

FOR LEASE

Encinitas Park

1441 ENCINITAS BLVD, ENCINITAS, CA 92024

- Excellent Opportunity in Encinitas - Low NNN
- 5,445 SF Space w/ Prominent Signage
- Direct Access Going East/West on Encinitas Blvd
- Affluent Community - \$165,000+ AHHI (3 MI)
- Near High Traffic Intersection (65,000+ ADT)
- Adjacent to Leading Retailers & 3 Car Dealers





Property Summary

REvolve Growth Partners has been exclusively retained to offer for lease an approximate 5,445 SF space within Encinitas Park shopping center. This property is located near one of North County's highest traffic intersections (65k+ ADT at El Camino Real and Encinitas Blvd). It is perfect for the tenant that needs retail/showroom space located in one of Southern CA's most affluent communities, but wants to do so at a lower cost. No huge sacrifices though, as the tenant that occupies this space will have prime signage (top space on the monument sign) fronting Encinitas Blvd. In addition to having one of the lowest base rents in the immediate market, this center also has very low NNNs (at approximately \$0.50/SF) due to long term ownership.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,829	75,719	143,445
AVERAGE HH INCOME	\$153,495	\$164,647	\$161,045

Property Highlights

Excellent Opportunity In Encinitas - Low NNN

Seasoned ownership and NNNs are only approximately \$0.50/SF.

Direct Access Going East/West On Encinitas Blvd

2 driveways and broken yellow centerline, allowing easy access in and out.

Near High Traffic Intersection (65,000+ ADT)

El Camino Real and Encinitas Blvd is one of the highest traffic intersections in North County

5,445 SF Space W/ Prominent Signage

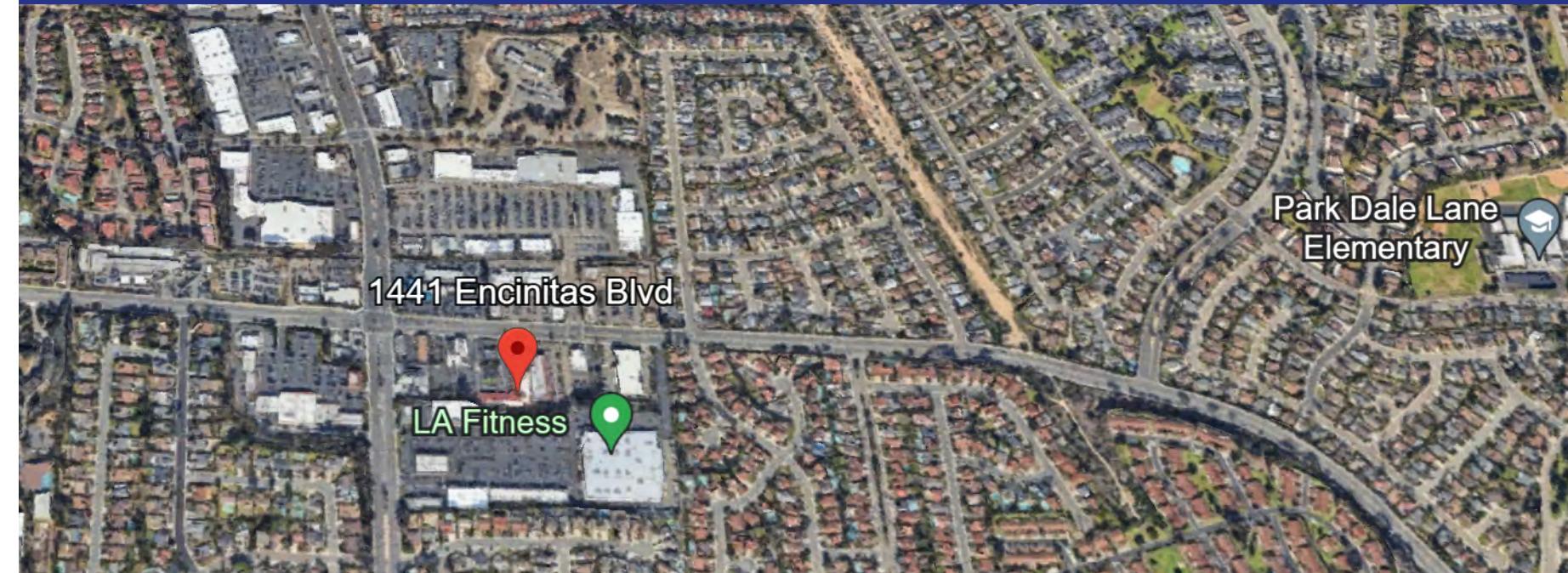
Large top space on monument sign available to new tenant.

Affluent Community - \$165,000+ AHHI (3 MI)

Property serves communities of Rancho Santa Fe, Olivenhain, La Costa, Encinitas Ranch and Cardiff

Adjacent To Leading Retailers & 3 Car Dealers

Neighbors include Sprouts, Trader Joe's, Ralphs, LA Fitness, Kohl's, Chick-Fil-A, Jack in the Box, Peet's Coffee, Habit, VW, Ford & Tesla Facility.





Encinitas Market Overview

Encinitas, CA
San Diego County

Located along six miles of Pacific coastline in northern San Diego County, the city of Encinitas offers a unique blend of old-world charm and sophistication, and new-world culture. Incorporated in 1986, the city brought together the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia to create a single city rich in history and steeped in tradition.

Home to some of the most beautiful beaches in California, Encinitas is known for its excellent surfing conditions. Each year, surfers from all over the world gather in Encinitas to compete in local surfing tournaments. Combined with over 40 miles of trails winding through its hillsides and several championship golf courses in the area, Encinitas is a paradise for outdoor enthusiasts.

Nearby attractions include: the San Diego Botanical Gardens, complete with an Amazon Rainforest and a showcase of the largest display of bamboo in the world; the San Elijo Lagoon Reserve, boasting the largest coastal wetland in San Diego County and home to nearly 300 different bird species throughout the year; and the gardens of the Self Realization Center offering spectacular views of the Pacific Ocean in a serene garden-like setting. Encinitas is also a thriving economic center, with businesses from scientific and technical services, health care, finance and insurance, and manufacturing represented in the city, in addition to its celebrated flower growing industry. The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores and upscale restaurants.

These factors, plus the year-round warm California sunshine, make Encinitas one of the most desirable places to live, work, visit, and raise a family. The population of 74,400 people and average household income (3 mi) of \$165,000 make Encinitas an attractive city for businesses to locate.

Site Overview



PROPERTY ADDRESS

**1441 Encinitas Blvd
Encinitas, CA 92024**

SQUARE FOOTAGE

18,460 SF

NOTES

**5,445 SF Space Available
65K+ ADT @ El Camino Real & Encinitas Blvd**

Representation that REvolves around you.

Confidentiality & Disclaimer

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Let's Talk

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