Households</b>	6,397	28,144	58,961
<b>Daytime Population</b>	12,357	67,748	137,992
<b>Average Household Income</b>	\$122,799	\$117,976	\$126,420
<b>Median Age</b>	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.



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CONCEPTUAL RENDERING

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