



THE FLATS

SOUTH OCEANSIDE

1931 SOUTH COAST HIGHWAY | OCEANSIDE, CA 92054 | WWW.THEFLATSOCEANSIDE.COM

JOIN THE FLATS

Pre-Leasing and Tours Start in April 2024.

July 1st is the targeted move-in date at The Flats.

NEW CONSTRUCTION!

Only 18 residences available, do not wait to join The Flats community!

All new residents in The Flats will receive a curated move-in box filled with goodies and gift cards from local favorites such as HomeState, Artifex Brewing and Corner Pizza.

Residents who pre-lease in the month of April will receive additional goodies and gadgets.

BOOK A TOUR



EMAIL

theflats@fabricinvestments.com

VISIT

www.theflatsoceanside.com



LOCATION⁰⁴

HIGHLIGHTS⁰⁶

FLOOR PLANS⁰⁷

SOUTH OCEANSIDE¹⁶



CARLSBAD VILLAGE

NICK'S RESTAURANTS PURETACO
 lofty COFFEE CO. WARNER BROS. GAMES

kiln. CUM LET M JOLIE
 pure HANDEL'S
 COMPETE FORWARD TO CREATIVITY

BUENA VISTA LAGOON

LAGOON bound

AMTRAK

LAGREE FITNESS

Heritage BREWERY & BARBECUE

The Proper THIRTY/TWO

ARTIFEX

HomeState

little fox

Freeman Collective

TANNER'S PRIME BURGERS

CORNER PIZZA

BLACK MARKET BAKERS

THE FLATS

MERENDA

THERAPY A SOCIAL FITNESS STUDIO

SURE RIDE

MUNICIPAL

CAPTAIN'S HELM

REVOLUTION'S ROASTERS

Pour House



Discover the coastal allure of South Oceanside, San Diego, where the beach lifestyle becomes a way of life.

Nestled in a vibrant community, the neighborhood boasts a diverse array of local shops and restaurants, each radiating a unique charm that mirrors the laid-back coastal vibe. Enjoy the convenience of living within strolling distance to both the beach and transportation hubs, granting you the freedom to embrace spontaneity — whether catching a morning surf and coffee or embarking on a weekend adventure. Welcome to South Oceanside, where the relaxed California living meets the dynamic energy of a thriving beachside community. Your new home awaits, inviting you to be part of the coastal charm that defines South Oceanside living in your new home at The Flats.

Local Restaurants, Cafes, & Shops:

SOUTH OCEANSIDE

HomeState
 Corner Pizza
 Blackmarket Bakery
 Artifex Brewing
 Little Fox Ice Cream
 Tanner’s Prime Burgers
 Revolution Roasters
 Heritage BBQ
 Proper 32 Dentist
 Cream of the Crop Natural Market
 Wrench & Rodent
 The Plot
 Lagree + Versa Fit
 VERVE Studios
 Therapy Social Club
 Surf Ride Boardshop
 The Sugar Loft
 Camptains Helm

CARLSBAD VILLAGE

Campfire
 Jeune et Jolie
 Nicks on State
 Pure Taco
 Lofty Coffee
 Steady State Roasting
 Pure Project Carlsbad
 Shorehouse Kitchen
 Handels Ice Cream
 Baba Coffee
 Wildland
 Lilo
 Blue Ocean Sushi
 Proof Aesthetics
 Kiln Coworking

OCEANSIDE

Tremont Collective
 Valle (Michelin Star)
 SeaHive Marketplace
 Landmark Plant Co.
 Rising Co.
 Surf Bowl
 Vital Climbing Gym



HIGHLIGHTS

The Flats is a boutique residential community in North County's coastal hub, offering 18 thoughtfully designed living spaces for professionals seeking a convenient and vibrant lifestyle.

Positioned at the heart of South Oceanside adjacent to Carlsbad Village, The Flats offers a unique living experience, where residents forge genuine connections, fostering a sense of place and belonging.

