

Leucadia LOFTS



THREE COMMERCIAL CONDOS AVAILABLE AT 1,850 / 4,500 / 8,400 SF
A COASTAL COMMERCIAL OFFICE/RETAIL SALE OFFERING



Confidentiality & Conditions

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of Leucadia Lofts - a premier commercial condominium project located in Encinitas, California.

This Offering has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

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If you have no further interest in the Property, please return this Investment Offering forthwith.

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Executive Summary



An aerial photograph of a coastal town, likely Lencadia, showing a dense residential area with various houses and buildings. The town is situated along a coastline with a clear blue ocean. In the foreground, there is a multi-lane road and a railway track. A large, semi-transparent orange circle is overlaid on the left side of the image, containing the text 'Lencadia LOFTS' in a white, elegant script font. The word 'Lencadia' is in a larger, cursive font, and 'LOFTS' is in a smaller, all-caps sans-serif font below it. A thin orange line extends from the bottom of the circle towards the town.

Lencadia
LOFTS

THE OFFERING

Cushman & Wakefield, Inc., as exclusive advisor, is pleased to present the opportunity to acquire Leucadia Lofts, a 2022-built, boutique coastal commercial office/retail project located in the heart of Encinitas' premier neighborhood of Leucadia. Comprised of 8,381 square feet of prime retail/commercial space within a mixed-use project, Leucadia Loft's features premier modern office space, exclusive subterranean parking, excellent street frontage and a flexible multi-use zone.

This unique project is the only retail - medical - office building in its coastal market and the newest commercial development in its neighborhood.

Leucadia Lofts presents a rare opportunity for an owner/user to acquire anywhere from 1,850 - 8,381 square feet along California's historic Coast Highway 101 strategically situated in Leucadia's most expansive zoning lot - facilitating versatile and opportunistic development possibilities and in-place condo mapping allows investor flexibility with multiple purchase options.

Located just steps from the beach and along the iconic Coast Hwy 101, Leucadia Lofts benefits from Leucadia's unique charm and walkable neighborhood, densely populated with boutique shops, small locally owned businesses and numerous dining options. Positioned along the bustling thoroughfare of Highway 101, the property's street frontage guarantees prime exposure.

Cushman & Wakefield presents a unique, once-in-a-lifetime chance to acquire an exceptional asset that not only promises long-term wealth but also the opportunity to craft personal history and take pride in ownership.





SCOTT'S AUTOMOTIVE
Car Wash, Service & Repair

LEUCADIAN

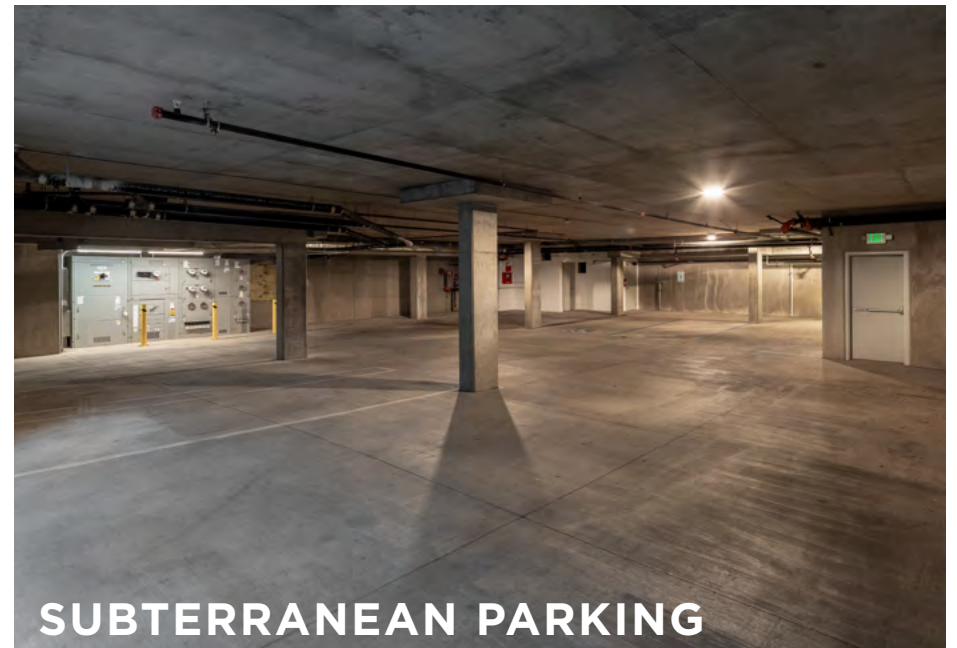
A BEST IN CLASS PROPERTY & OPPORTUNITY

Leucadia Lofts stands as a beacon of contemporary design and functionality, with the second floor showcasing remarkable tenant improvements. Crafted with meticulous attention to detail, the second floor of the project sets itself apart with its superior build quality, technological integrations, and top-of-the-line materials.

