

Commercial Space for Lease

RARE OPPORTUNITY

# CAMINO ENCINITAS Plaza

The only multi-tenant automotive center in the trade area



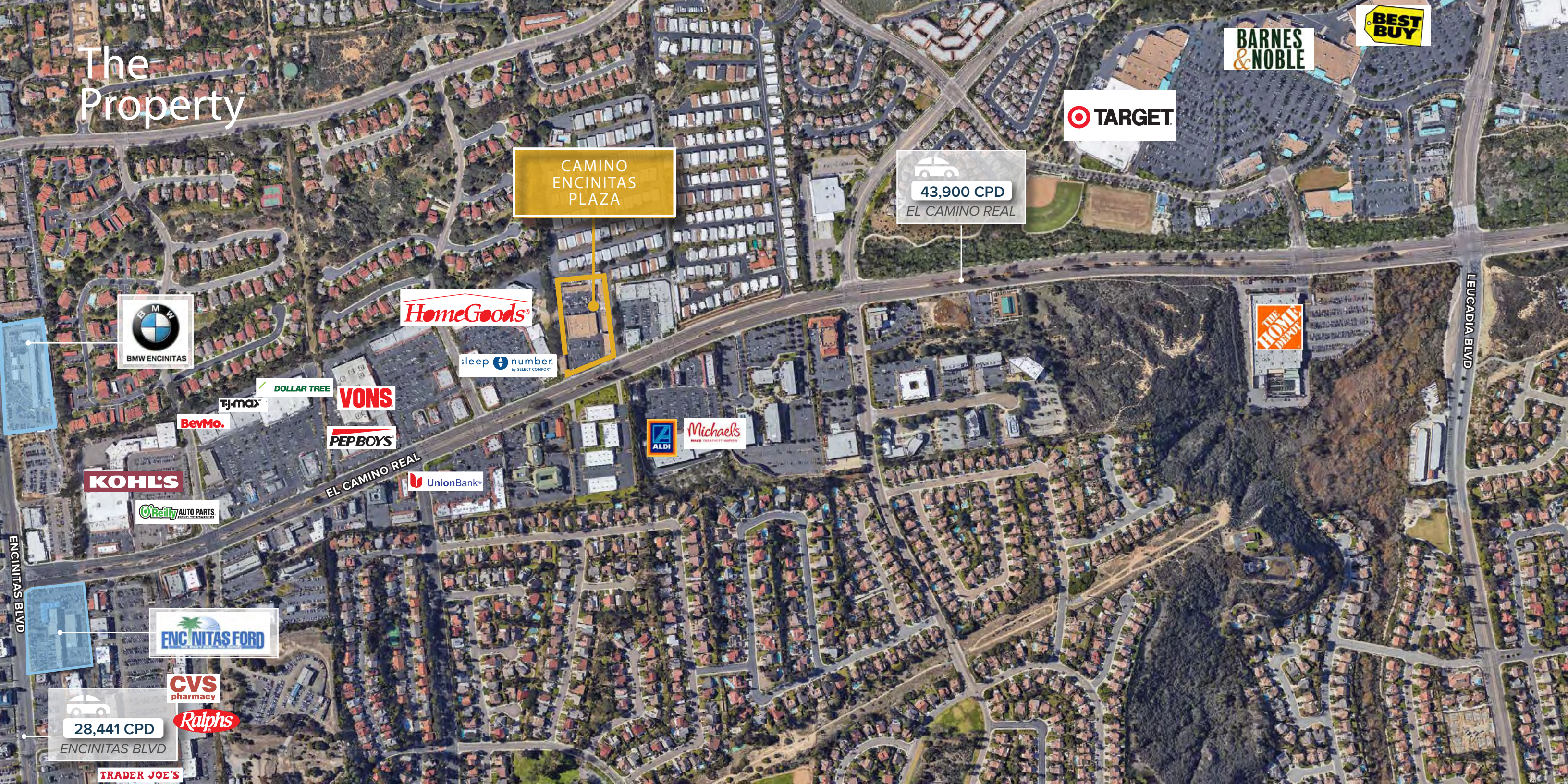
318-330 N El Camino Real | Encinitas

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES



# The Property



Excellent store front and  
**Monumental signage**  
available



Highly desirable  
Encinitas **Trade Area**



Prime El Camino Real  
**frontage**



**Median Household  
Income** \$125,495  
(3 mile)



**Reserved  
parking** available



**43,900 cars per day**  
on El Camino Real



**Excellent access w/  
2 curb-cuts & a left-in  
turn on El Camino Real**

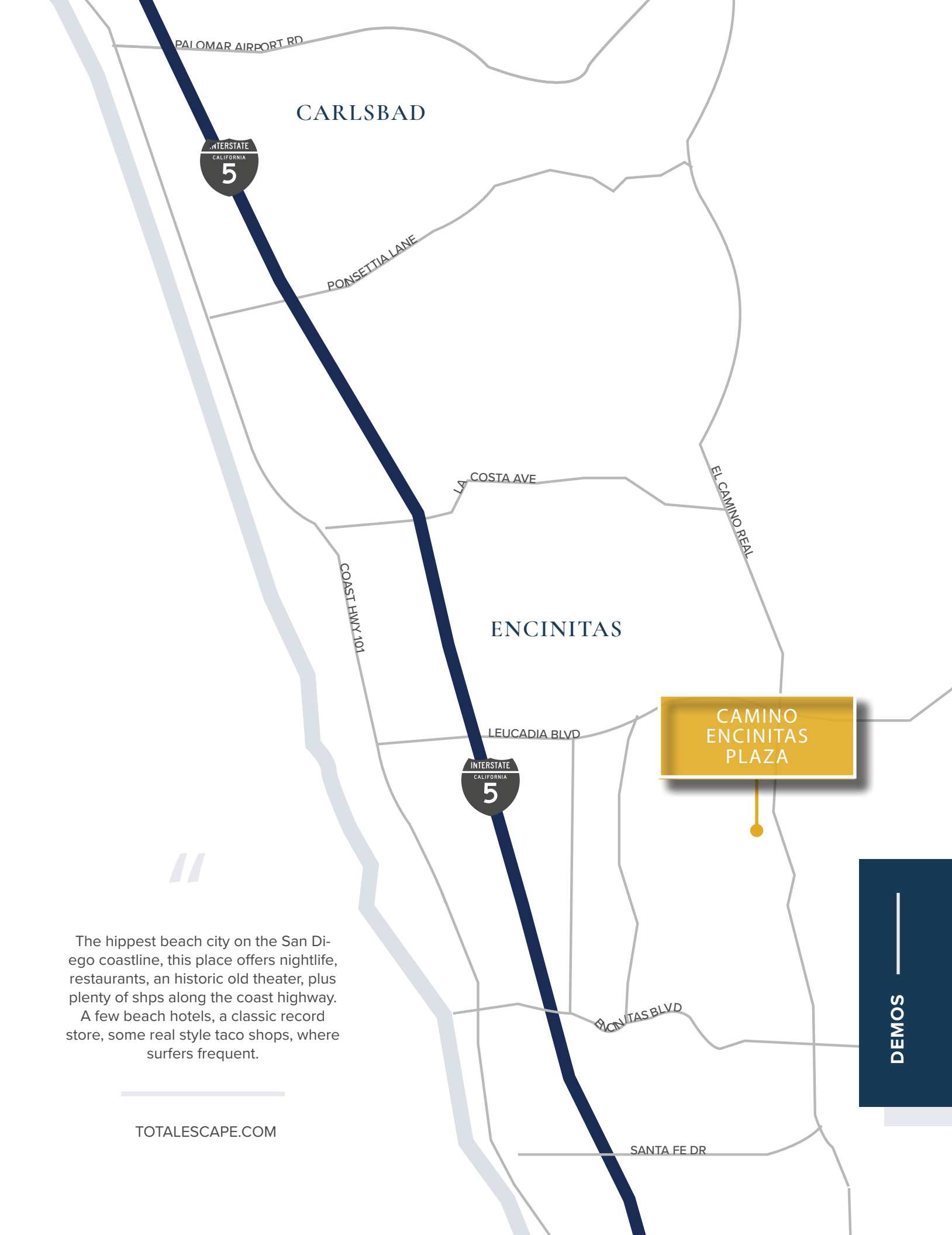


Site Plan



Most tenants have been successfully operating in the center for 10+ year and vacancies are rare.

Suite	Tenant	Suite	Tenant	Suite	Tenant	Suite	Tenant	Suite	Tenant
318A	Complete Car Care	320A&B	Coast Foreign Auto	322A&B	Encinitas Auto	324A	Fender Mender	328B	Fender Mender
318B	Crossfit Counter Culture	320C	Japanese Car	322C	FIC Smog	324B	Available 1,141 SF	328C	Midas Muffler
		320D	K&B Auto Repair	322D&E	Suspension Plus		North County Independent Audi/VW Services	328A	Available 3,682 SF
		320E&F	California Body & Paint	322F	Complete Car Care			328D	Shilpark Paint



