

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
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

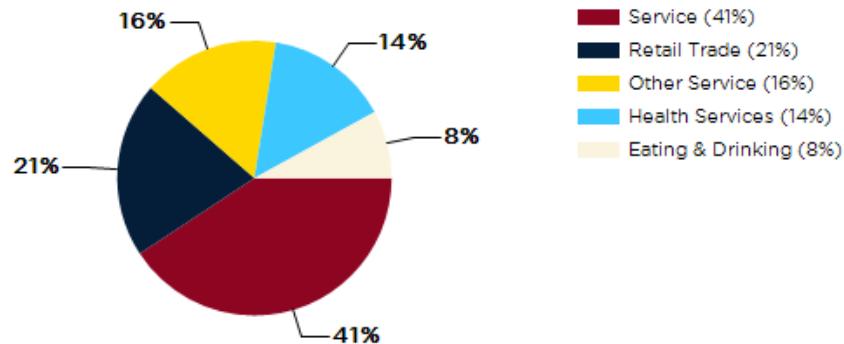
AVERAGE HOUSEHOLD INCOME

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

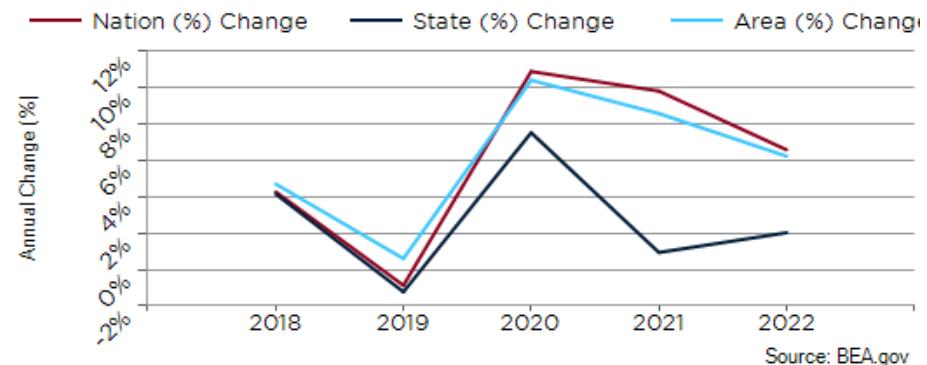
NUMBER OF HOUSEHOLDS

