


NEW CONSTRUCTION



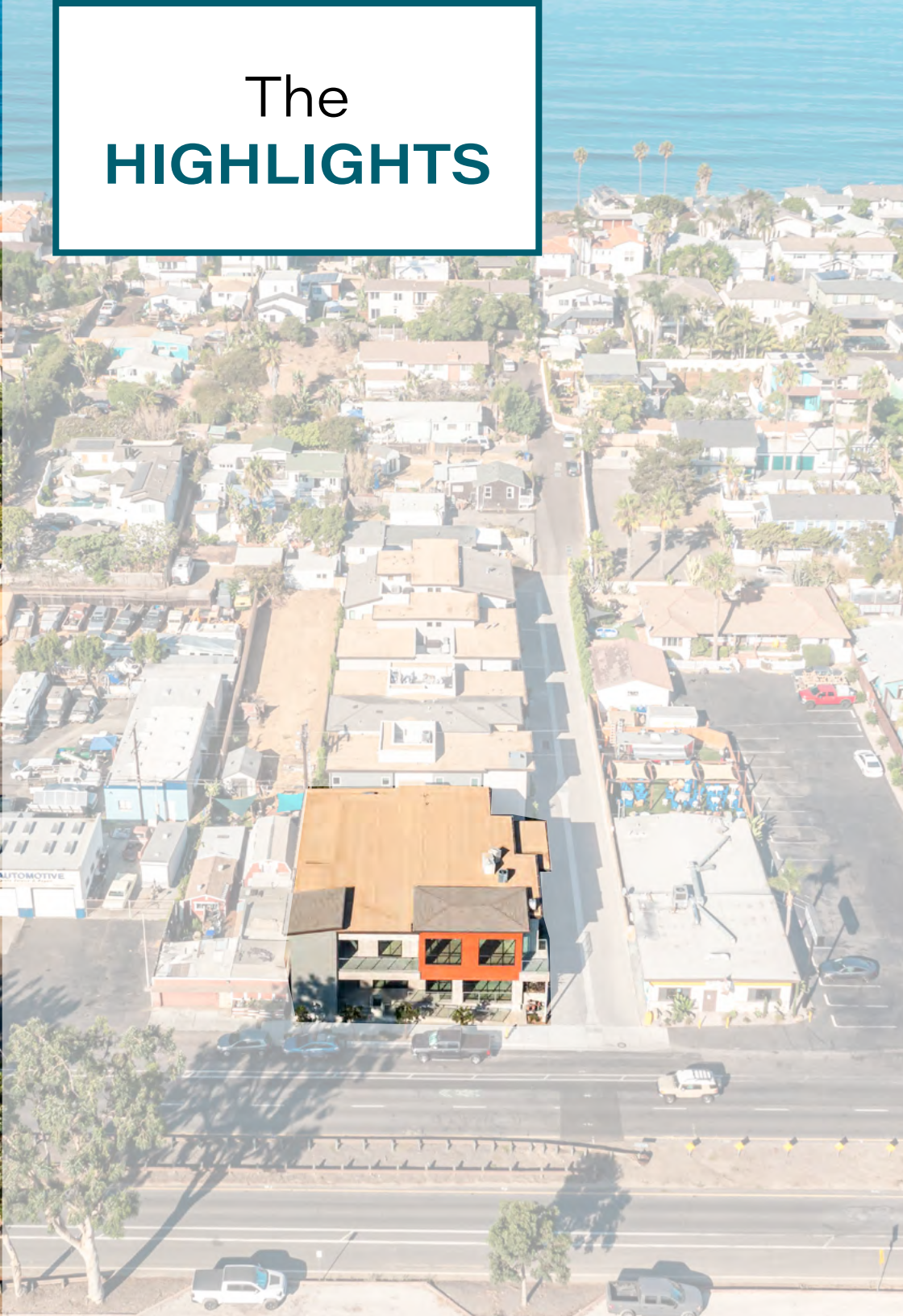
LEUCADIA LOFTS

1532-1536 N. COAST HWY 101, ENCINITAS

 CUSHMAN &
WAKEFIELD



The **HIGHLIGHTS**



- Highly desirable location for both office and retail services (including tasting rooms, restaurants & spa treatments)
- Great street front signage opportunity with full exposure to Highway 101
- Multi-use commercial zone
- Affluent demographics
- High traffic counts
- Steps from the beach
- Reserved underground parking
- New Highway 101 street-scape recently completed