PROPERTY HIGHLIGHTS

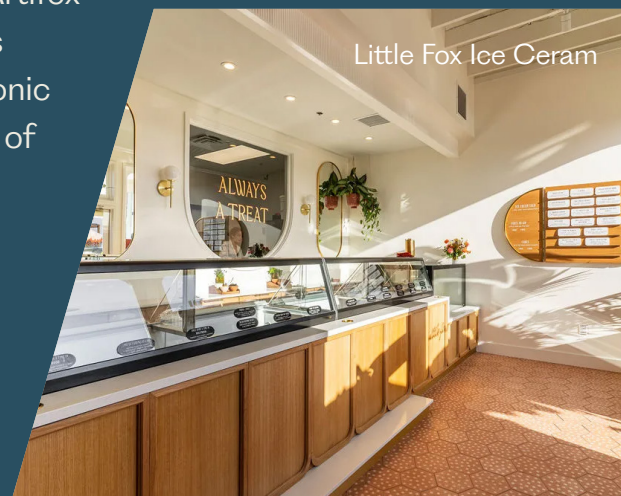
- Merenda, a wine bar and bottle shop serving Mediterranean-influenced small plates, will anchor the ground floor retail of the project. The space is designed by Bells + Whistles and is opening Summer 2024.
- Close proximity to the new Freeman Collective development: HomeState, Corner Pizza, Blackmarket Bakery, Artifex Brewing, Little Fox Ice Cream, and Tanner's Prime Burgers
- Less than one mile to Carlsbad Village, home to iconic restaurants Jeune et Jolie and Campfire and dozens of hotels, offices, and a large daytime population
- Incredibly convenient access to 5 and 78 freeways



Plan F Loft Views



Merenda Rendering



Little Fox Ice Cream



Blackmarket Bakery

FEATURES

The 18 boutique apartment homes at The Flats are designed in six different size and layout variations – each with its own generous patio to capture the epic views. Options range from studio apartments to two-bedroom suites with views of the ocean, lagoon and mountains.

Surfaces and finishes in The Flats were carefully designed and selected in a neutral palette. Residences include high-end appliances, designer finishes, lighting and high quality materials.

AMENITIES

- Assigned Private Parking in Secure Garage
- Bike and Surfboard Storage
- Elevator Service
- Ample Storage and Closets in Each Unit
- High Ceilings
- Seamless Showers
- Butterfly Guest Access Control
- Luxor Parcel Lockers
- Locally Sourced Murals
- In Unit Washer & Dryer
- EV Charging Available

UTILITIES

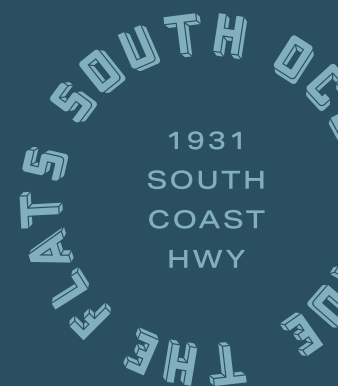
Residents are responsible for utilities, which are separately metered.

APPLIANCES

Upgraded Samsung stainless steel refrigerator, dishwasher, electric oven/range, microwave