Designed to impress, the second floor boasts clean and modern themes, incorporating striking wood accents and seamless glass lines. The conference room, pictured below, engineered with collapsible glass walls offers both privacy when needed and opening up to a collaborative space in seconds. These elements contribute to an atmosphere of sophistication and professionalism, elevating the workspace experience for tenants.

The project has ceiling-mounted audio equipment delivering top-notch sound quality throughout the unit. Discreet installation, blends seamlessly into the architecture while providing clear sound distribution. Whether for corporate events or entertainment, the system ensures every corner is filled with immersive audio.

From the moment one steps into the lobby, it becomes apparent that every aspect of the second floor has been carefully considered. The finishes throughout are in pristine condition, reflecting a commitment to excellence in every detail.





**SECOND LEVEL
TENANT
IMPROVEMENTS**



OFFERING HIGHLIGHTS



NEW CONSTRUCTION & TOP OF THE LINE IMPROVEMENTS Leucadia Lofts was constructed in 2022 with the second floor offering premier creative office improvements thoughtfully designed with superior building materials, keyless entry and 24/7 camera system.



STRATEGIC COASTAL LOCATION Ideally located on Coast Highway 101 with 14,679 ADT providing exceptional identity.



INVESTMENT FLEXIBILITY Condo map is already in place allowing a new owner the flexibility to sell off individual condominiums.



ON-SITE SUBTERRANEAN PARKING 24 subterranean parking spaces exclusively for commercial owners.



DESIRABLE UNIT MIX Unit mix allows for all types of tenants and growth flexibility.



MOST EXPANSIVE ZONING Allows for office, medical office, retail, restaurant & more.



WALKABILITY Steps to local restaurants, bars, retail and beach access.



