

RETAIL PROPERTIES FOR SALE  
2,301 SF

412-414 & 422-426 N COAST HWY 101  
Encinitas, CA 92024



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## OFFERING STATEMENT

Lee & Associates, as exclusive representative, is pleased to present the opportunity to acquire a multi-tenant retail/office building in the heart of Encinitas Located at 412-414, & 422 N. Coast Highway 101, Encinitas, CA. The offering consists of two parcels that can be sold together or separately for a total of 2,301 square feet.

The offering represents a rare opportunity for an owner-user to acquire both buildings and operate out of one unit while collecting rents from the other unit. Site offers an investor the opportunity to acquire an attractive investment property in one of San Diego's most sought after areas.

## DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

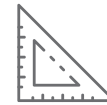


## OFFERING SUMMARY

<b>Address:</b>	412-426 N. Coast Highway, Encinitas, CA 92024
<b>Price:</b>	<del>\$4,500,000</del> REDUCED \$3,700,000 (Also available separately)
<b>Property Type:</b>	Two Commercial Retail and Office Buildings
<b>Submarket:</b>	Encinitas
<b>APN:</b>	256-272-09, 256-272-10
<b>Building Size:</b>	2,301 SF Total 412-414: 1,345 SF / 422-426: 956 SF
<b>Lot Size:</b>	5,567 SF / 0.13 Acres
<b>Parking:</b>	8
<b>Year Built:</b>	1975
<b>Zoning:</b>	Commercial & retail mixed use
<b>Nearest Cross Street:</b>	El Portal Street and Coast Highway 101
<b>Traffic Count:</b>	Coast Highway 101 - 19,000 cars per day N. Vulcan Ave - 6,000 cars per day



Highly Visible Location on North Coast Highway



Approximately 2,301 SF freestanding retail on an approximately 5,567 SF lot



Blocks from the Beach



Visibility to 20,000+ CPD



Near Restaurants and Transportation



### SALE PRICE:

~~\$4,500,000~~ REDUCED \$3,700,000  
(Also available separately)



## 412-414 N Coast Hwy

Bldg SF: 1,345 SF

Lot SF: 2,885 (0.07 AC)

APN: 256-272-09-00



## 422-426 N Coast Hwy

Bldg SF: 956 SF

Lot SF: 2,682 (0.06 AC)

APN: 256-272-10-00



**COMBINED SALE PRICE:**

~~\$4,500,000~~ **REDUCED \$3,700,000** (Also available separately)

## Zoning Uses:

**COMMERCIAL** allows a wide range of general commercial activities, including 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.

**RESIDENTIAL** allows single-family detached, multi-family detached or attached residential units at a maximum density of 25.0 dwelling units per net acre.

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## THE LEUCADIA STREETScape PROJECT

The Leucadia Streetscape plan aims to preserve and revitalize the North Coast Highway 101 Corridor, balancing restoration of its natural beauty with an evolution of its public space to better serve the community. The project's goal is to create an environment that enriches the lives of residents and visitors in multiple ways, such as promoting community engagement, providing areas for social gatherings, accommodating sidewalk dining, displaying retail goods, offering outdoor seating, and showcasing public art.



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**CRACK SHACK** **IN-N-OUT** **Oggi's**  
SPORTS | BREWHOUSE | PIZZA  
**FedEx** **BANK OF AMERICA** **VALERO**  
Office

**Herb & Sea** **BETTER BUZZ** **FISH SHOP**  
**THE TACO STAND** **ROXY** **7-ELEVEN**  
80+ More Restaurants  
[Click to View](#)

**Leucadia**  
Pizzeria & Italian Restaurant

**LA**

**PANNIKIN**  
COFFEE & TEA

**BUONA FORCHETTA**

**ENCINITAS, CALIFORNIA**, 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. With a population of 60,000+ people, the City of Encinitas has something for everyone. With its pristine beaches and rolling hills, famous Botanic Garden and vibrant downtown business district, the City of Encinitas attracts visitors from all over the world. The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores and upscale restaurants.

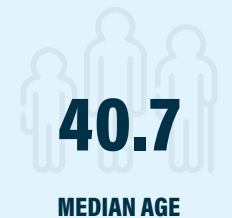
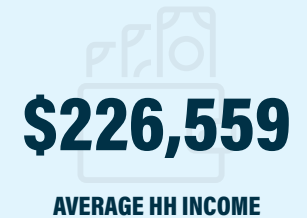
Encinitas is home to some of the most beautiful beaches in California and is known for its excellent surfing conditions. Each year, surfers from all over gather in Encinitas to compete in local surfing tournaments. The San Elijo Lagoon Reserve boasts the largest coastal wetland in San Diego County and is home to nearly 300 different bird species throughout the year.

San Diego Botanical Gardens, complete with an Amazon Rainforest, showcases the largest display of bamboo in the world, while the gardens of the Self Realization Center offer spectacular views of the Pacific Ocean in a serene garden-like setting.

Golf enthusiasts can enjoy a round of golf at the Encinitas Ranch Golf Course, a championship 18 hole, par 72 course with panoramic ocean views. This public facility has five tees and facilitates golfers at all skill-levels.

The warm California sunshine provides for year-round enjoyment of our beautiful parks, beaches and trails and makes Encinitas a spectacular place to live, work, visit and raise a family.

<https://www.encinitasca.gov/community/about-encinitas>



**CONTACT BROKERS FOR  
MORE INFORMATION**

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