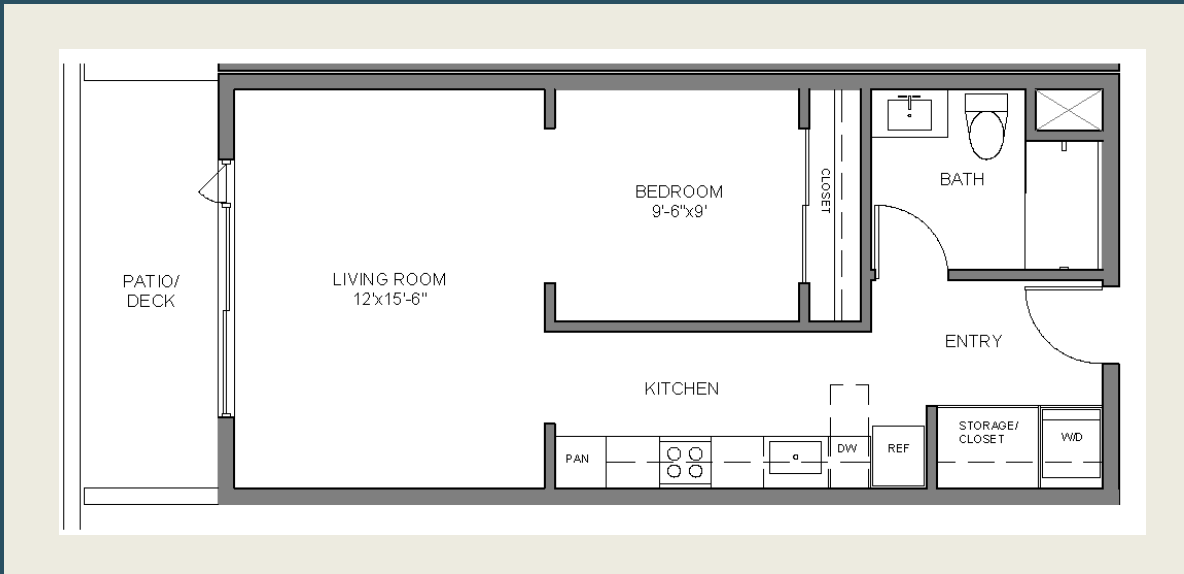
FURRY FRIENDS

Cats + Small Dogs (sub 50lbs) allowed with additional deposit and pet rent.



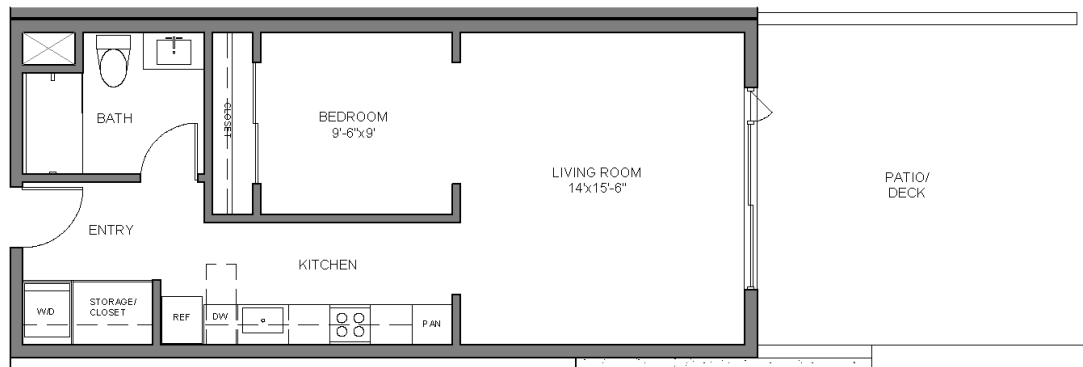
➤ PLAN A: OCEAN JR. 1 BED

- 588 SF Interior + 100 SF patio
- Spacious junior one bedroom with a west facing, ocean view patio
- Level Two
- \$3,300 per month + utilities
- Residences 204 - 207