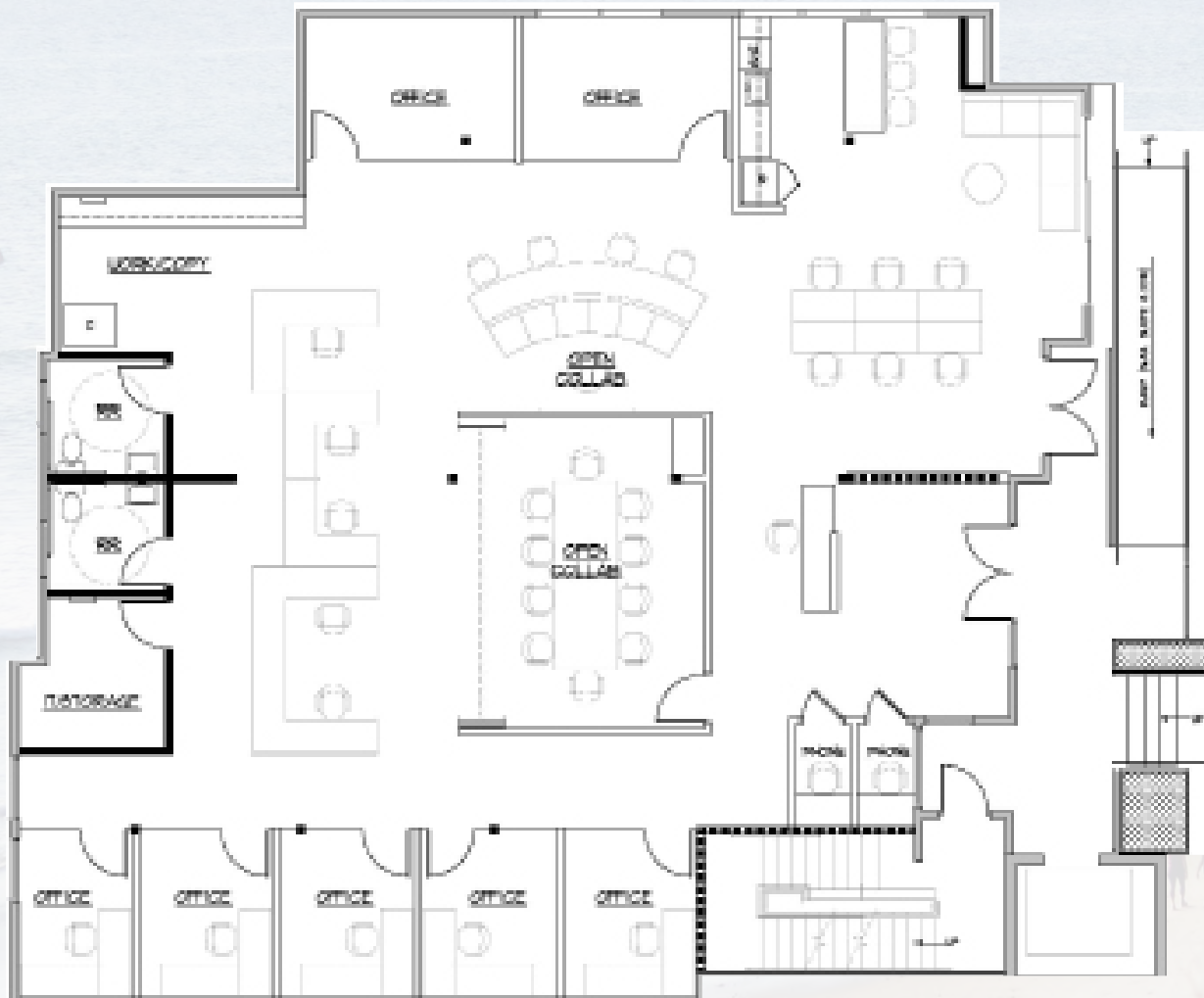
The **AVAILABILITY**

FLOOR	BUILD-OUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
first	shell space	100	4,000 rsf	now	\$4.50/SF, NNN



