



BEST IN CLASS COASTAL RETAIL



NNN INVESTMENT OPPORTUNITY | DOWNTOWN OCEANSIDE | 7,804 SF RETAIL / RESTAURANT

371 N. Cleveland Street, Oceanside, CA 92054

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371

N. CLEVELAND ST
OCEANSIDE, CA 92054



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THE PROJECT:	SALT
ASKING PRICE:	\$6,490,000
CAP RATE:	5.6%
LOCATION:	371 N. Cleveland Street, Oceanside, CA 92054
AVAILABLE FOR SALE:	7,804 SF of Restaurant & Retail
PARKING:	340 On-Site Parking Spaces Available
YEAR BUILT:	2019
APN:	147-161-18-01 - Parlor Doughnuts - 1,088 SF 147-161-18-02 - Toasted Gastrobrunch - 4,234 SF 147-161-18-03 - Yoga Box - 1,799 SF 147-161-18-04 - SALT Sales Office - 686 SF
ZONING	D-5: High Density Mixed-Use Development (Commercial Retail) in the Downtown Area



SALT OVERVIEW	SALT is a landmark mixed-use development located in the heart of Downtown Oceanside, just blocks from the beach, Oceanside Pier, and Transit Center. The project features 52 luxury residential condominiums above a vibrant collection of street-level retail and restaurant spaces, creating a true live-work-play environment in one of Southern California's fastest-growing coastal communities. With its combination of residential density, pedestrian-friendly location, and proximity to Oceanside's beaches, restaurants, and transportation amenities, SALT has established itself as one of the premier mixed-use developments in Downtown Oceanside and a highly desirable investment opportunity. SALT WEBSITE
RETAIL	The retail component consists of approximately 7,804 square feet of ground-floor retail space occupied by a mix of retail & restaurant tenants, including Parlor Doughnuts, Toasted Gastropub, Yoga Box, and SALT sales office.
LUXURY CONDOS	The residential component consists of 52 luxury lifestyle condos providing a built-in customer base for retail tenants.
PUBLIC PARKING	An on-site public parking structure with 340 spaces provides an abundance of parking for customers, and visitors, enhancing accessibility and supporting tenant performance.
COURTYARD PLAZA	Approx. 3,300 SF activated courtyard plaza is the centerpiece of the SALT development. The art inspired plaza provides outdoor dining, gathering space, and year round pedestrian activity.



BEST-IN-CLASS COASTAL RETAIL

NEW HIGH-QUALITY CONSTRUCTION

LONG TERM STABILITY



High Barrier Coastal Location

- > Positioned in one of North County's most supply-constrained coastal corridors
- > Walkable lifestyle driven location 2 blocks to the beach and pier
- > Most activated pedestrian corner in Oceanside
- > Strategically located in the highly sought after 9 Block Master Plan



New High-Quality Construction

- > 2019 built lifestyle asset
- > Significant high quality tenant improvements



Durable Income with Built-In Growth

- > Three established tenants with multiple years of remaining term
- > 3% annual rent increases, providing increasing and predictable NOI



Tenant Strength - Anchored by Nationally & Regionally Recognized Operators

- > Parlor Doughnuts - 100+ locations
- > Yoga Box part of Better Future Brands 55+ locations
- > Toasted Gastrobunch - multiple locations across California and Nevada



Activated Courtyard Plaza & Patio

- > Approx 3,300 SF art inspired courtyard plaza
- > Food & beverage tenant's benefit from an open-air public facing plaza on the most activated pedestrian corner in Oceanside.
- > Expanded patio seating, creating a vibrant destination that enhances customer traffic, supports tenant performance, and promotes long-term occupancy stability



