

RI

UNIQUE OPPORTUNITY IN THE HEART OF LEUCADIA | ENCINITAS, CA



1234

N Coast HWY 101

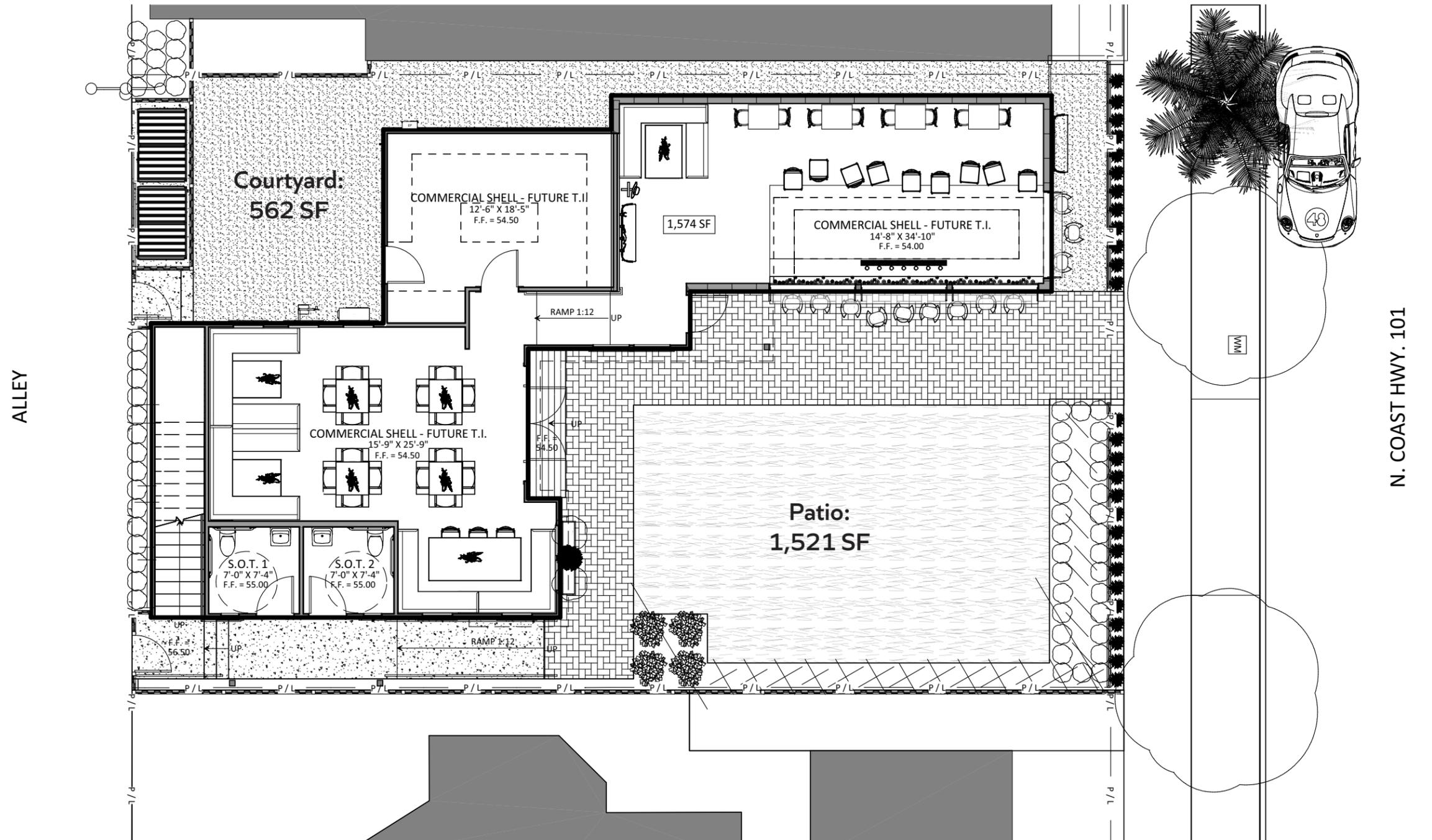


Property Highlights

- Unique restaurant opportunity in the heart of Leucadia
- 1,444 SF interior plus 1,521 SF exterior patio facing Hwy 101
- Frontage to Hwy 101 and walking distance to multiple shops, restaurants, and hotels
 - Situated in the heart of Leucadia - one of Southern California's most eclectic beach towns
- Must be utilized for a full-service restaurant with facilities open for public use



Floor Plan



The Location



CAPTAIN KENO'S
REDEVELOPMENT
BY RAF PACIFICA
158 N COAST HWY 101

manna sota

OSTERIA
TAVI

Le Papagayo

FOURTILLFOUR

French
CORNER

+VALENTINA+

KAI
OLA

SOLFERRA

SITE

CHICK&HAWK

CORNER
PIZZA

HAGGO'S
LEUCANIA, CT

NECTARINE
GROVE
Nothing is As Good

DUCK
FOOT
BREWING CO

COFFEE
COFFEE

N COAST HWY 16,100 ADT

What's Up In Leucadia?