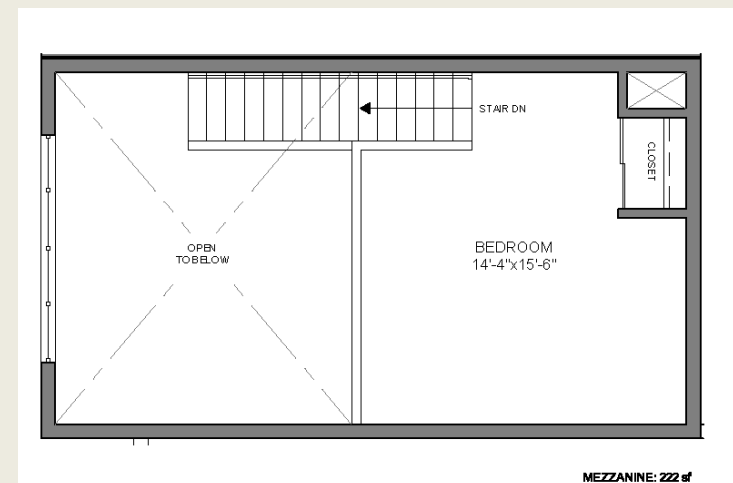
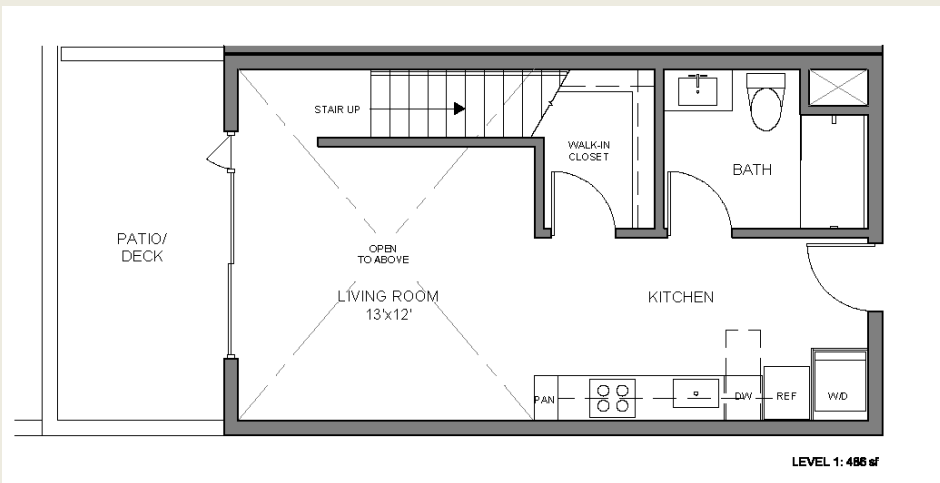
▶▶ PLAN A-1 : MOUNTAIN JR. 1 BED

- 621 SF Interior + 285 SF Patio
- Spacious junior one bedroom with an east facing, mountain view patio
- Level Two
- \$3,300 per month + utilities
- Residences 208 + 209



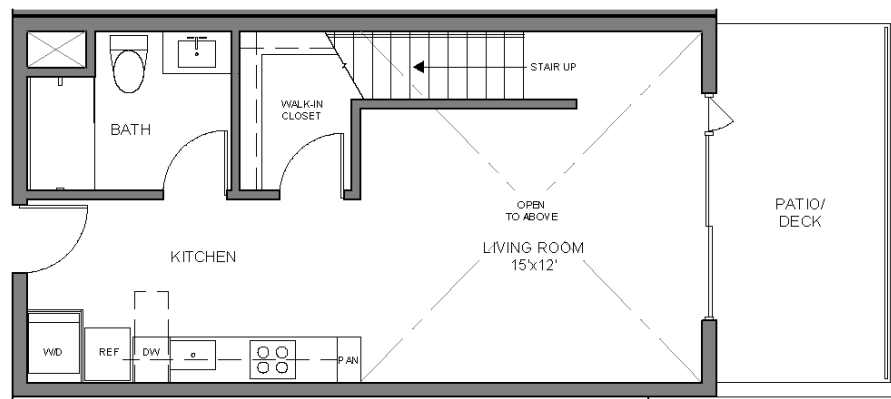
▶ PLAN B : OCEAN JR 1 BED LOFT

- 709 SF Interior + 134 SF Patio
- Spacious junior one bedroom loft with a west facing, ocean view patio and 18' ceilings
- Level Three
- \$3,775 per month + utilities
- Residences 304 - 307

