

COASTAL LEUCADIA RETAIL/OFFICE FOR OWNER-USER



FOR SALE

264 N COAST HWY 101
ENCINITAS, CA 92024

OFFERING STATEMENT / DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Owner for the sale of the the “Property” located at 264 N Coast Highway 101, Encinitas, California 92024 consisting of an approximately 2,245 square foot retail/office building.

This Offering has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any

other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature.

By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.



12830 El Camino Real
San Diego, CA 92130
T 858.452.6500 F 760.454.3869
www.cushmanwakefield.com

www.cushwakeprivateclient.com



CONTACTS

INVESTMENT ADVISORS:

PETER CURRY
Executive Director
760.310.0882
Peter.Curry@cushwake.com
CA Lic. 01241186

OWEN CURRY
Director
760.431.4229
Owen.Curry@cushwake.com
CA Lic. 01972528

BROOKS CAMPBELL
Senior Director
760.431.4215
Brooks.Campbell@cushwake.com
CA Lic. 01380901



12830 El Camino Real
San Diego, CA 92130
T 858.452.6500 F 760.454.3869
www.cushmanwakefield.com

www.cushwakeprivateclient.com

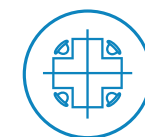


INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- **OWNER-USER OPPORTUNITY** – Prime Office/Retail location with premier signage fronting Coast Highway 101 between Leucadia and Downtown Encinitas
- **INVESTMENT FLEXIBILITY** – Building can be divided for two tenants with separate entrances
- **IDEAL COASTAL LOCATION** – Minutes from downtown Encinitas and walking distance to multiple retail amenities
- **MARKET DEMAND** - High demand market for well finished, creative office space
- **ON SITE PARKING** - 6 parking spaces access via the rear entrance on Melrose Ave
- **BUILDING UPGRADES** - Newly painted exterior
- **LOCAL DEVELOPMENT UNDERWAY** – The site is neighboring The Captain, a highly anticipated mixed-use redevelopment, positioning the property to benefit from increased activity, investment, and long-term appreciation in the surrounding area.



