





*what is the good  
of your stars and trees,  
your sunrise and the wind,  
if they do not enter  
into our daily lives?*

*-e.m. forster*



## COMBINING HEALTH, NATURE, AND RETAIL TO ENRICH THE BODY, MIND AND SOUL.

Starting with a vacant weeded lot, The CAMP design took form with new structures utilizing certified redwood, a grass roof, yurt structures, onsite rainwater capture and drought-tolerant landscaping including herb gardens - A "GREEN" CAMPUS.

For over 20 years, The CAMP has stood as one of Orange County's most distinct and highly curated retail environments. It is an internationally recognized, community-driven destination rooted in local and independent concepts.

The CAMP has become a retail & cultural landmark, home to a uniquely compelling mix of tenants including 2nd Street, Folks Pizza, and SEED People's Market.





# availabilities

**C** **RETAIL — BLDG C — 1,862 TO 9,000SF.**  
Opportunity for a new flagship retail or wellness concept.

**G** **RETAIL/SERVICE — BLDG G — 1,800SF.**  
Standalone building with frontage along Bristol Street.



C



G

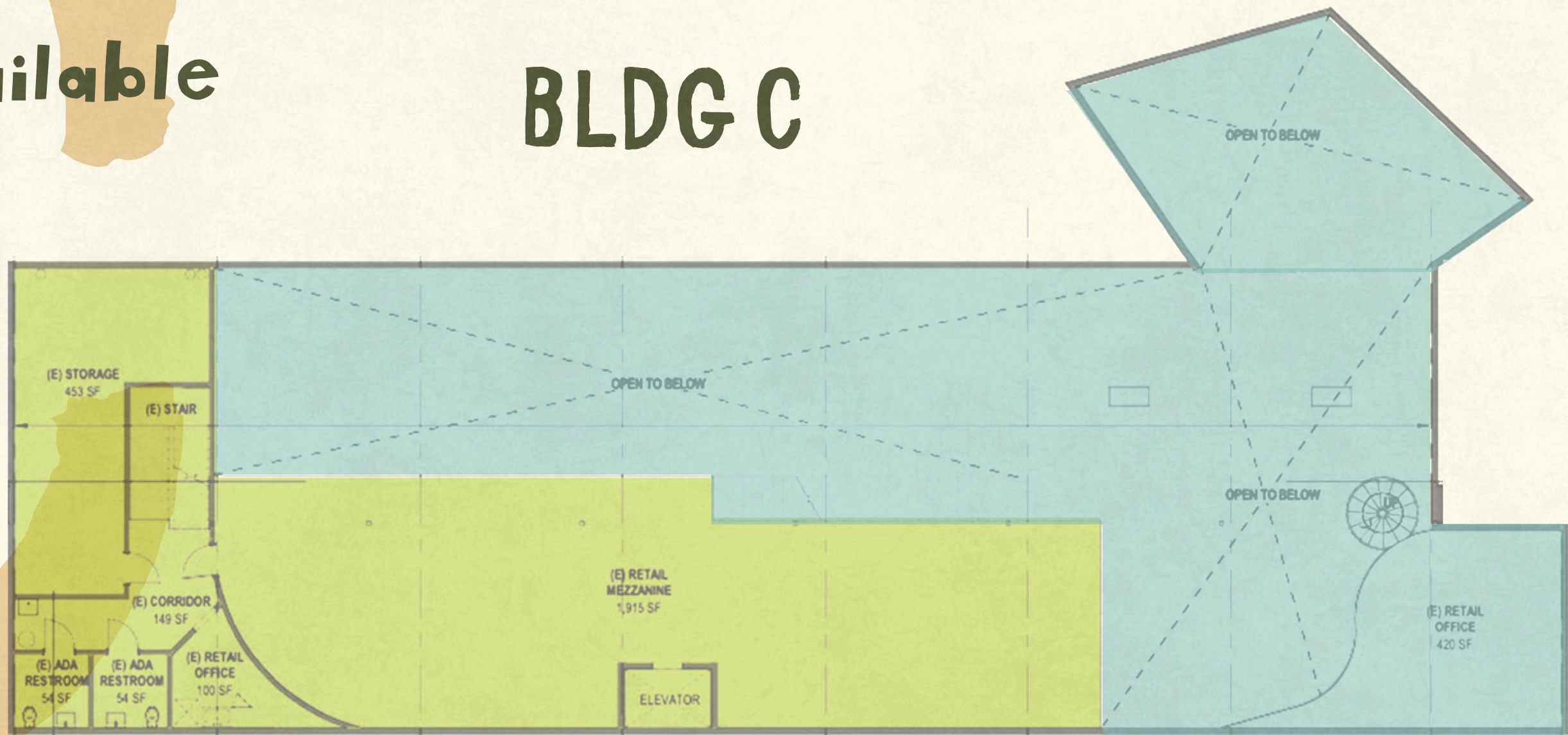
availabilities





available

# BLDG C



## MEZZANINE

- 2,765 SF mezzanine space
- elevator + stair access
- dedicated restrooms
- can be combined with ground floor or leased separately
- retail / service /wellness uses