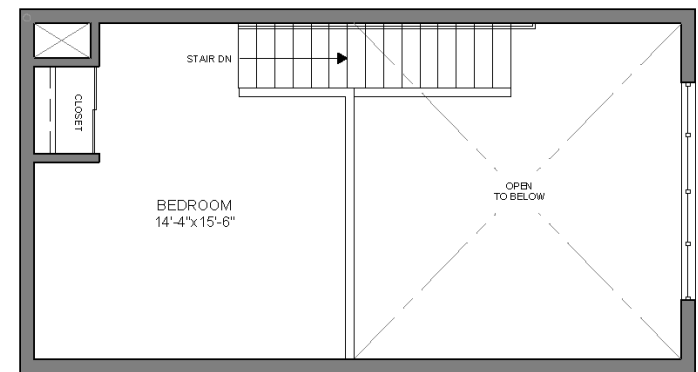


▶▶ PLAN B-1 : MOUNTAIN JR 1 BED LOFT

- 742 SF Interior + 134 SF Patio
- Spacious junior one bedroom loft with an east facing, mountain/lagoon view patio and 18' ceilings
- Level Three
- \$3,675 per month + utilities
- Residences 308 + 309



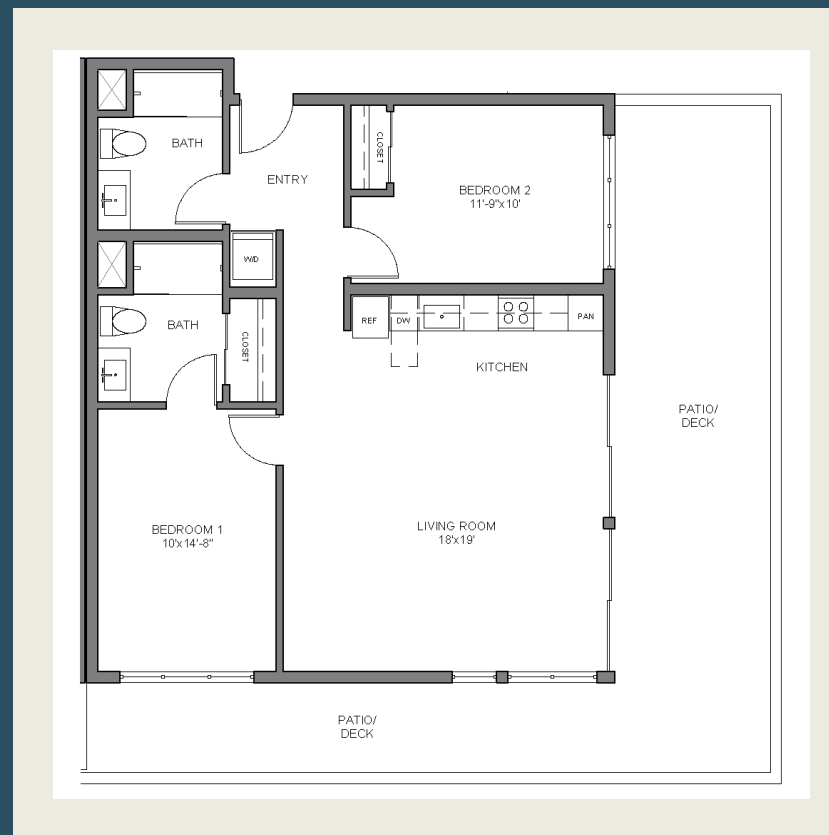
LEVEL 1: 520 sf



MEZZANINE: 222 sf

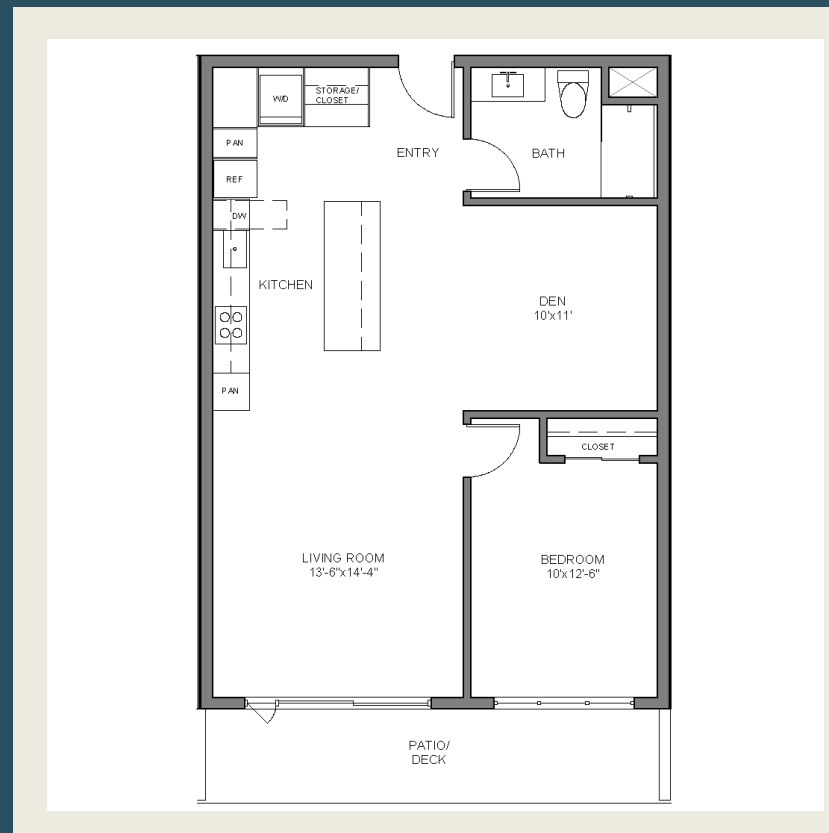
▶ PLAN C : PACIFIC 2 BED / 2 BATH