2,245 SF
RENTABLE
BUILDING AREA



N-CM-2
ZONING



1936/2005
YEAR BUILT /
RENOVATED



**RETAIL / OFFICE
OWNER USER**



PROPERTY
SUMMARY

PROPERTY SUMMARY

ADDRESS: 264-266 N Coast Hwy 101
Encinitas, CA 92024

TOTAL SF: 1,780 SF

NO. OF FLOORS: One

ZONING: N-CM-2

YEAR BUILT: 1936 / 2005

PARCEL NUMBER: 256-363-07-00

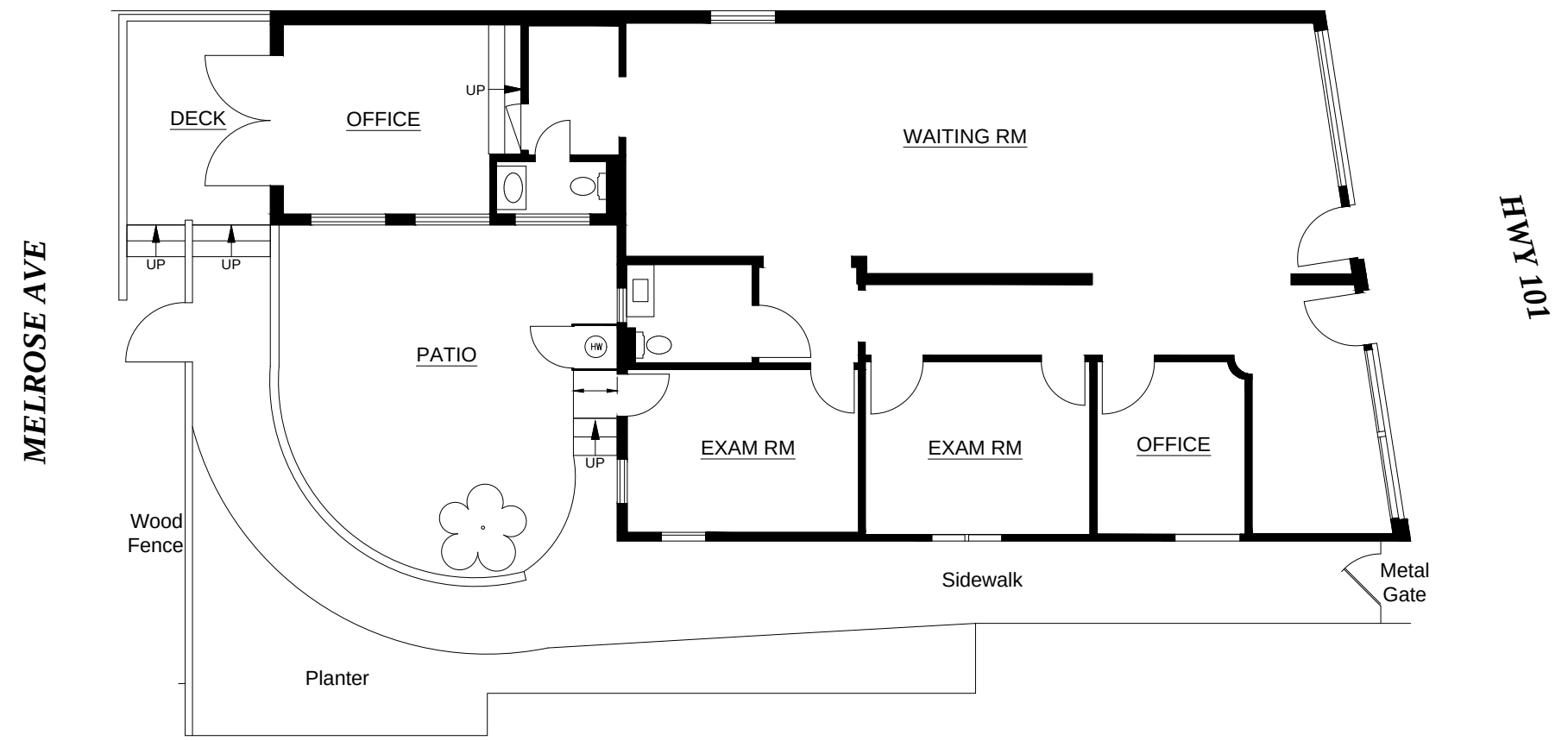
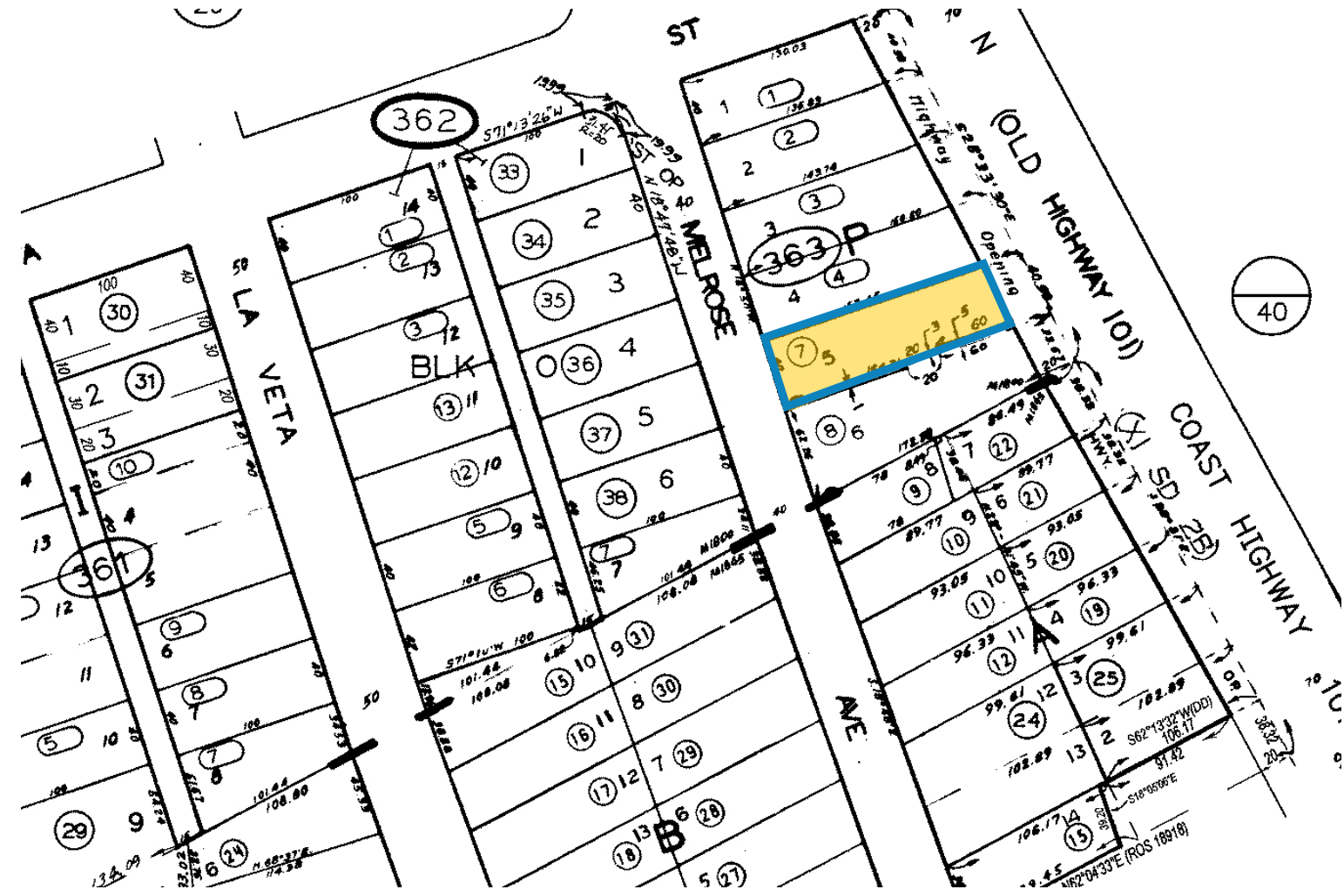
SITE AREA: 5,558 SF / 0.13 AC