## GROUND FLOOR

- 6,000 SF ground floor space
- potential to re-demise into smaller suites
- retail / service /wellness uses

photos – ground floor





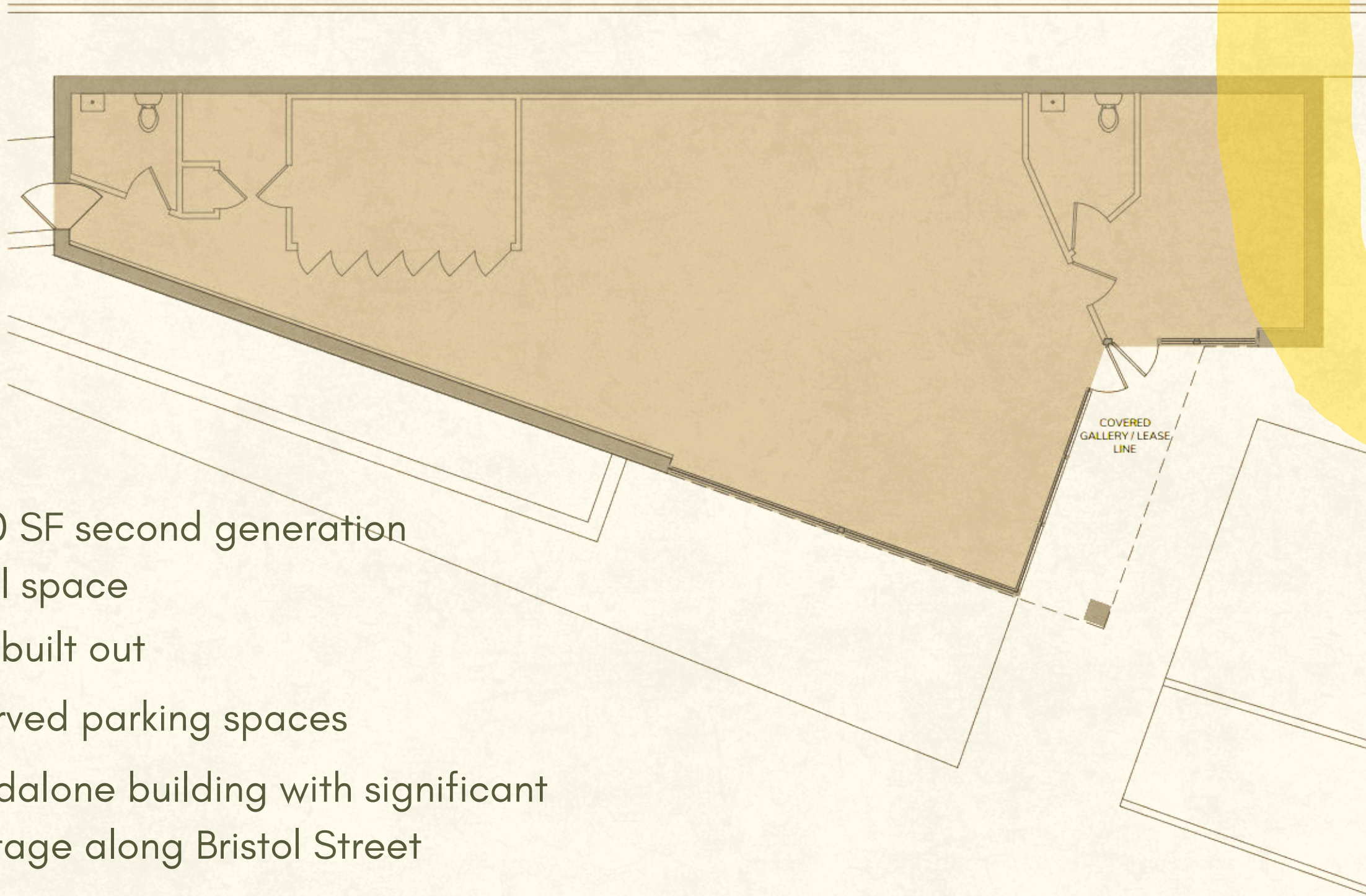
photos - mezzanine





available

# BLDG G



- 1,800 SF second generation retail space
- fully built out
- reserved parking spaces
- standalone building with significant frontage along Bristol Street
- retail / service /wellness uses