- 996 SF Interior + 529 SF Extra-Large Patio
- Spacious two bedroom + two bathroom unit with a southeast, ocean/lagoon/mountain view patio
- Level Two
- \$4,950 per month + utilities
- Residence 201



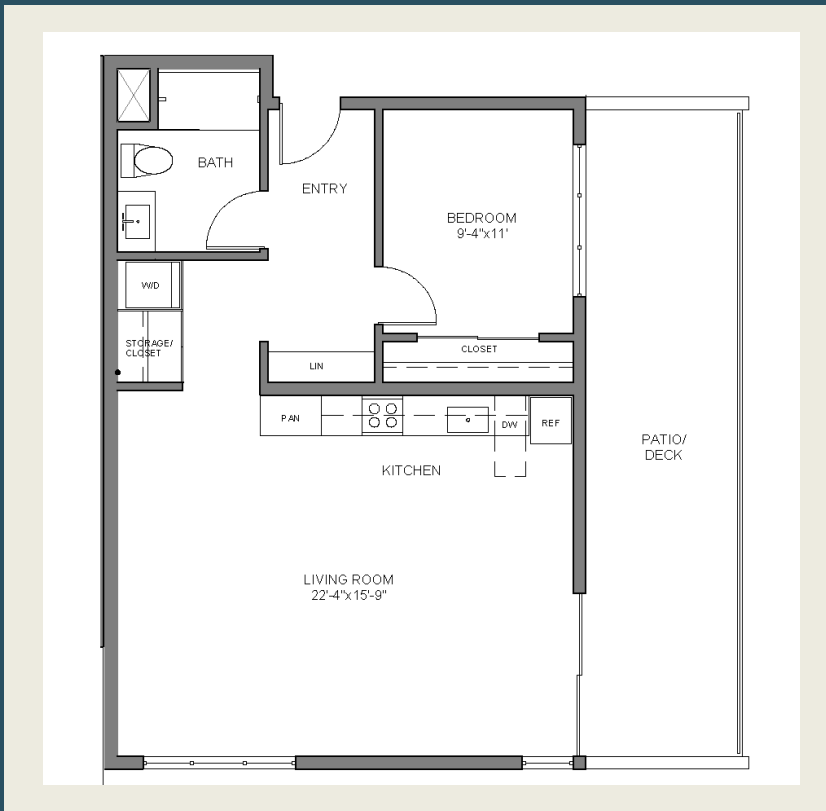
▶▶ PLAN D : OCEAN 1 BED + HOME OFFICE

- 882 SF Interior + 142 SF Patio
- Spacious one bedroom + home office unit with a southwest, ocean and lagoon view patio
- Level Two
- \$3,675 per month + utilities
- Residences 202 + 203



