



*\*Confidential Sale – Please do not speak with employees or customers*

# Leucadia Restaurant/Café For Sale

133 Daphne St. Encinitas, CA 92024





**Turn-key café opportunity located along the main thoroughfare in coastal Leucadia. Take advantage of low rent overhead and a brand-new build-out.**

**Functional and flexible designed premises for a café or fast casual restaurant with a recently built kitchen.**

**Sale includes all FF&E and leasehold interest with affordable rent.**

**Join the mix of surrounding neighborhood establishments such as Valentina, Le Papagayo, A Little Moore Café, Pannikin, and more!**

**Size:** 930 SF + Patio

**Rent:** \$4,190/Month

**Term:** 8 years remaining

**Building Type:**  
Street Retail

**Asking Price:**  
\$125,000

**overview**



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premises





premises



# The neighborhood at a glance...



**Residential Population:**

1 Mile: 10,183  
3 Mile: 53,284  
5 Mile: 123,295



**Business Population:**

1 Mile: 2,598  
3 Mile: 32,260  
5 Mile: 74,431



**Median Household Income:**

1 Mile: \$135,388  
3 Mile: \$139,056  
5 Mile: \$144,417



**Average Household Income:**

1 Mile: \$164,610  
3 Mile: \$165,100  
5 Mile: \$169,448



neighborhood

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