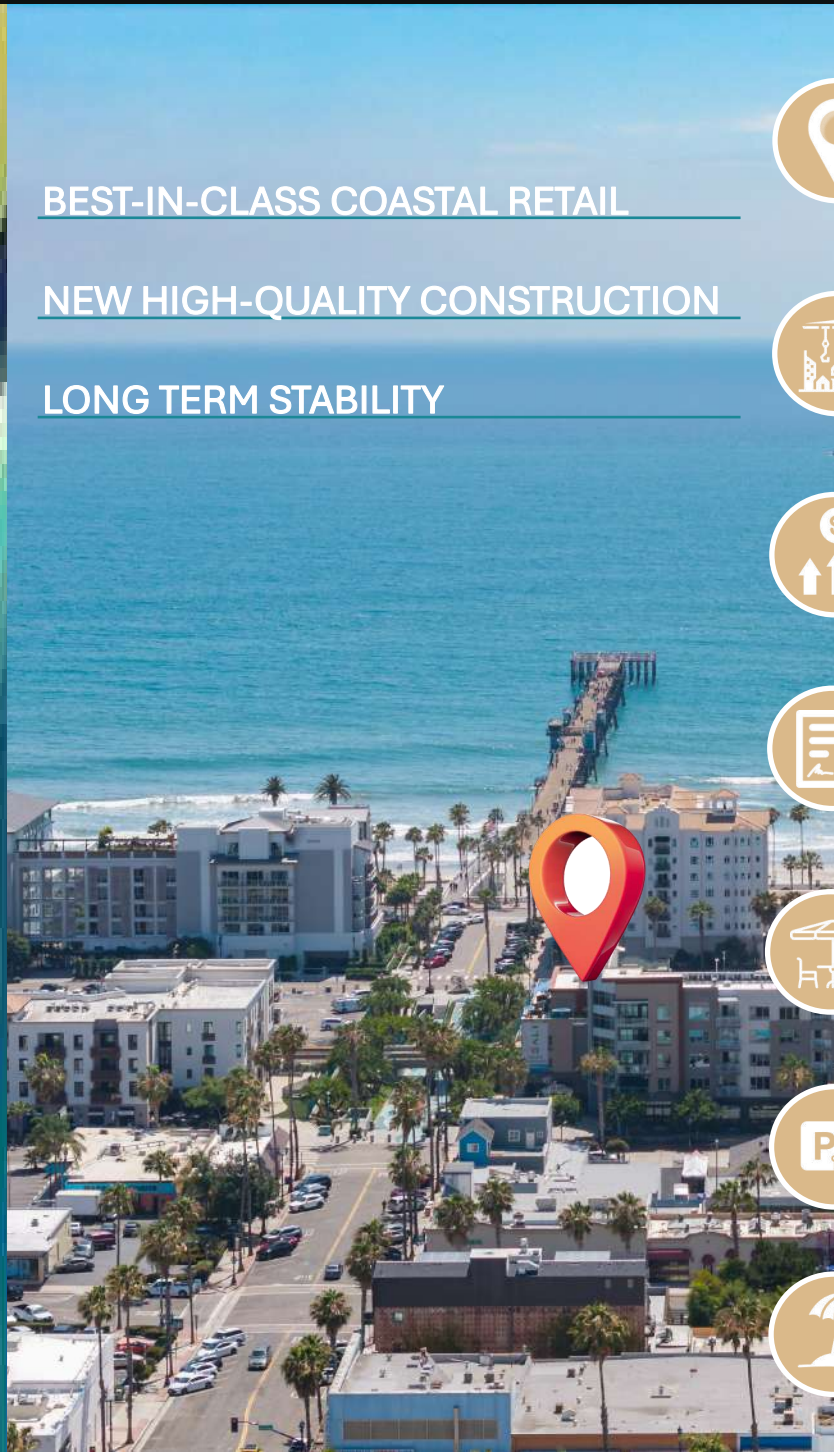
Abundant Public Parking

- > 340 public parking spaces within the on-site SALT parking structure



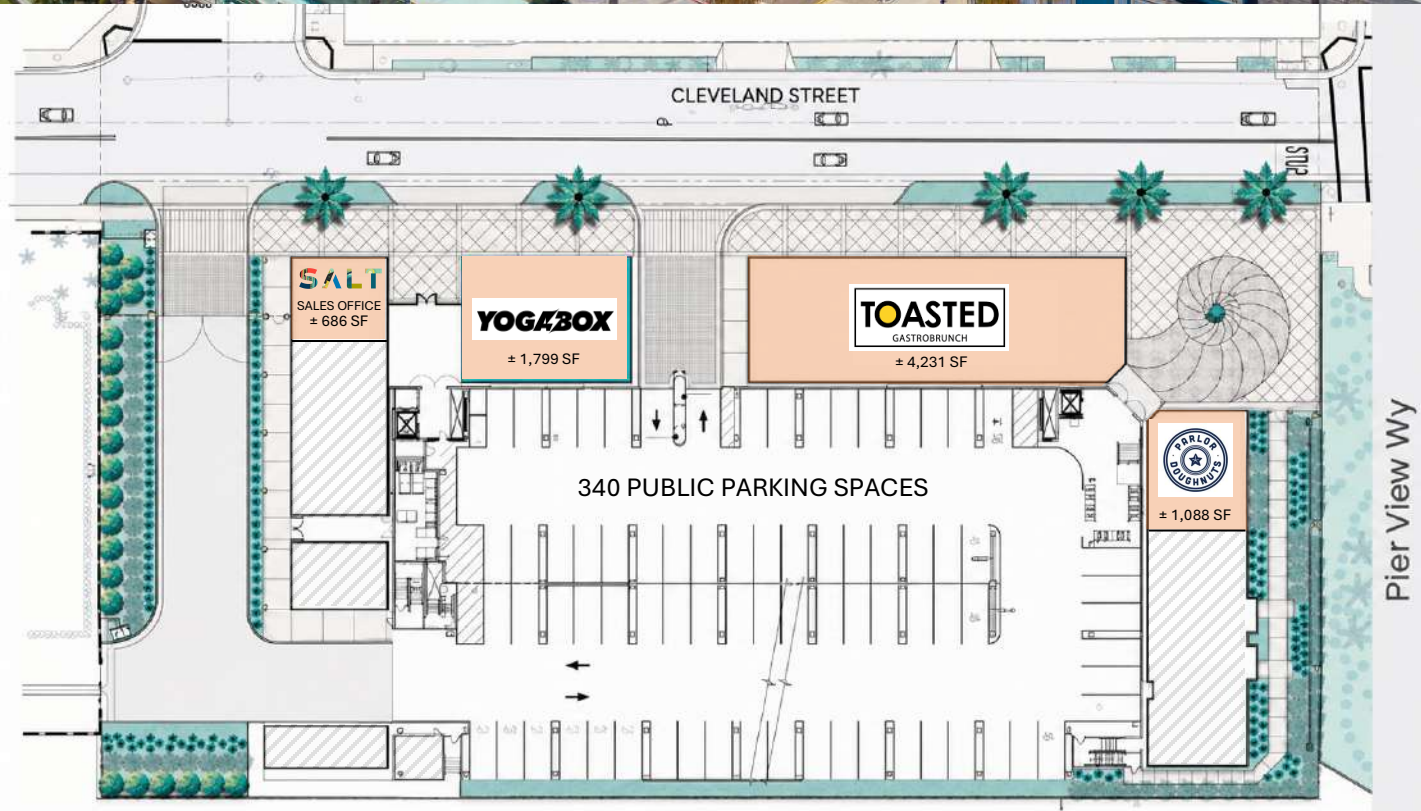
Rare Coastal Investment Opportunity

- > Purchase opportunities of this caliber, location, and construction quality are exceptionally limited



SITE PLAN

Not fit to scale; for reference purposes only.