PARKING: 6 private spaces, plus street

SITE PLAN

..... FLOOR PLAN

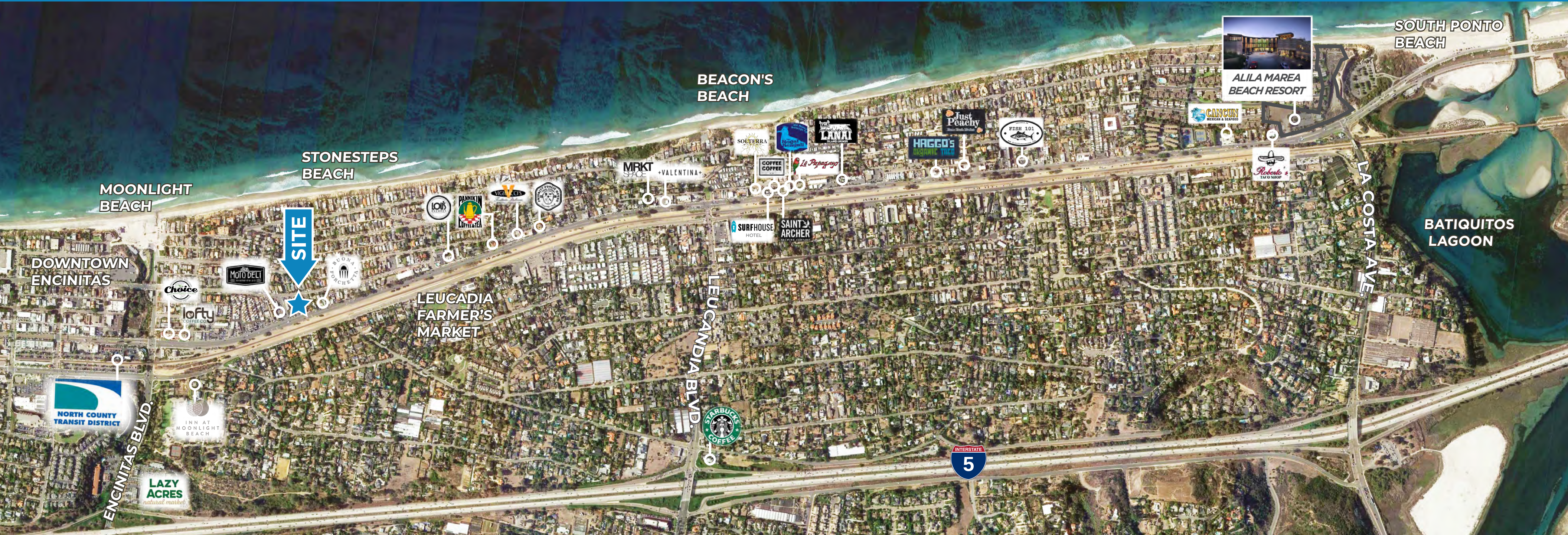
256-363-07
0.13 Acre / 5,576 SF



..... PROPERTY PHOTOS



PROPERTY SUMMARY - AERIAL



ZONING

Commercial Mixed 2 (N-CM-2): This zone is intended to provide a zoning district where the development of general commercial uses, including auto-related uses, and mixed use may be allowed. The zone provides for a variety of development opportunities including 1) stand alone commercial; or 2) mixed use, with general commercial use types as listed in this chapter. The N-CM-2 zone applies to properties with frontage on North Highway 101, generally between A Street and Marcheta Street. The intent of this zone is to achieve an eclectic blend of uses and architectural styles by orienting buildings to North Highway 101, emphasizing a pedestrian scale and friendliness, and continuing to emphasize the use of dominating trees in the streetscape.

Commercial allows a wide range of general commercial activities, including auto-related uses, retailing, service, and visitor-serving uses, with the intent of accommodating citywide or regional needs and serving the needs of persons visiting the city for business and recreational purposes.

Mixed Use allows commercial and residential uses at a maximum density of 25.0 dwelling units per net acre on the same property or in the same structure, with the intent of providing opportunities for housing and live/work or artisan loft arrangements, while also mitigating the impacts between commercial and residential uses.

It is the intention of the N-CM-2 zone to allow for functional and physical integration of project components of mixed uses. Consideration will be given to joint use of parking, sizes of residential units, and overall architectural design when considering approvals for mixed use developments.



COMMERCIAL MIXED 2 (N-CM-2)

GENERAL STANDARDS:

Net Lot Area:	6,000 net square feet minimum
Lot Width:	75 feet
Lot Depth:	80 feet
Front Yard Setback:	0 feet ¹
Side Yard Setback for each interior side:	0 feet ²
Side Yard Setback street side:	0 feet ²
Rear Yard Setback:	0 feet ^{2/3}
Lot Coverage (maximum):	90%
Building Height maximum:	33 feet or 3 stories, whichever is less.
Landscaping:	10% ⁴ (See Landscape Recommendations, Section 4.8)
Off-Street Parking:	See Parking Requirements, Section 3.3
Floor Area Ratio:	No requirement

PERMITTED USES INCLUDE:

Art Galleries & Creative Studios
Bakeries & Specialty Food Retail
Beauty & Personal Care Services
Boutique Fitness
Wellness Studios
Cafés
Casual Dining
Co-Working & Flexible Office Space
Delicatessens & Gourmet Markets
Grocery & Specialty Markets

Health & Wellness Retail
Medical / Professional Offices
Pharmacies & Health Services
Restaurants with Outdoor Dining
Specialty Retail & Apparel
Surf Retail & Equipment Rental
Professional & Financial Services

**CLICK HERE FOR FULL
LIST OF PERMITTED &
CONDITIONALLY PERMITTED
USES**



ENCINITAS

Ideally positioned along the Southern California coastline in North San Diego County, Encinitas spans approximately 20 square miles and is bordered by Carlsbad to the north, Solana Beach to the south, and Rancho Santa Fe and Olivenhain to the east. Home to more than 60,000 residents, the highly desirable coastal community is celebrated for its six miles of beaches, vibrant restaurant scene, boutique retail, surf culture, outdoor recreation, and eclectic coastal character. These qualities create a dynamic live/work/play environment that continues to attract residents, businesses, and visitors alike.