photos – building G





## GOODS

1 2<sup>nd</sup> Street USA

\* FOR LEASE

3 MadeWithLoveByJAX

4 Living Flora

5 Purre Boutique

6 SEED People's Market

## SERVICES

7 Lollipop Nail Studio

8 Outer Limits Tattoo

9 Trim Fitness Studio

10 Purrs in Paradise

## FOOD & DRINK

11 AhBA

12 1954 Bakery

13 Boba Guys

14 Chafinity

15 East Borough

16 Folks Pizzeria

17 Mesa

18 Daydrift Cafe

19 Slurpin' Ramen Bar

20 Sushi (coming soon)

21 The Taco Stand

22 Maleza Kitchen

23 Vitaly Cafe

24 Wine Lab

## CAMP:UT (Not Pictured)

ARTime Barro

Booth by Bryant

Crew Salon

Jack Henry Studios

Golf Supply

Cowboys and Poodles

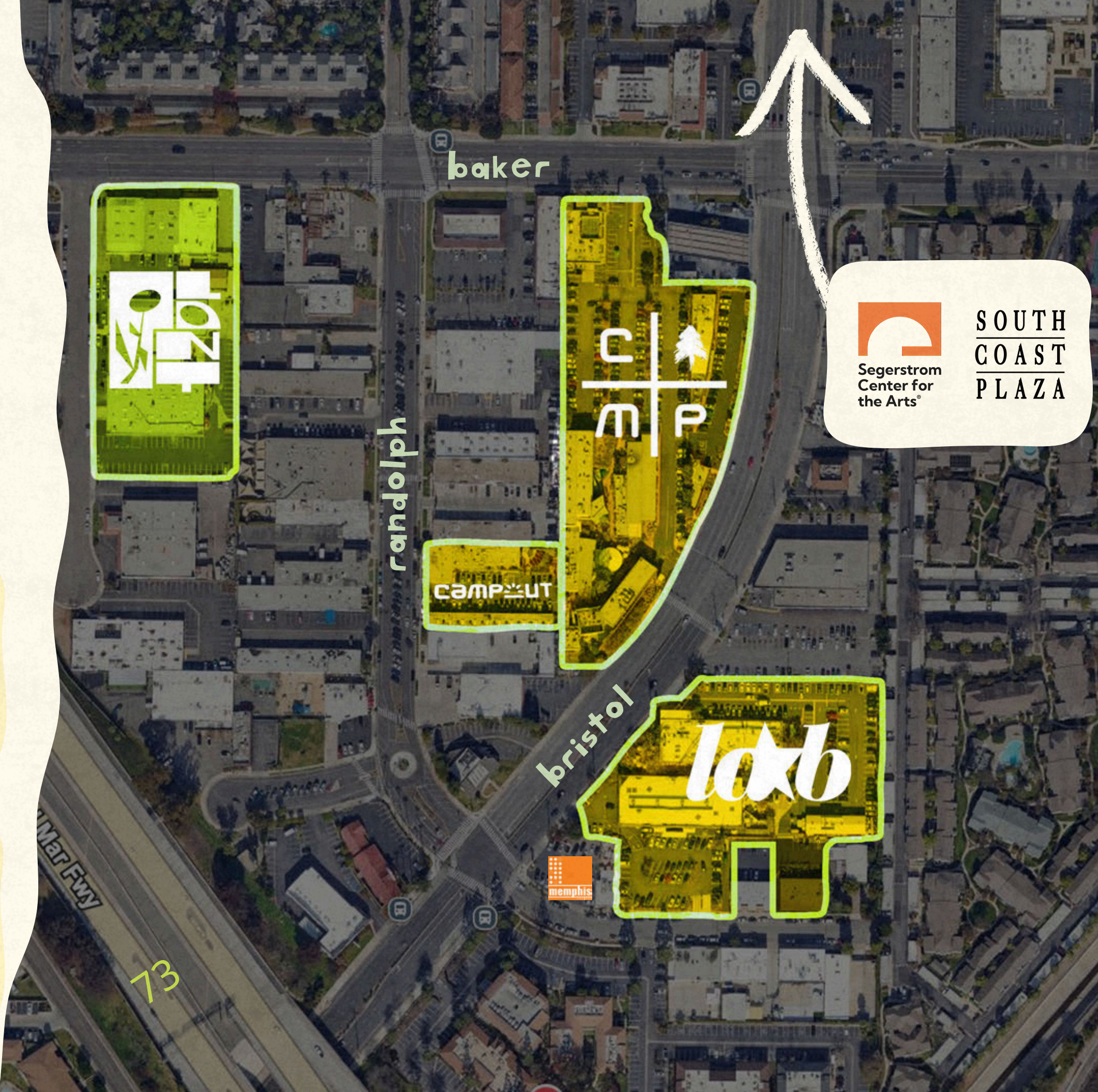
Salty Bear

Work In Progress

The Inconvenience Store

**sobeca**, an acronym  
 for south on bristol -  
 entertainment, culture & arts

The SoBeCa District is the only progressive, lifestyle-culture, specialty retail destination of its kind in Orange County reaching out to local community and surrounding neighborhoods bringing together people with common shared interests in health, arts & culture. SoBeCa is just 1/2 mile south of South Coast Plaza, bordered by the 405, 55 and 73 freeways on Bristol Street.



