

# 336 ENCINITAS BLVD

336 Encinitas Blvd | Encinitas, CA  
FOR LEASE

## \$2 psf Broker Bonus!

\*36-mo. Lease signed by March 31, 2026



# THE SPACE

|                       |   |
|-----------------------|---|
| Location              | 336 Encinitas Blvd<br>Encinitas, CA 92024 |
| Square Feet           | 952                                       |
| Rent Per SF (monthly) | \$3.35                                    |
| Lease Type            | + Electric                                |
| Floor                 | 1st                                       |

**Notes** Lots of natural light! 3 private offices + reception!

## HIGHLIGHTS

- Boutique Office Building!
- Competitive Lease Rates!
- Ample Parking!
- Newer Improvements!
- Easy access from I-5!
- \$3.35/sf plus E



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 13,438    | 67,238    | 134,221   |

### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$203,361 | \$227,099 | \$227,985 |

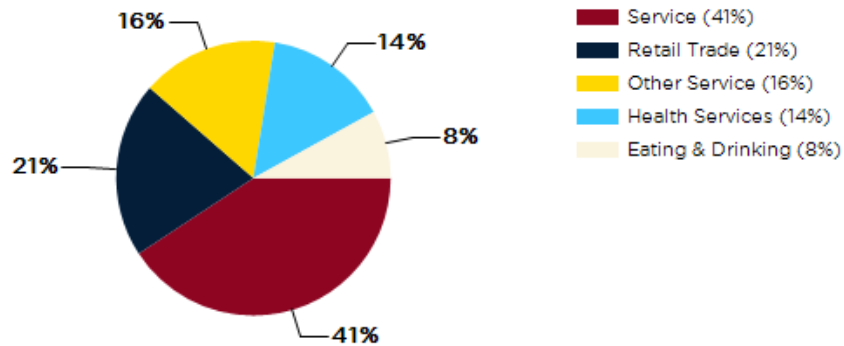
### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,486     | 26,880    | 53,583    |



Phil Emery  
Principal & Broker  
(619) 955-6070  
Phil@alliedcommercialsd.com  
01802522