Farmer's Market Sundays



The Leucadian



Smoke & Salt Micro Eatery



Just Peachy Market



Leucadia Donuts

3

Blocks to the Beach



South Carlsbad State Beach



Alila MAREA BEACH RESORT



LA COSTA AVENUE

N VULCAN AVENUE

LEUCADIA OAKS PARK

N COAST HWY 101



72 Walk Score Very Walkable

The Property





CUSHMAN & WAKEFIELD
COMMERCIAL REAL ESTATE
AVAILABLE
3-4K OFFICE SPACE FOR LEASE
CALL TODAY! 760 431 4200

1532
1536

FOR LEASE

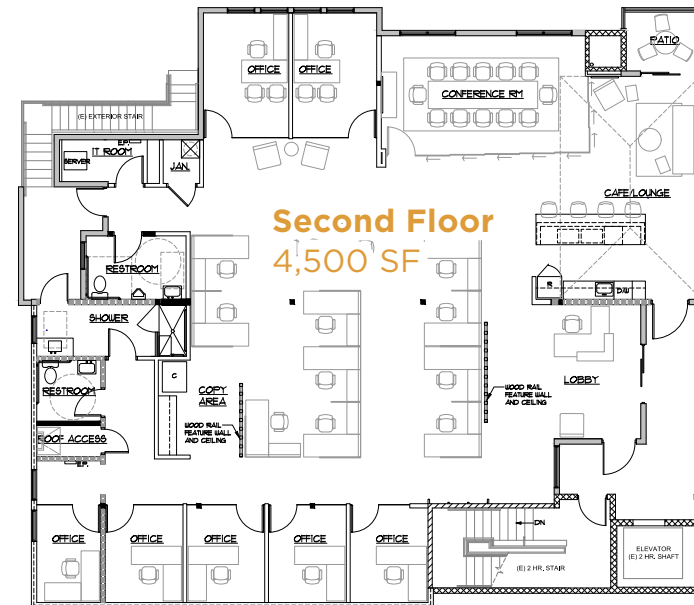
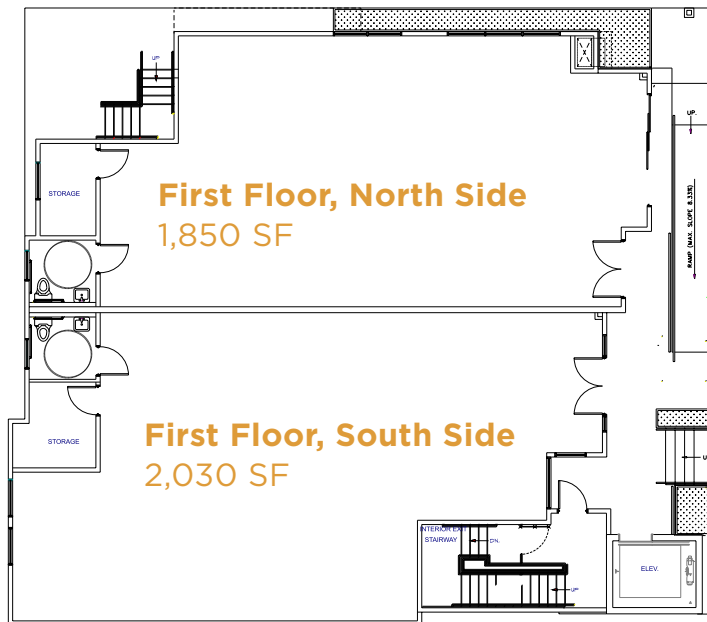
Cushman & Wakefield
1532
1536
760 431 4200

The Property

Property Address	1532-1536 N Coast Hwy 101, Encinitas CA 92024
Property Square Feet	8,381 total
Stories	Two (2)