**RANDOLPH AVE**

Skullcandy Quiet Golf WELL DONE BUILDING & DESIGN GREEN CHEEK BEER CO

**BAKER ST**

RNDM LAB DEAR charlie. everwell THE POTTERY STUDIO CLAY AND SUPPLY AGATHUS STUDIOS

Population



Avg. Household Income



Consumer Spending



THE LAB

THE CAMP

CAMPOUT

ANAHEIM PACKING HOUSE

# lab

labholdingllc

FARMERS PARK

MAKE BUILDING

PACKARD BUILDING

SOLO BUILDING

SOBECA DISTRICT

BIRDHOUSE

CASINO SAN CLEMENTE

SOUTH SIDE SOCIAL

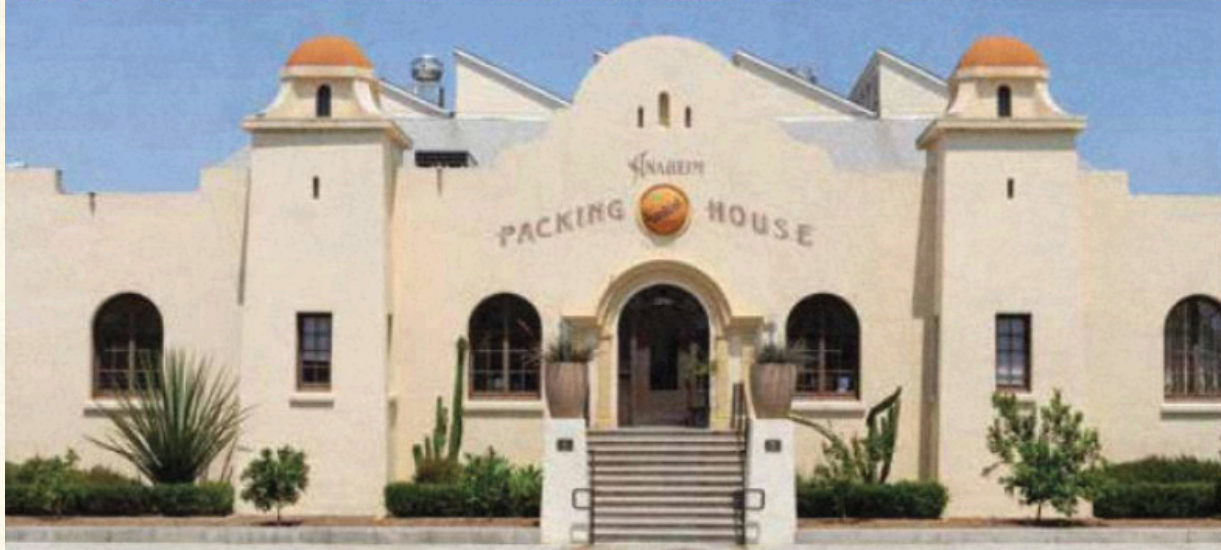
DNA

MARCOS

AND MORE

Over 30 years ago, LAB Holding began its journey to combat retail monotony. In the midst of Orange County's suburbia and perfectly planted palms, they envisioned a place of gathering for likeminded tribes, rooted in community and offering experiences not found in every mall on every corner.

The "LAB" stands for Little American Business, and each project champions localization, customization, and personalization while supporting independent voices. Guided by its mission, LAB Holding weaves community, culture, commerce, and consciousness into real estate innovation and place making.



**lab**  
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