Oceanside's 9 Block Master Plan

SALT is strategically positioned within Oceanside's transformative 9 Block Master Plan, a multi-phase redevelopment initiative that has reshaped the downtown coastal district into one of Southern California's premier mixed-use destinations. Located at the gateway intersection of Cleveland Street and Pier View Way, SALT benefits from exceptional visibility, pedestrian activity, and direct connectivity to the beach, Oceanside Pier, and downtown amenities.

The 9 Block Master Plan encompasses a collection of mixed-use residential developments, luxury hospitality projects, public infrastructure improvements, and activated retail environments that have significantly elevated the area's appeal for residents, visitors, and businesses alike. The district is anchored by new luxury hotels, boutique hospitality offerings, destination dining, rooftop venues, event spaces, and public gathering areas, creating a vibrant live-work-play environment.





Parlor Doughnuts - Parlor Doughnuts is a fast-growing national doughnut and coffee brand known for its signature layered doughnuts, artisanal coffee, and elevated breakfast menu. The company operates more than 100 locations nationwide, with additional sites in development across the U.S. Strong reported unit volumes nearing \$1M annually."



Toasted Gastrobrunch is an upscale brunch and cocktail concept known for its chef-driven menu, craft cocktails, and vibrant indoor/outdoor dining atmosphere. Founded by veteran restaurateur Sami Ladeki, the brand has expanded across Southern California and Las Vegas with multiple operating locations including Oceanside, Del Mar, Imperial Beach, and Las Vegas. The concept was recently recognized by Yelp among the top brunch destinations in the U.S. and continues to grow in high-income coastal and lifestyle-oriented markets.



YOGA BOX

Yoga Box is a fast-growing fitness and wellness brand specializing in yoga, sculpt, strength, and recovery-focused classes. Founded in San Diego, the company has expanded to 13+ locations across Southern California and Arizona, with additional studios in development. Yoga Box operates under parent company Better Future Holdings, a multi-brand fitness and lifestyle platform with 50+ locations nationwide.



SALT Sales Office

The 686 SF commercial condominium currently utilized as the SALT sales office will become available for lease or occupied by a new owner, providing a unique owner-user opportunity.