HIGHLIGHTS

Incorporated in 1986, the City of Encinitas is known for its scenic coastline, historic Highway 101 corridor, walkable neighborhoods, and blend of coastal charm and modern amenities.

Encinitas encompasses the distinct communities of Downtown Encinitas, Leucadia, Cardiff-by-the-Sea, New Encinitas, and Olivenhain, each contributing to the city's unique identity and appeal.

Popular recreational destinations include Moonlight State Beach, Swami's Beach, the San Elijo Lagoon Ecological Reserve, and Encinitas Ranch Golf Course. The city is also located near major regional attractions including the Del Mar Thoroughbred Club, Legoland California, Torrey Pines Golf Course, and numerous coastal resorts throughout North County San Diego.





LOCATION & ACCESS

Situated approximately 25 miles north of Downtown San Diego, Encinitas is conveniently accessible via Interstate 5 and historic Coast Highway 101, providing exceptional regional connectivity throughout North County and greater Southern California.

Interstate 5 serves as the primary north-south transportation corridor through Encinitas, offering direct access to major employment centers and coastal communities throughout San Diego County and Orange County. State Route 56 and State Route 78 are located approximately 10 miles south and north of the city, respectively, providing convenient access to Interstate 15 and North County's inland communities.

Encinitas is also served by North County Transit District and Amtrak rail service through the Encinitas Coaster Station, offering Coaster commuter rail and Pacific Surfliner passenger train service between Downtown San Diego, Orange County, and Los Angeles. These transit options provide convenient alternatives for employees, residents, and visitors traveling throughout the region.

Encinitas is recognized as one of North County San Diego's premier coastal communities, offering affluent residential neighborhoods, a vibrant downtown corridor, and a highly desirable coastal lifestyle. The city features average household incomes exceeding \$169,000 and median home values surpassing \$1 million within a five-mile radius. Nearby executive communities include Rancho Santa Fe, Del Mar, Cardiff-by-the-Sea, Carlsbad, Fairbanks Ranch, and Carmel Valley.

LOCAL AMENITIES

In addition to its renowned beaches and exceptional regional accessibility, Encinitas offers a vibrant coastal lifestyle with boutique retail, acclaimed dining, fitness studios, surf culture, and abundant outdoor recreation. Historic Coast Highway 101 serves as the heart of the community, featuring locally owned restaurants, cafés, boutiques, wellness concepts, and creative office spaces throughout Downtown Encinitas and Leucadia.

Outdoor amenities include Moonlight Beach, Swami's Beach, the San Elijo Lagoon Ecological Reserve, Encinitas Ranch Golf Course, and the San Diego Botanic Garden, offering year-round opportunities for surfing, hiking, cycling, golf, and beach recreation.

Encinitas also benefits from strong tourism and hospitality demand, supported by nearby coastal lodging destinations including Alila Marea Beach Resort, Surfhouse Boutique Hotel, and other boutique hotels throughout North County San Diego.





61%

OF THE POPULATION HAS
A BACHELOR'S DEGREE OR
HIGHER



\$1,114,790

MEDIAN HOME VALUE



63%

OF THE POPULATION TRAVELS
LESS THAN 30 MINUTES TO
WORK



\$181,245

AVERAGE HOUSEHOLD
INCOME



300+

DAYS OF SUNSHINE



45.2

MEDIAN AGE



ENCINITAS CONSUMER PROFILE

Representing 78.1% of the consumers in a 3 mile radius

TOP TIER :: 32.3% of Households

- Affluent professionals and executives reside in prestigious suburban communities surrounding major metropolitan areas.
- Highly educated and professionally accomplished, nearly 75% of residents hold undergraduate or graduate degrees.
- Many residents are executives, business owners, and senior professionals with substantial household incomes and significant investment portfolios.
- Residents enjoy upscale retail, fine dining, international travel, and premium personal services, while remaining highly engaged in business and community organizations.
- Median age of 45.4 years.