LEUCADIA STREETSCAPE PROJECT

The Leucadia Streetscape Project includes a number of improvements aimed at preserving and revitalizing 2.5 miles of North Coast Highway 101. Project construction comes after over 15 years of work by City staff and the Leucadia community to create a plan that makes it easier and safer for community members to get to the beach and enjoy the shops and restaurants on Coast Highway 101, whether in a car, on a bike or on foot.

The project vision is to create an environment that enhances the lives of residents and visitors in a wide variety of ways. This includes encouraging community engagement, offering space for community gathering, sidewalk dining, the display of retail goods, outdoor public seating and the showcasing of public art. The City has completed construction of the first segment of improvements called "Segment A North" (Phase 1) between Marcheta Street and Basil Street.

The City has also completed the Safety and Mobility Enhancements interim project that brought "Segments B & C" between Basil Street and La Costa Avenue into alignment with the vision of Streetscape in a quick and cost-effective way.

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.

KENO PROJECT

158 N COAST HWY 101

Captain Keno's Restaurant, an aging local landmark on North Coast Highway 101 in Encinitas, will be transformed into a "mixed use" development of condominiums and commercial spaces. RAF Pacifica Group plans to demolish the rustic, wood shake-roofed restaurant structure as well as the nearby, now-closed Portofino Beach Inn. They'll be replaced with three, two-story, upscale-looking buildings with underground parking. The new structures will contain 45 condominiums (including four set aside for very low-income families), plus 14 commercial spaces — one for a restaurant, seven for retail shops and six for offices. RAF Pacifica Group plans to demolish the rustic, wood shake-roofed restaurant structure as well as the nearby, now-closed Portofino Beach Inn. They'll be replaced with three, two-story, upscale-looking buildings with underground parking. The new structures will contain 45 condominiums (including four set aside for very low-income families), plus 14 commercial spaces — one for a restaurant, seven for retail shops and six for offices.



PROJECT AREA

The Leucadia Streetscape project is being constructed in phases based on available funding. The City plans to begin construction of the Segment C West Side improvements including drainage in January 2024.



Trade Aerial

Leucadia's culinary scene is experiencing a vibrant transformation, with new establishments infusing the coastal town with innovative flavors and eclectic atmospheres.

Alila
MAREA BEACH RESORT ENCINITAS

Alila Marea Beach Resort Encinitas is a luxury oceanfront resort located in the coastal town of Encinitas, California, known for its unique blend of luxury and sustainability. The resort, which opened in March 2021, is part of the Alila Hotels and Resorts brand and is the first new-build Alila resort in the Americas. It offers a distinctive Southern California experience, inspired by the area's natural landscape and vibrant surf culture. was the blank canvas where Chef Andrew and his wife Larah would envision Atelier Manna. A soulful place for the community to be nourished through food, and for the chefs to be nourished through creative self-expression.

man-na

After parting ways from his venerated passion project Jeune et Jolie and navigating obstacles in opening the highly-anticipated Chick & Hawk, michelin-rated Chef Andrew Bachelier found himself creatively stuck, proverbially wandering in search for what would be next. Serendipity struck when an intimate space became available in his own backyard; it was the blank canvas where Chef Andrew and his wife Larah would envision Atelier Manna. A soulful place for the community to be nourished through food, and for the chefs to be nourished through creative self-expression.

CHICK & HAWK

Coming Soon

Anticipation is building for Chick and Hawk, the upcoming venture by legendary skateboarder Tony Hawk and chef Andrew Bachelier. Set to open on Leucadia Boulevard, this eatery promises a fresh take on fried chicken, blending comfort food with culinary innovation.

