

Retail For Lease

Encinitas

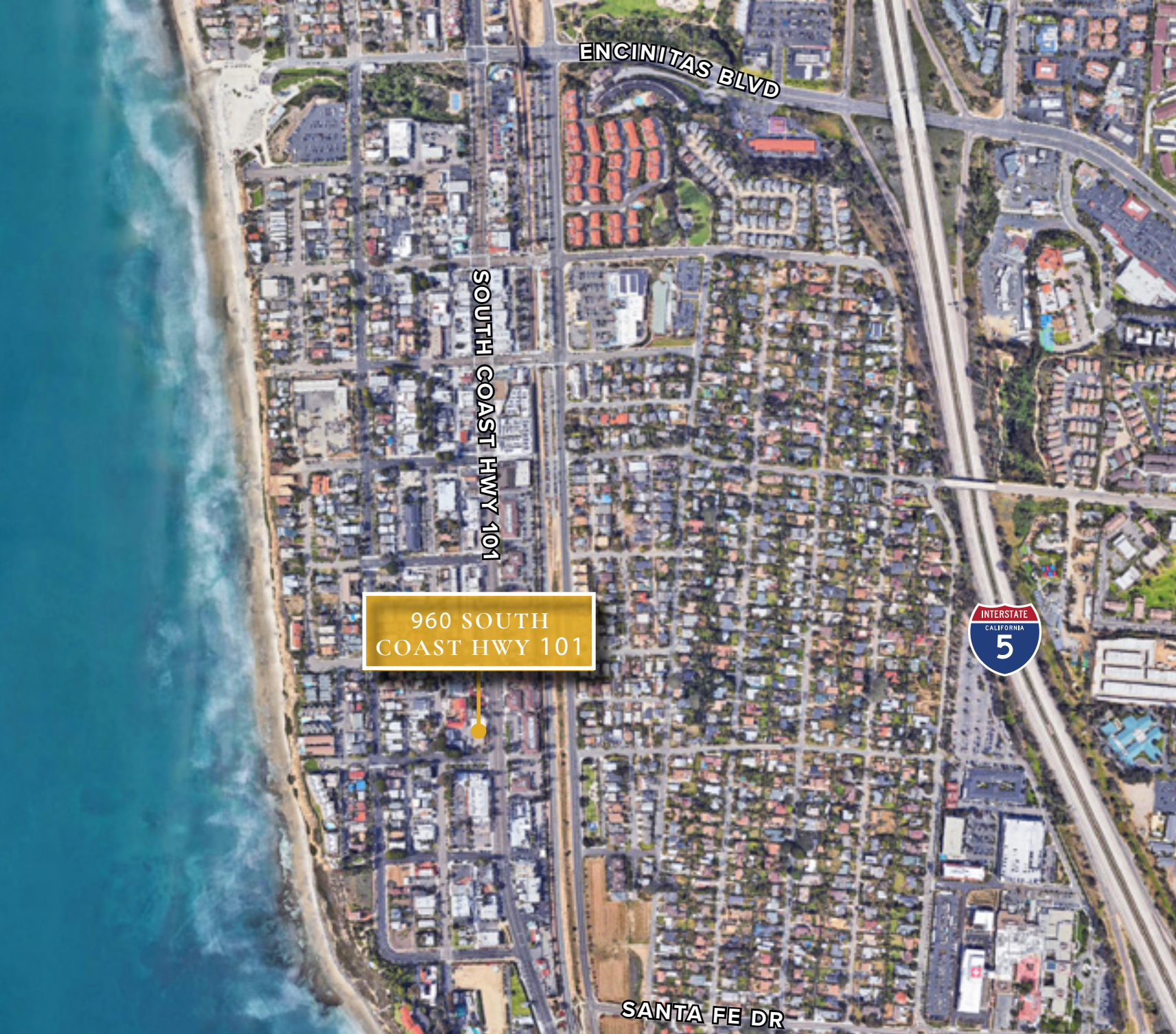
960 SOUTH COAST HWY 101



960 South Coast Hwy 101 | ENCINITAS

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The Property



Highly desirable
Coast Hwy 101 location



High foot
traffic



New
construction



12' High ceilings