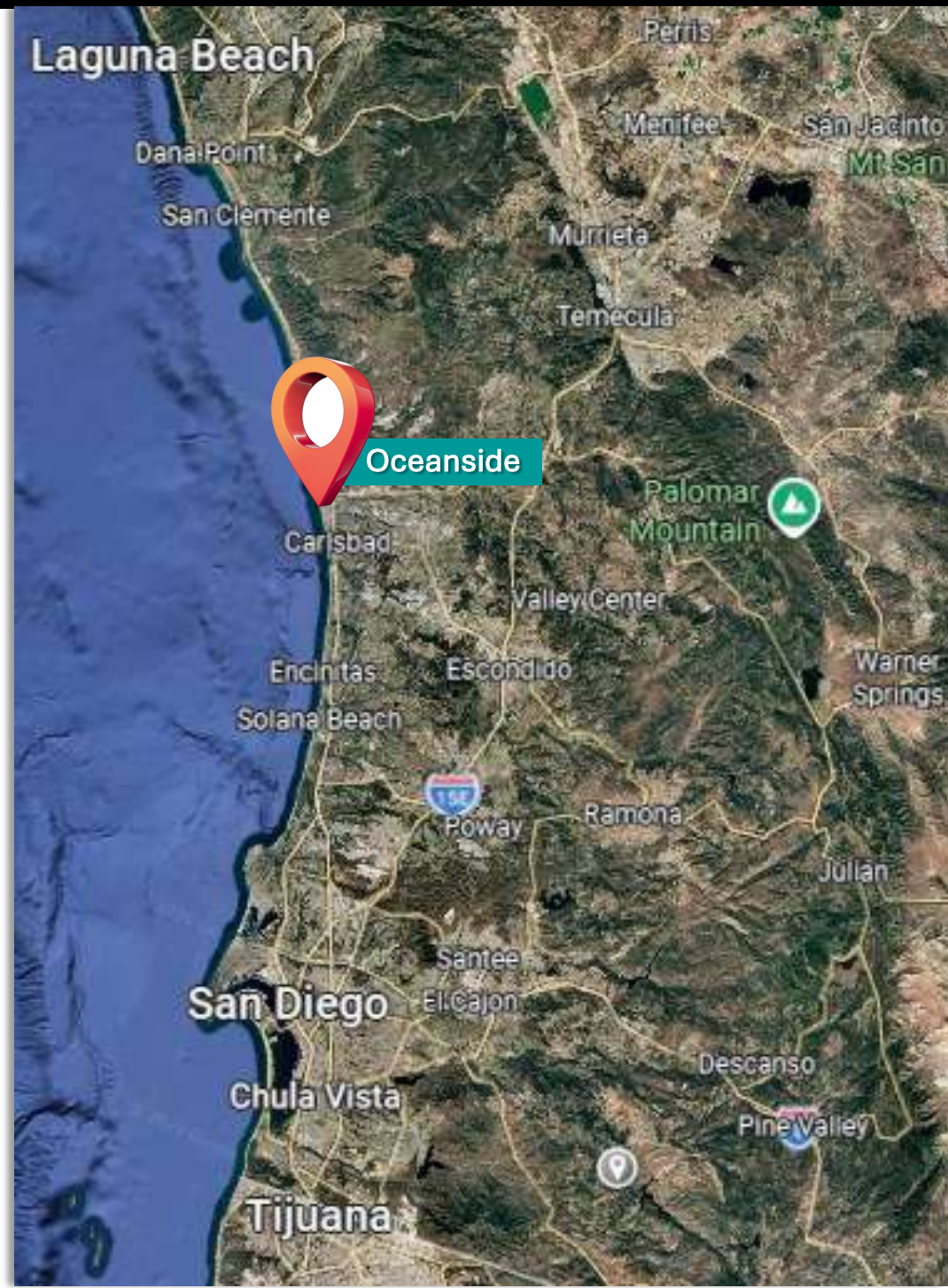


TOURIST ATTRACTIONS

- Oceanside Pier
- Oceanside Harbor Village
- The Strand / Ocean Beach
- Mission San Luis Ray
- California Surf Museum
- Oceanside Sunset Market
- Carlsbad Village
- LEGOLAND
- The Flower Fields at Carlsbad Ranch
- San Diego Zoo and Safari Park
- La Jolla Cove
- Downtown San Diego / Balboa Park
- Petco Park
- U.S/Mexico Border

DRIVE TIMES

LOCATION	TIME
Oceanside Pier	3 Min (Walk)
Carlsbad	7 Min
Encinitas	18 Min
Solana Beach	20 Min
La Jolla	35 Min
Downtown San Diego	40 Min
US-Mexico Border	1 Hour
Los Angeles, CA	1.5 Hour



	1 MILE	3 MILE	5 MILE
Population (2025)	15,283	67,710	146,181
Median Age	39.8	34.6	36.2
Total Households	6,760	23,871	53,143
Median Home Value	\$941,605	\$897,101	\$837,995
2025 Avg Household Income	\$104,427	\$106,936	\$115,789
Number of Businesses	1,024	3,675	7,317
Number of Employees	7,162	20,625	43,855
Consumer Spending	\$204 M+	\$773 M +	\$1.8 B+



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EXPLORE



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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

Pacific Coast Commercial* (hereinafter “PCC”) has been retained as exclusive advisor and broker to the Owner regarding the sale of (the “Property”) located in the county of San Diego at: **371 N. Cleveland Street, Oceanside, CA 92054**.

The Information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of **371 N. Cleveland Street** (“Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial (“Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

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This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

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The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by “Broker”. By your receipt of this offering, you acknowledge that the information is derived entirely from the owner, and “Broker” does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for “Broker” to release the information, including address and location of said “Property”, you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of “Broker”.