# of Buildings	One (1)
# of Units	Three (3)
Unit Square Footage	1,850 - 4,500 SF condominium units
Year Built	2022
Zoning	N-CRM-1
Parking	Covered, garage parking - 24 spaces total
APN #	254-054-53-01 & 254-054-53-00
Construction Type	Steel, concrete, wood, glass
Exterior Materials	Stone, glass
HVAC:	Package units

COMMERCIAL UNIT MIX & PRICING

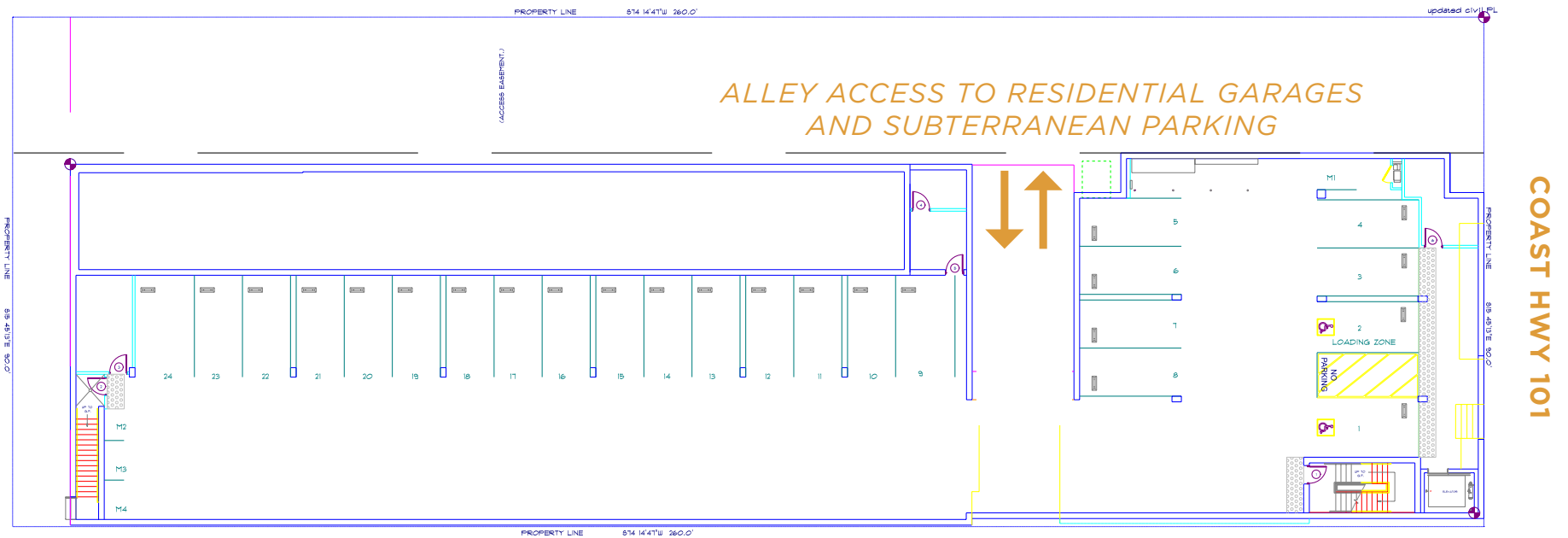
SUITE	CONDITION	SIZE	TARGET PRICE	PSF PRICE
First Floor, North Side	Shell	1,850 SF	\$2,973,000 \$1,850,000	\$1,500/SF \$1,000/SF
First Floor, South Side	Shell	2,030 SF	\$2,774,800 \$1,950,000	\$1,400/SF \$961/SF
Full Second Floor	Built-out	4,500 SF	\$8,044,750 \$5,950,000	\$1,750/SF \$1,322/SF
Whole Building	As-is	8,381 SF	\$9,750,000	\$1,163/SF