with extensive
window line



1,380 SF
Available

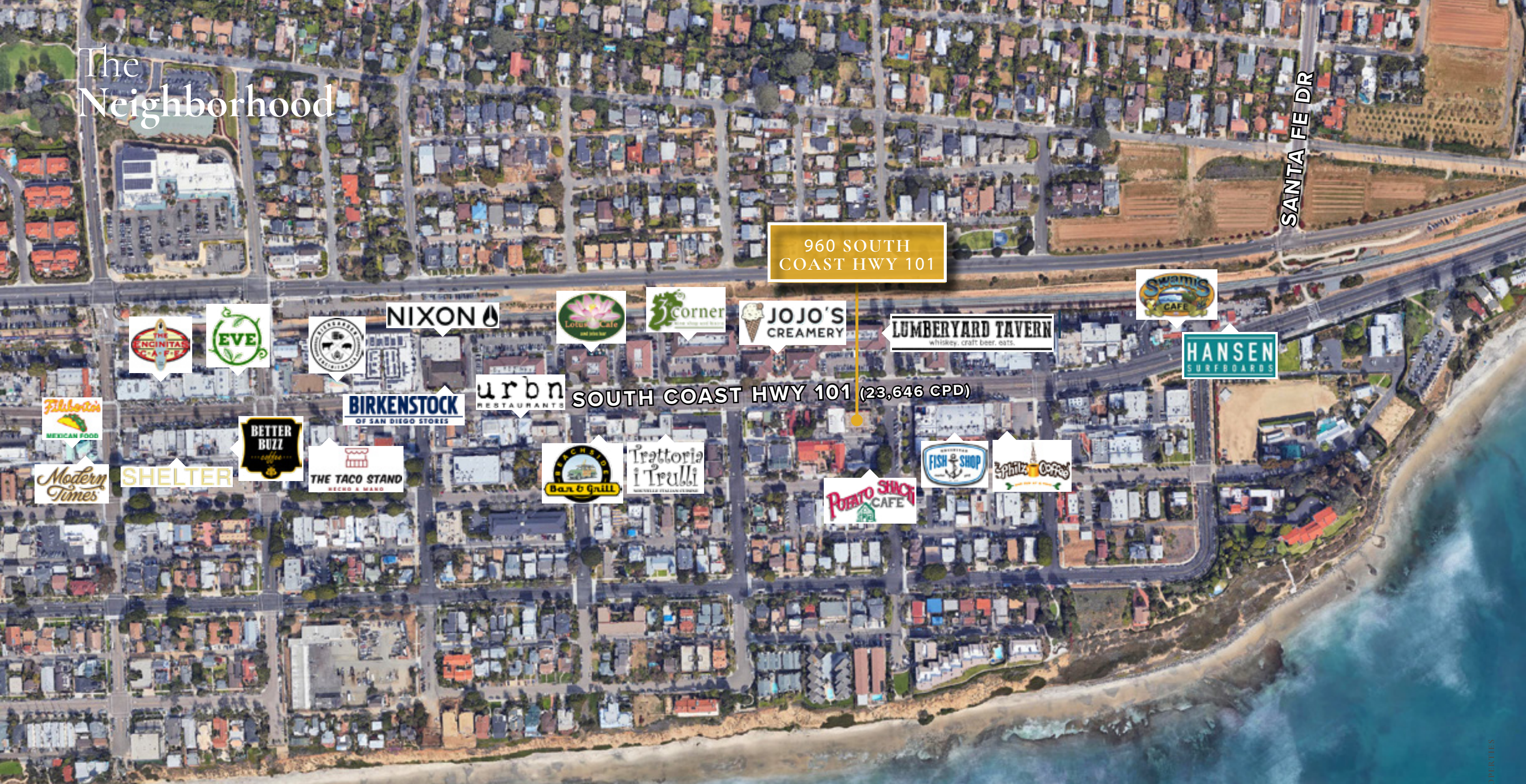


Attractive
store fronts



Shallow bay
depths

The Neighborhood

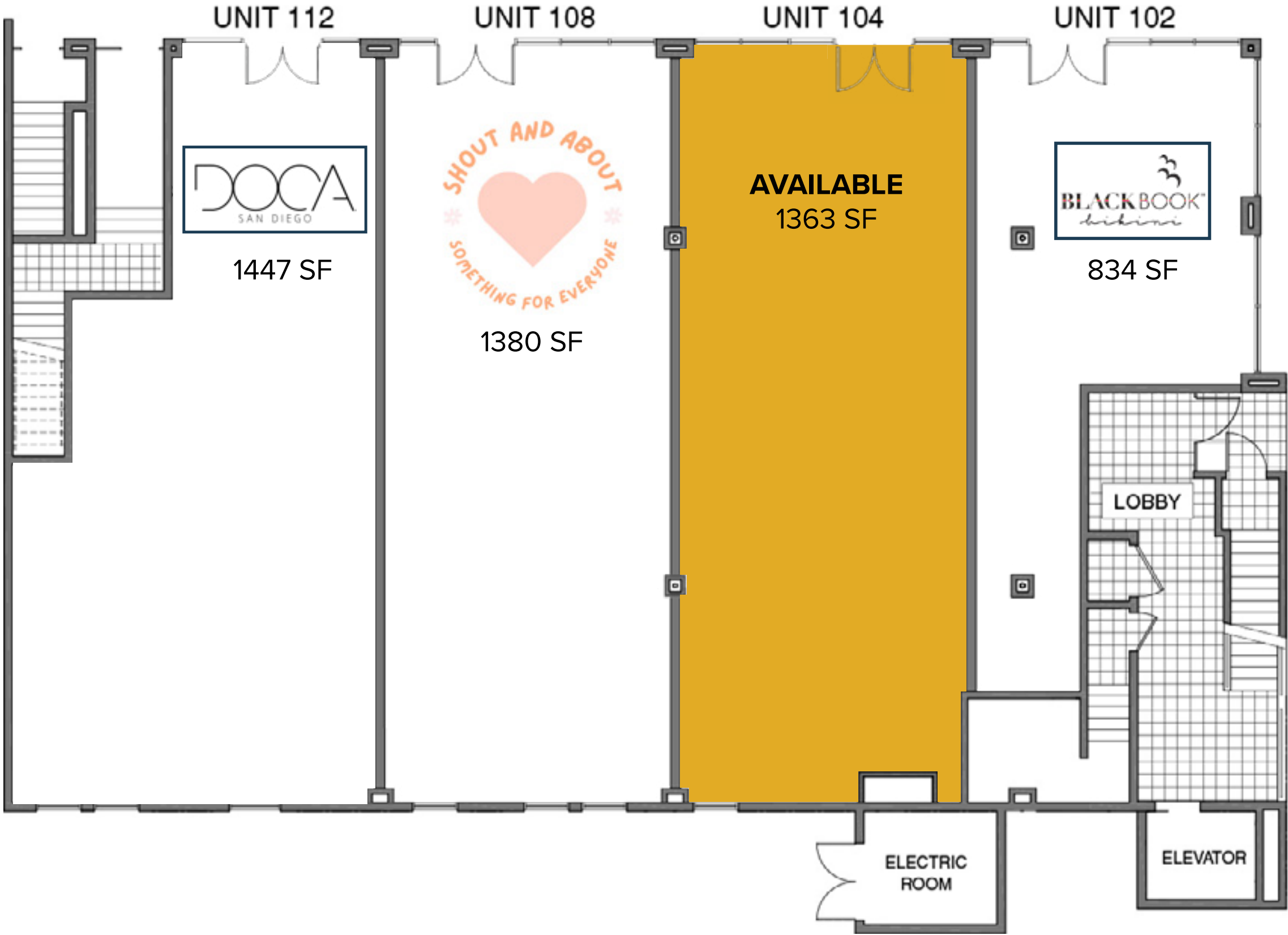


Premier Spot

The Shops at Capri is within the Downtown 101 corridor. The high profile location is at the focal point of the community. Just three blocks from the beach and in the center of a well traversed retail district, the neighborhood is a gathering place for local residents and tourists alike to dine, work, and shop. The 101 district offers limited competition with significant barriers of entry.