URBAN CHIC :: 31.4% of Households

- Sophisticated professionals reside in affluent suburban communities located near major metropolitan centers.
- Highly educated and professionally accomplished, nearly 70% of residents hold a bachelor's degree or higher.
- Many residents work in technology, healthcare, education, and professional services, with a notable number operating their own businesses or working independently
- Residents enjoy active lifestyles centered around travel, networking, wellness, and upscale dining and shopping experiences
- Median age of 41.9 years.

BURBS & BEYOND :: 11% of Households

- Established residents enjoy comfortable suburban lifestyles with close proximity to nature, recreation, and coastal destinations.
- Predominantly composed of married couples and empty nesters, many households are financially secure and preparing for or enjoying retirement.
- Residents are highly engaged in professional careers, including management, healthcare, sales, and business ownership.
- These consumers value fine dining, travel, outdoor recreation, and active involvement within their local communities.
- Median age of 51.1 years..

LAPTOPS & LATTES :: 7.6% of Households

- Ambitious professionals reside in sophisticated urban neighborhoods surrounding major metropolitan hubs.
- Residents commonly work in technology, finance, healthcare, education, and professional services, with many embracing remote or hybrid work lifestyles.
- These consumers spend heavily on travel, entertainment, fashion, dining, and the latest technology and electronics.
- Health-conscious and socially active, residents prioritize wellness, regular exercise, and maintaining balanced lifestyles.
- Median age of 36.2 years

AREA DEVELOPMENT

COMING SOON

BURTECH WINERY, CONDOS; 102 & 118 2ND STREET

The Encinitas Planning Commission has unanimously approved Dominic Burtech's mixed-use development project for Old Encinitas, which will feature 16 residential condos and 2 commercial units, including Burtech Family Vineyard's winery.

The project, set to replace existing structures, will offer a mix of market-rate and affordable units under state density bonus laws. It includes plans for infrastructure upgrades and is expected to transform the site with enhanced community amenities. Construction is anticipated to start within 1-2 years following the city's development review process.



MAREA VILLAGE; 1900 & 1950 NORTH COAST HIGHWAY 101

Fenway Capital Advisors recently received approval for Marea Village, a mixed-use community along Coast Highway 101 in Leucadia, California. Marea Village strives to create a thriving community environment that consists of 96 rental apartment units, which include 20 affordable units, and a 30-key expansion of the Alila Marea Resort, as well as 18,262 SF of commercial retail space, and public amenities.

The project will consist of single-, two- and three-story buildings in an eclectic mix that is designed to maintain the funky character and feel of the Leucadia community and lifestyle. The site is surrounded by the Seabluffe Townhome Community to the South and West, as well as the new Alila Marea Beach Resort to the North, and Coast Highway 101 on the East. Across roughly four acres, this project will feature walking paseos, a pedestrian plaza with outdoor seating and a 257 subterranean parking garage.



THE CAPTAIN; 158-186 NORTH COAST HIGHWAY 101



The Captain at Moonlight Beach is underconstruction with local developer RAF Pacifica Group. The project will consist of nearly 50,000 SF office, 14,000 SF retail, 5,000 SF restaurant space and 45 residential units.



CONTACTS

INVESTMENT ADVISORS:

PETER CURRY
Executive Director
760.310.0882
Peter.Curry@cushwake.com
CA Lic. 01241186

OWEN CURRY
Director
760.431.4229
Owen.Curry@cushwake.com
CA Lic. 01972528

BROOKS CAMPBELL
Senior Director
760.431.4215
Brooks.Campbell@cushwake.com
CA Lic. 01380901



12830 El Camino Real
San Diego, CA 92130
T 858.452.6500 F 760.454.3869
www.cushmanwakefield.com

www.cushwakeprivateclient.com