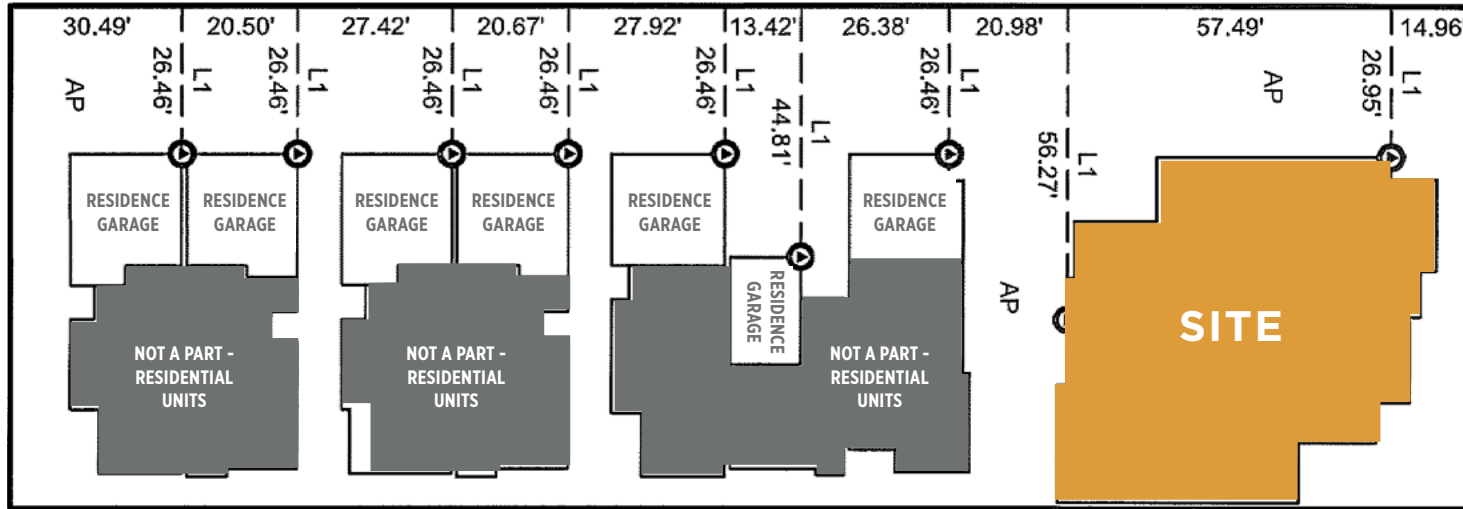
Site Plan

SUBTERRANEAN PARKING

24 SPACES EXCLUSIVELY FOR COMMERCIAL OWNERS

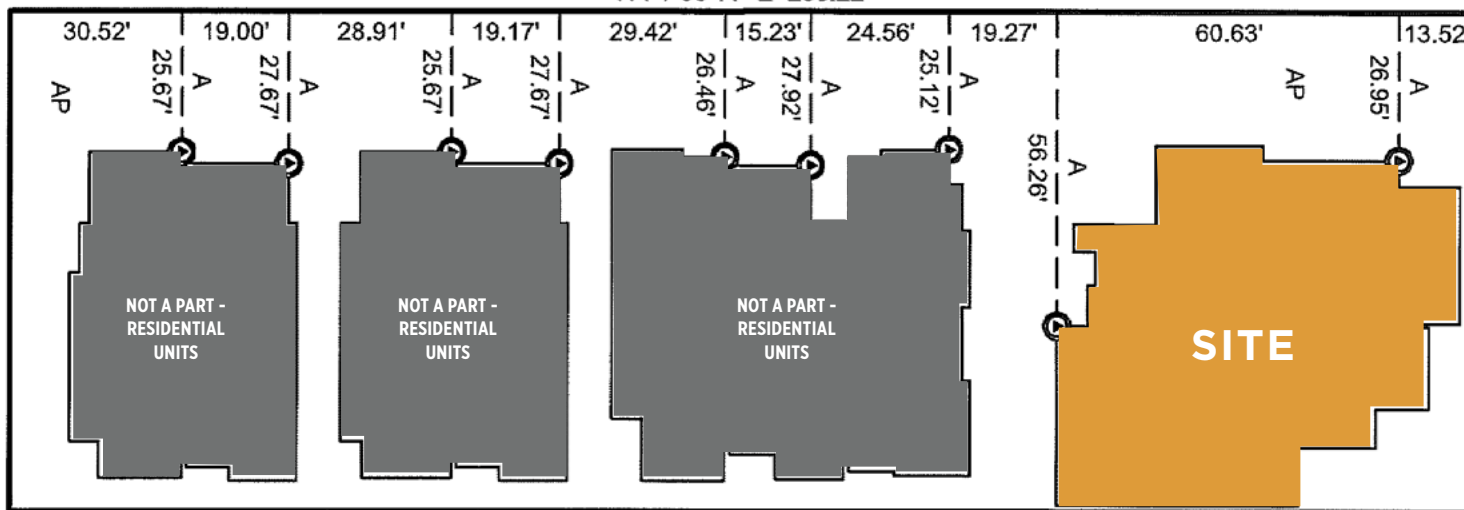


FIRST FLOOR PROJECT SITE PLAN



COAST HWY 101

SECOND FLOOR PROJECT SITE PLAN