The SPACE

* CONCEPTUAL FLOOR PLAN



The LOCATION

CARLSBAD

ESCONDIDO



LEUCADIA

ENCINITAS

SOLANA BEACH

RANCHO SANTA FE

RANCHO BERNARDO

DEL MAR

TORREY PINES

SORRENTO MESA

SCRIPPS RANCH

LA JOLLA

PACIFIC OCEAN

KEARNY MESA

PACIFIC BEACH

MISSION BEACH

MISSION VALLEY

The AMENITIES



Grandview Surf Beach



South Carlsbad State Beach



Alia Marea Beach Resort



LEUCADIA LOFTS



LA COSTA AVENUE

HILLCREST DRIVE

N VULCAN AVENUE

N COAST HWY 101

LOCAL AMENITIES



GRANDVIEW
SURF BEACH

LEUCADIA
LOFTS

Just
Peachy
Farm Fresh Market

RODEWAY
INN



CANCUN
MEXICAN & SEAFOOD

HAGGO'S
ORGANIC TACO



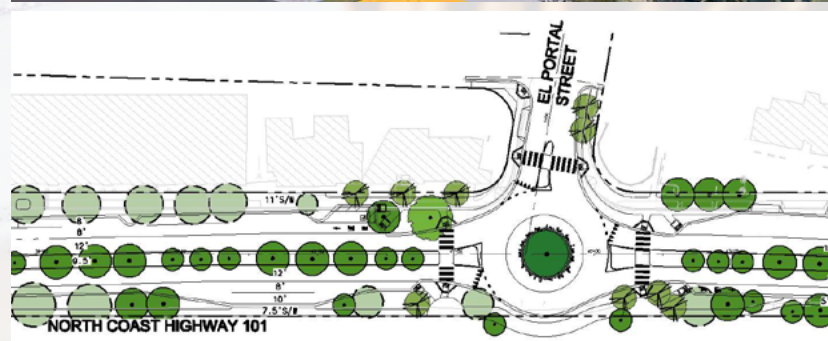
5 MINUTE WALK TO GRANDVIEW SURF BEACH

COMMUNITY ENHANCEMENTS

LEUCADIA STREETScape PLAN

The Leucadia Streetscape plan focuses on preserving and revitalizing the N Coast Highway 101 Corridor. It strives to restore the landscape of the corridor while evolving how this public space serves the community. The project vision is to create an environment that enhances the lives of residents and visitors in a wide variety of ways. This includes encouraging community engagement, offering space for community gathering, sidewalk dining, the display of retail goods, outdoor public seating and the showcasing of public art.

- Improved safety, walkability & bicycle access via wider sidewalks, dedicated bike lanes, and roundabouts Installation of street lighting in historic style to support nighttime pedestrian use and activities
- Art nodes will be installed throughout the corridor featuring public art, community seating and providing a space to gather
- Reforest Hwy 101 with close to 1,000 new trees, creating negative carbon offset & preservation of 92.5% of the existing tree canopy
- Installation of 4-6 roundabouts will calm traffic and also offer new space for public art and native landscaping
- Increase of the existing parking by nearly 25% through the use of drive lane narrowing and diagonal reverse angle parking
- Addition of East Side Hwy 101 parking pods in the NCTD rail corridor

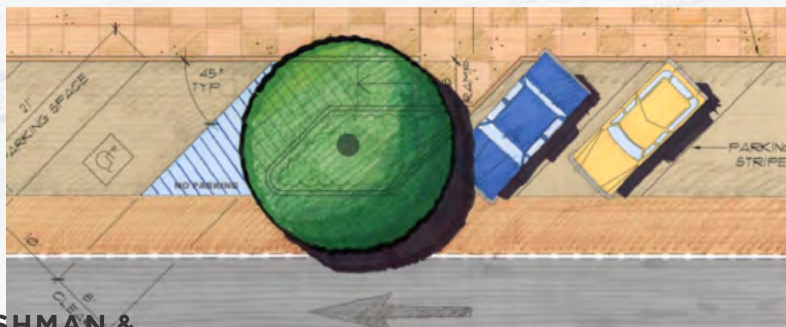


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MAREA VILLAGE

Fenway Capital Advisors recently received approval for Marea Village, a mixed-use community along Coast Highway 101 in Leucadia, California. Marea Village strives to create a thriving community environment that consists of 96 rental apartment units, which include 20 affordable units, and a 30-key expansion of the Alila Marea Resort, as well as commercial retail space, and public amenities.

The project will consist of single-, two- and three-story buildings in an eclectic mix that is designed to maintain the funky character and feel of the Leucadia community and lifestyle. The site is surrounded by the Seabluffe Townhome Community to the South and West, as well as the new Alila Marea Beach Resort to the North, and Coast Highway 101 on the East. Across roughly four acres, this project will feature walking paseos, a pedestrian plaza with outdoor seating and a 257 subterranean parking garage.

Marea Village is envisioned to be a modern interpretation of a vibrant, Old World town center. It is pedestrian in character and focuses on walkability and the connections between a mix of uses. It's variety and scale will create an exciting space that we hope will be a community gathering spot for generations.

The concept and inspiration for Marea Village stems from the compelling and unique charm of Leucadia itself. This community infuses the ocean, outdoors and artistic vibe to create an economically resilient, aesthetically compelling project.



LEUCADIA LOFTS

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