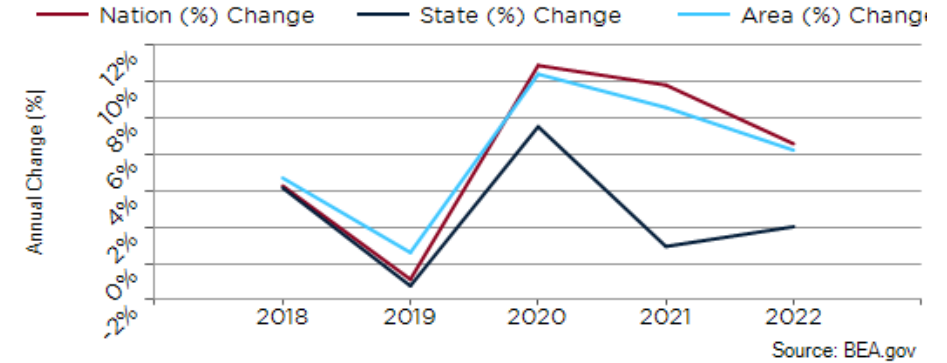
## Major Industries by Employee Count



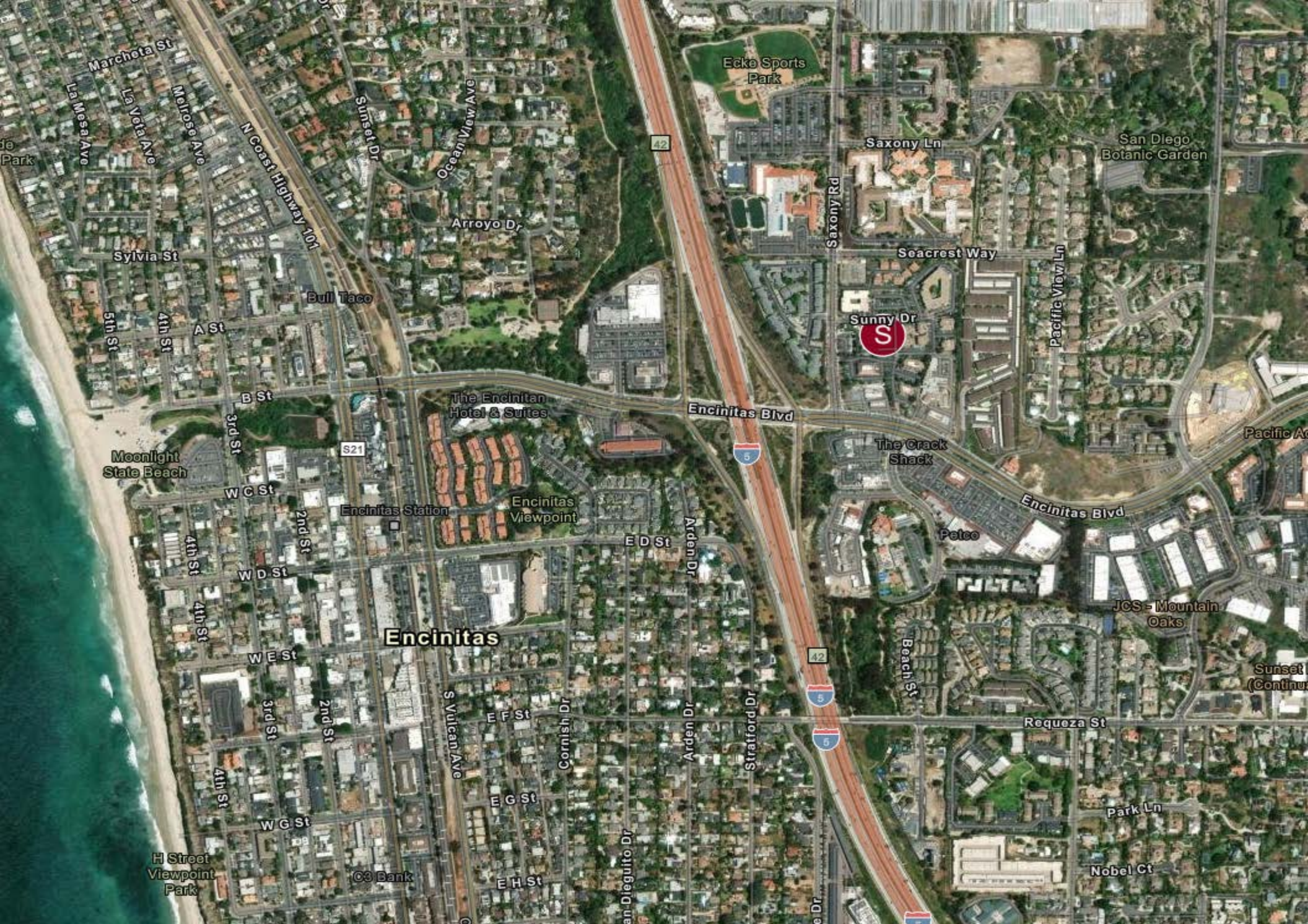
## Largest Employers

|  |       |
|--|-------|
| Encinitas Union School District  | 9,388 |
| San Dieguito Union High School District                                | 1,454 |
| The Grauer School  | 160   |
| Self-Realization Fellowship Encinitas Hermitage and Meditation Gardens | 50    |
| Olivenhain Pioneer Elementary School                                   | 50    |
| Encinitas Chamber of Commerce  | 10    |
| Encinitas Hospitality LLC  | 9     |
| Encinitas Historical Society Schoolhouse                               | 5     |

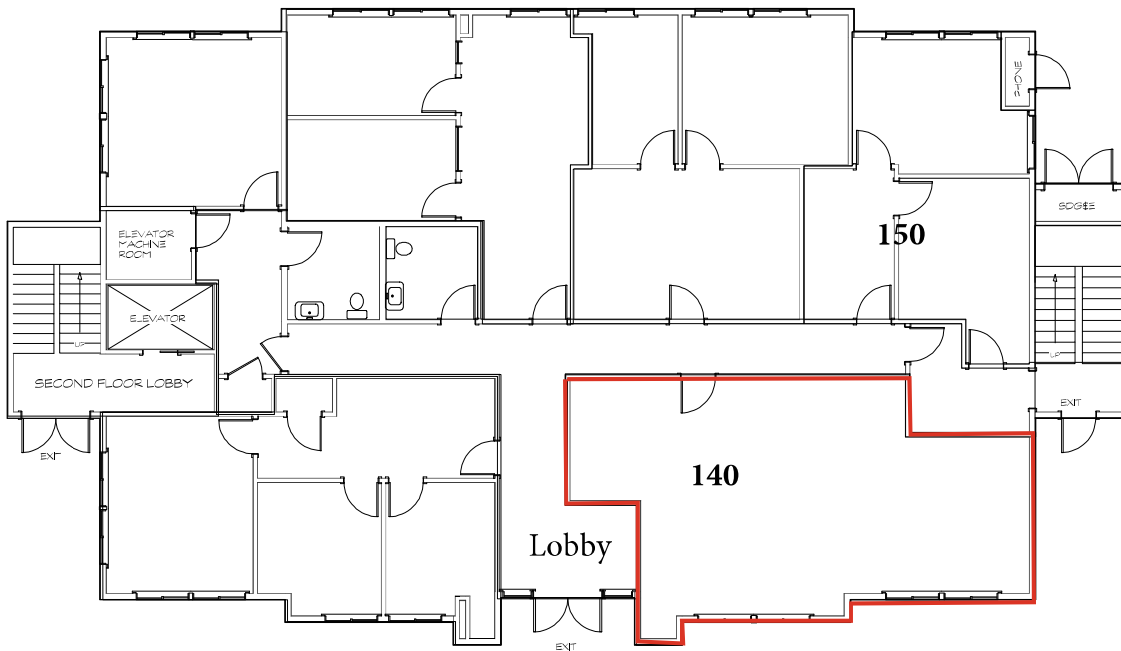
## San Diego County GDP Trend











Suite 140 floor plan not as-built.





## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Allied Commercial Properties, Inc. and it should not be made available to any other person or entity without the written consent of Allied Commercial Properties, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Allied Commercial Properties, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Allied Commercial Properties, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Allied Commercial Properties, Inc. has not verified, and will not verify, any of the information contained herein, nor has Allied Commercial Properties, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**Phil Emery**

Allied Commercial Properties, Inc.  
Principal & Broker  
(619) 955-6070  
Phil@alliedcommercialsd.com  
01802522



Brokerage License No.: 02403995  
<http://www.alliedcommercialsd.com>