Site
Plan





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.

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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.

| | Population | Employee Population | Av23,646 | 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 | |

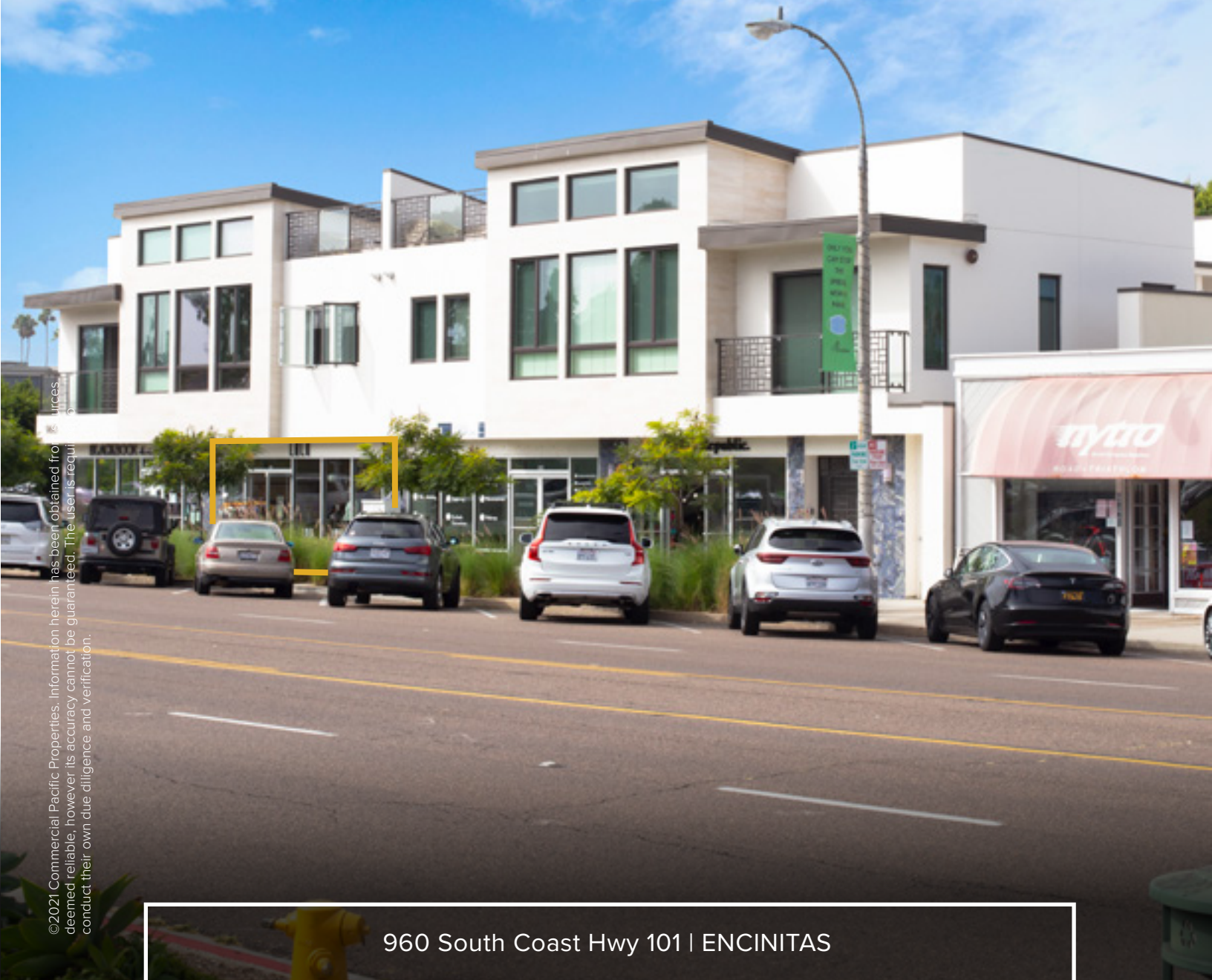


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