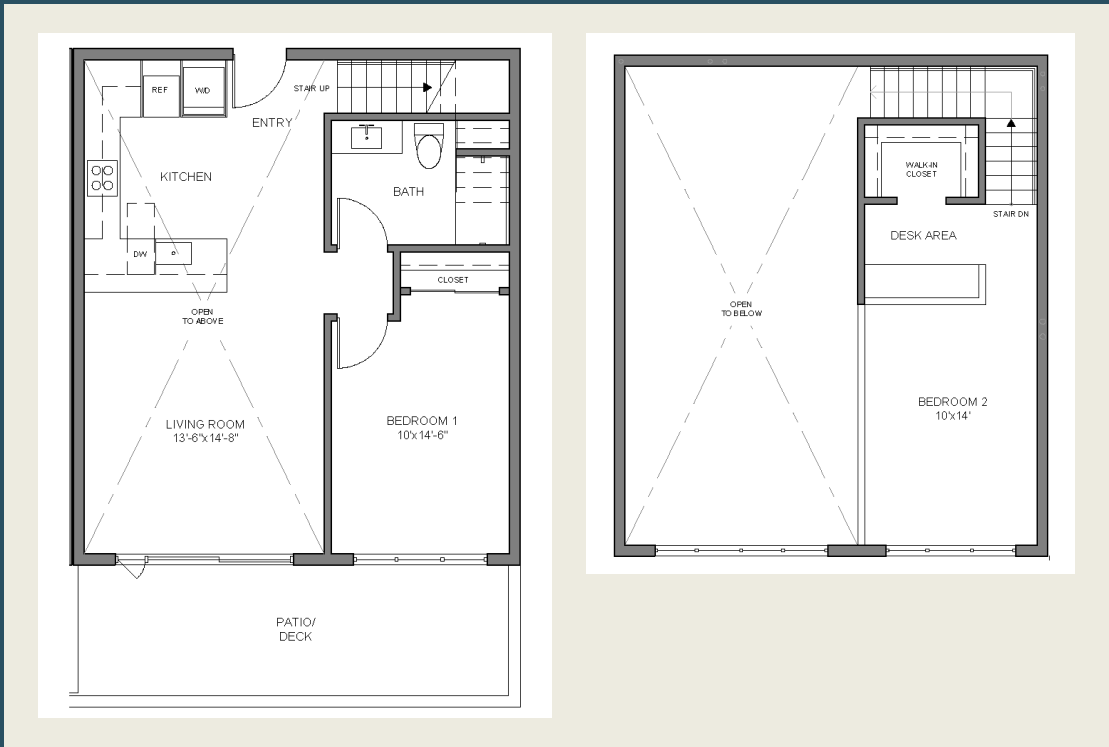
▶ PLAN E : LAGOON 1 BED

- 798 SF Interior + 264 SF Patio
- Spacious one bedroom unit with a southeast ocean, lagoon and mountain view patio
- Level Three
- \$3,875 per month + utilities
- Residences 301



▶ PLAN F : OCEAN JR 2 BED

- 1,027 SF Interior + 200 SF Patio
- Spacious one bedroom + loft bedroom unit with a southwest ocean and lagoon view patio
- Level Three
- \$4,750 - 4,850 per month + utilities
- Residences 302 + 303





Heritage Brewery & Barbecue

SOUTH OCEANSIDE

South Oceanside is a charming beach community offering a variety of attractions 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.



Revolution Roasters

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, and restaurants The Plot (vegan) and Wrench & Rodent seabasstropub under the culinary direction of chef Davin Waite.

With both Carlsbad Village and Downtown Oceanside only a short drive or bike ride away, some of the area's top hotels and resorts are at your fingertips, such as Carlsbad Inn Beach Resort, Seabird Resort, Mission Pacific Beach Resort, and SpringHill Suites by Marriot.



The Plot



Wrench & Rodent

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