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

Major Industries by Employee Count

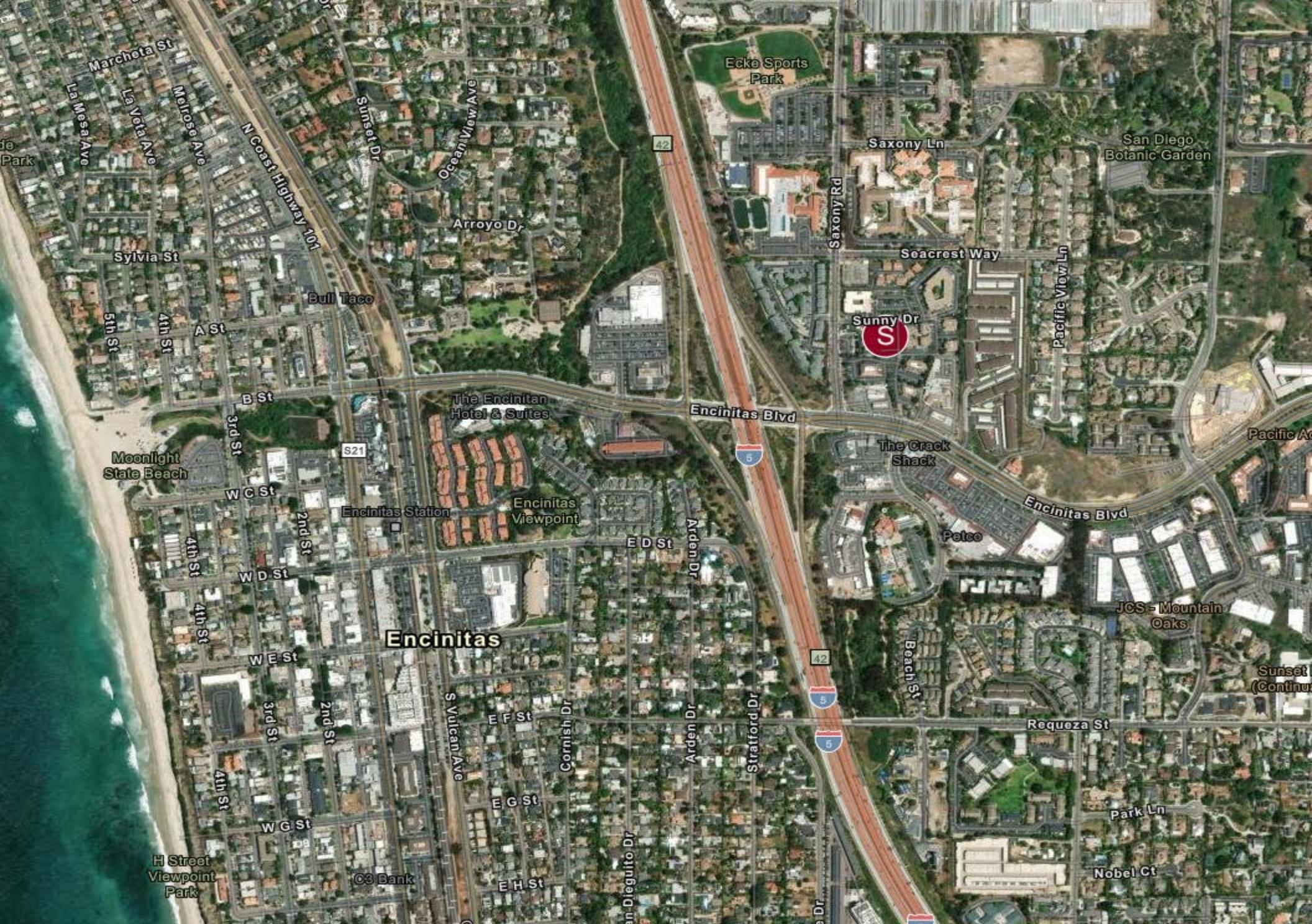


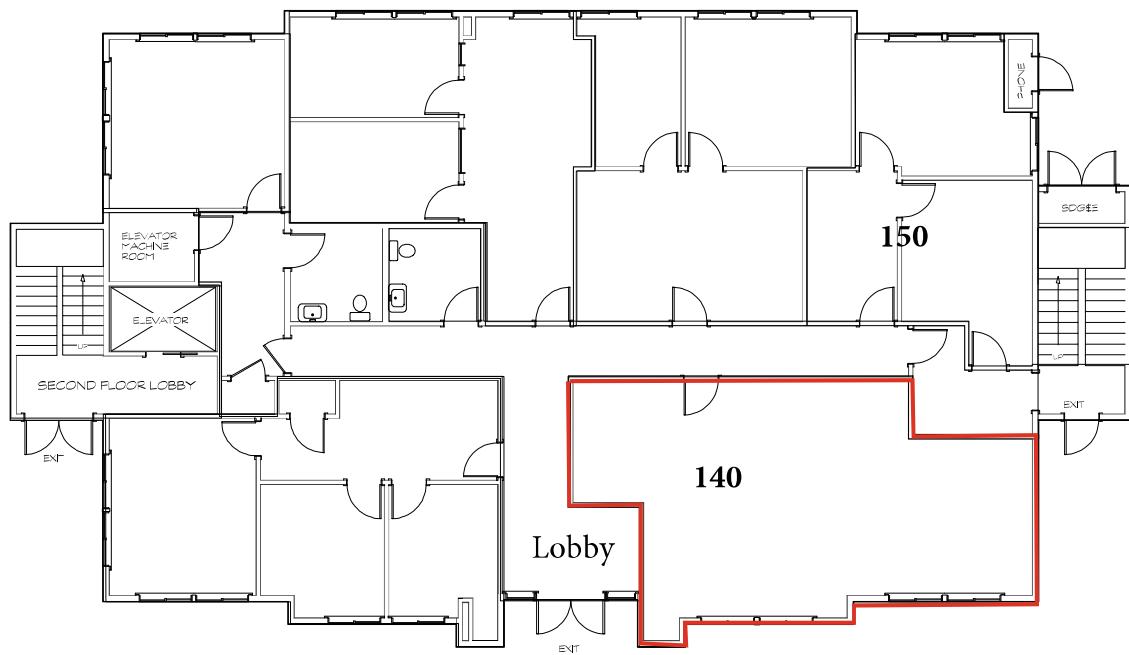
San Diego County GDP Trend



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





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>