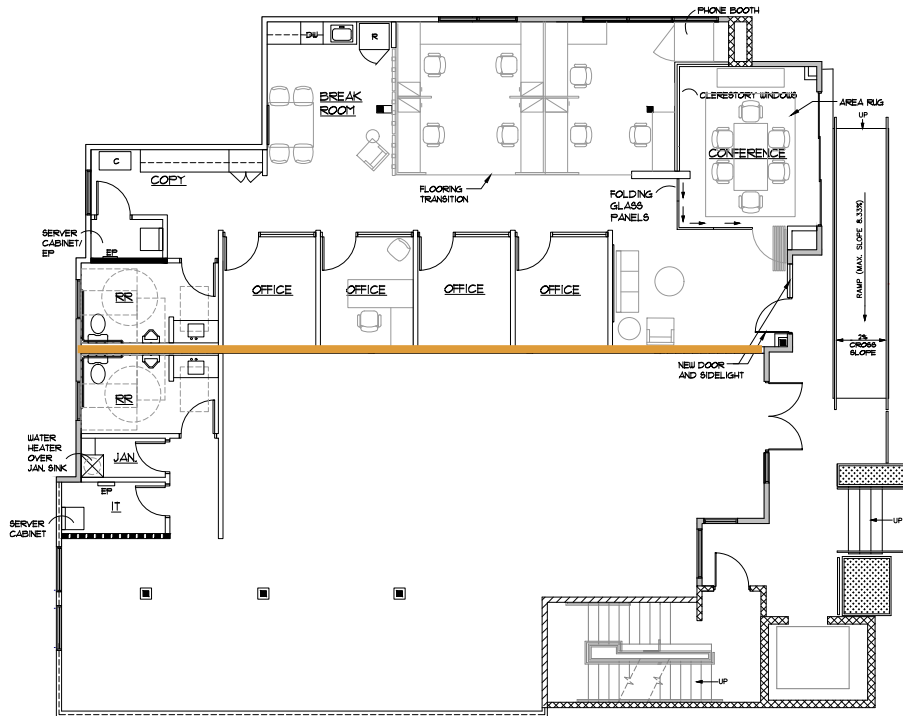


COAST HWY 101

FIRST FLOOR PLAN SHELL CONDITION

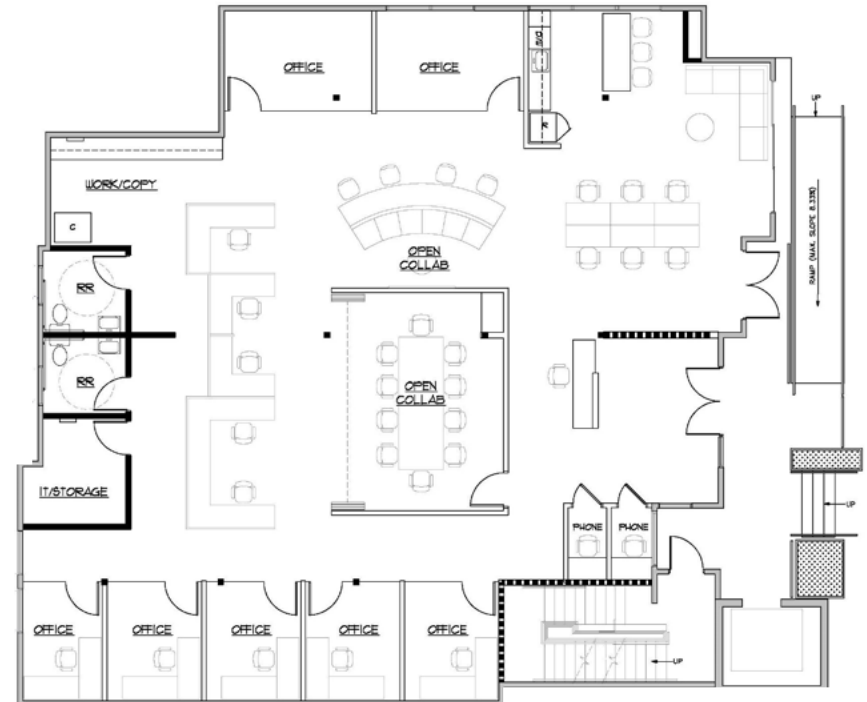
Conceptual Plan #1

First Floor, North Side
1,850 SF



First Floor, South Side
2,030 SF

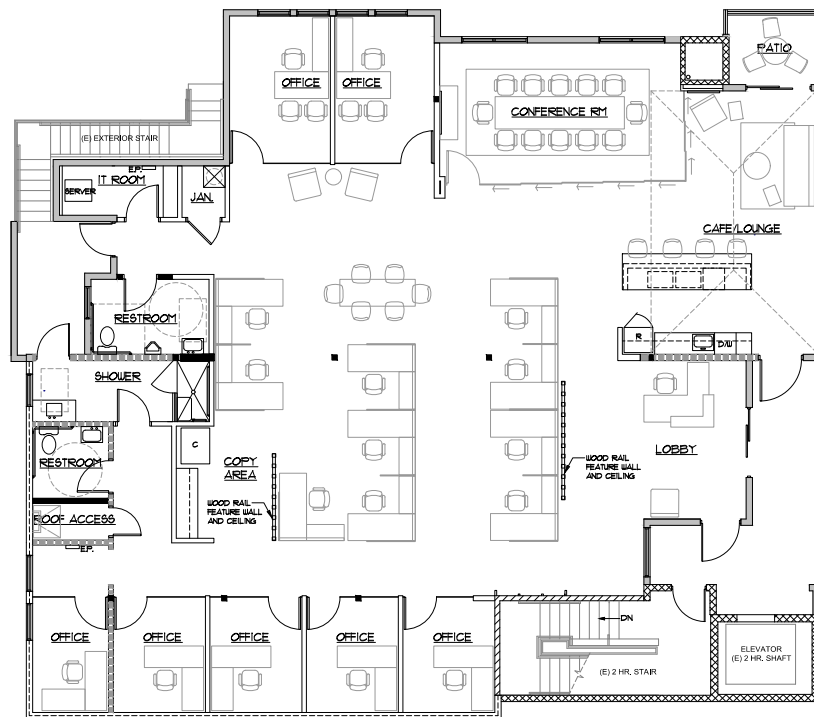