SOUTH PONTO

GRANDVIEW BEACH

MAREA VILLAGE
Development

Leucadia Donut Shoppe

LEUCADIAN



SITE



+VALENTINA+

Leu Leu's

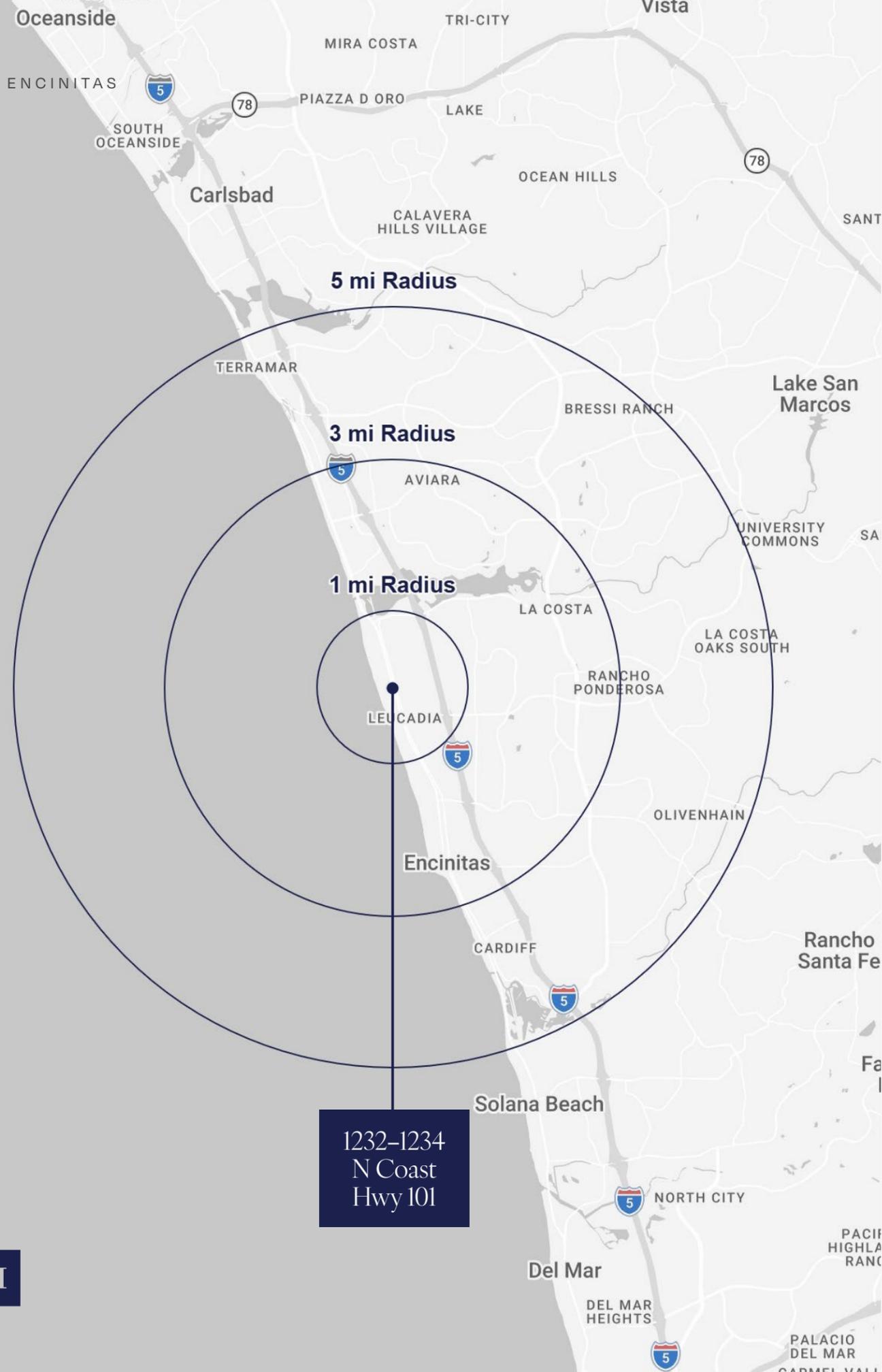
Celebrity chef Claudette Zepeda, renowned for her appearances on Top Chef and Iron Chef, has unveiled Leu Leu—a globally inspired lounge nestled in a 1930s bungalow on Highway 101. The menu is a reflection of Zepeda's Mexican-American heritage, interwoven with Mediterranean, Moroccan, and Asian influences. Signature dishes include the Fabergé egg (a sushi rice and beef tartare creation), duck confit tamal, and pibil lamb shank. The ambiance combines bohemian charm with a curated selection of wines, records, and cultural artifacts, offering guests a unique dining experience.

LEUCADIA BLVD 11,859 ADT

N COAST HWY 16,000 ADT



245,910 ADT



1232-1234 N COAST HWY 101

Area Demographics

ENCINITAS | CALIFORNIA

Population

	1 Mile	3 Mile	5 Mile
Estimated Population	10,291	53,651	124,446
Forecasted Population (2029)	10,325	53,752	124,222

Daytime Demos

	1 Mile	3 Mile	5 Mile
Total Daytime Population	6,981	59,390	154,496

Median Household Income

	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$151,644	\$154,612	\$161,751
Projected Median Household Income (2029)	\$114,922	\$116,688	\$120,647

Average Household Income

	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$208,996	\$211,932	\$218,638
Projected Average Household Income (2029)	\$133,168	\$134,490	\$138,281

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



1234 N Coast Hwy 101

Connor Stevens LIC #02016996
858.369.6458 | cstevens@riretail.com

Jack Avarello LIC #02081489
858.257.3484 | javarello@riretail.com

RI RETAIL INSITE

405 S Hwy 101, Ste 150, Solana Beach, CA 92075
lic . 01206760 t. 858 523 2090 w. riretail.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