The hippest beach city on the San Diego coastline, this place offers nightlife, restaurants, an historic old theater, plus plenty of shps along the coast highway. A few beach hotels, a classic record store, some real style taco shops, where surfers frequent.

TOTALESCAPE.COM

# The Location

Encinitas, California is an interesting mix of a coastal city filled with beautiful scenery and a bustling town of around 50,000 residents. It's located 25 miles to the north of San Diego, and 95 miles south of Los Angeles, however, the laid-back vibe that permeates the area is closer to that of San Diego than L.A- a unique combination of old beach town atmosphere, a healthy outdoor lifestyle, and beautiful, expansive beaches.

DEMOS

Population

Employee Population

Avg HH Income

Population Growth

1 mile	14,320	15,110	\$146,967	2.1% (2020-2025)
3 mile	82,640	78,525	\$163,940	
5 mile	151,275	146,200	\$167,688	



# The Neighborhood



## FORUM CARLSBAD



43,900 CPD

EL CAMINO REAL

Leucadia Blvd

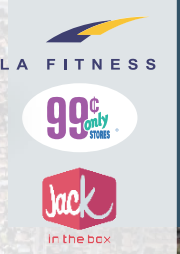
El Camino Real



CAMINO ENCINITAS PLAZA



Encinitas Blvd





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43,9000 CPD

EL CAMINO REAL

CAMINO  
ENCINITAS  
PLAZA

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