Conceptual Plan #2



Full First Floor
3,880 SF

SECOND FLOOR PLAN

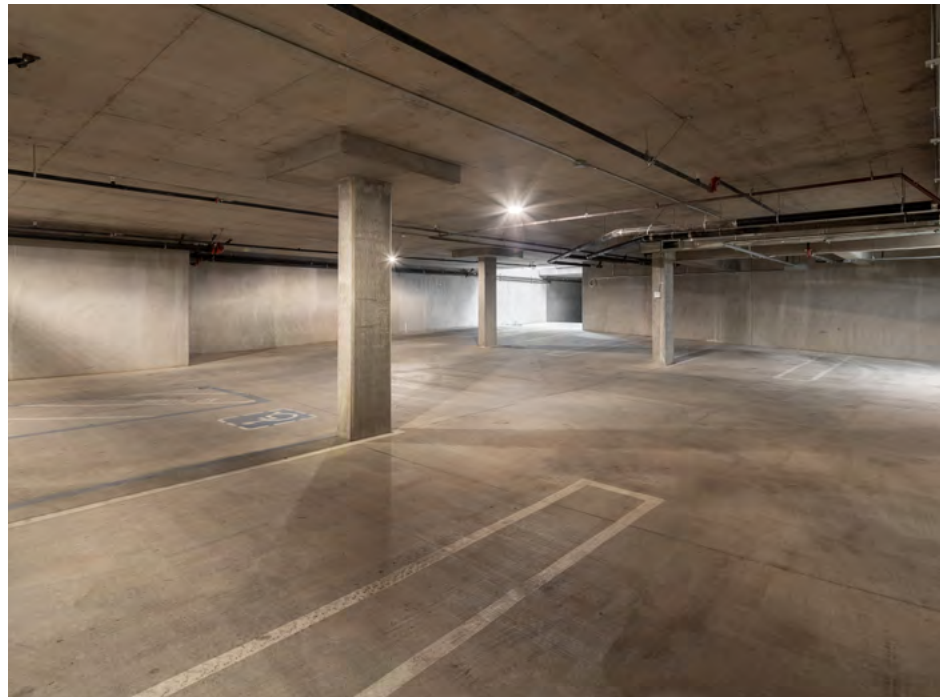
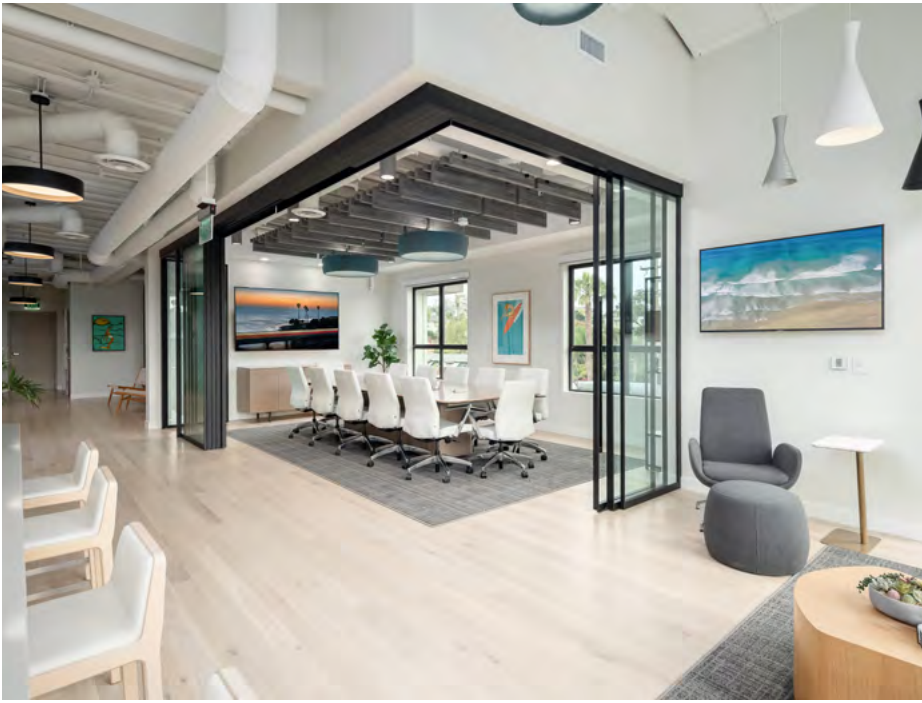
As Built



Second Floor
4,500 SF







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