

ENCINITAS / CALIFORNIA

FOR SALE OR LEASE

# 101 CALLE MAGDALENA

UNIT 16



**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS



# 191 CALLE MAGDALENA

ENCINITAS / CALIFORNIA

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[TABLE OF CONTENTS](#)

[CLICK TO VIEW SECTIONS](#)

# INVESTMENT OVERVIEW

## INVESTMENT SUMMARY

**191 Calle Magdalena, Suite 16,  
Encinitas, CA 92024**

ADDRESS

**\$1,617,000 (\$600/PSF)**

ASKING PRICE

**\$3.75 NNN**

LEASE RATE

**±2,696 SF – Suite 16**

CONDO SIZE

**0%**

OCCUPANCY

**±3.98 AC / ±173,369 SF**

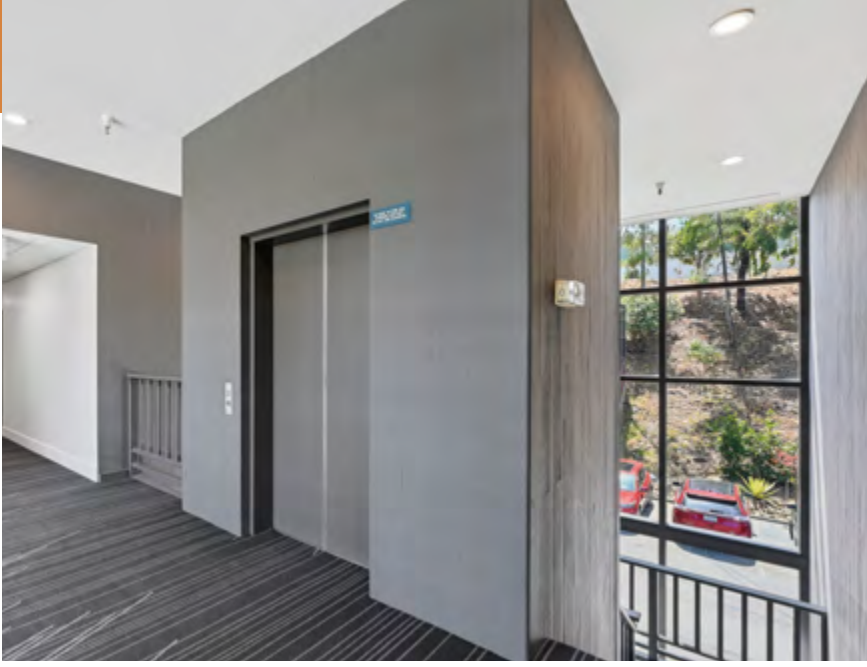
LAND SIZE

**[www.pcplistings/listings/191calle](http://www.pcplistings/listings/191calle)**

WEBSITE

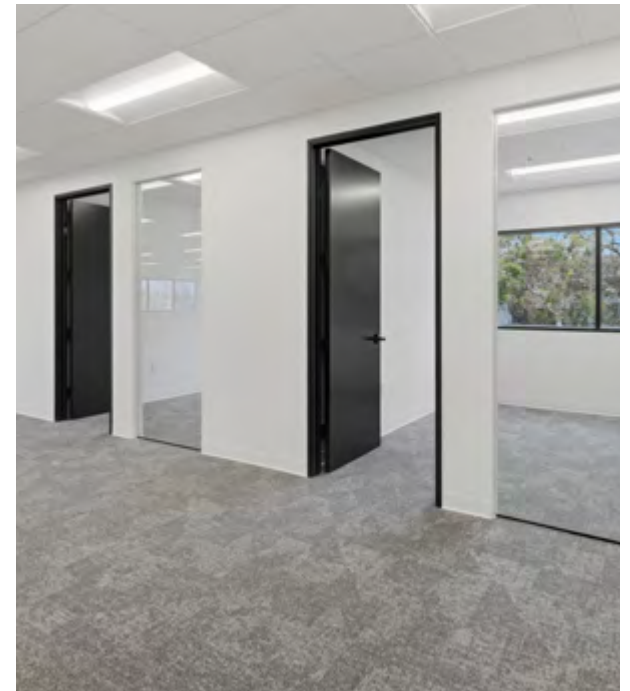






## INVESTMENT HIGHLIGHTS

- Newly renovated 2,696 SF office / medical condo that can accommodate an ample amount of uses
- Elevator served building
- Covered parking available on the ground floor, plus additional reserved and enclosed garage spaces
- Walking distance to a wide array of retail amenities offering food and shopping options for a new owner
- Prime location with Encinitas providing quick access to the I-5, Highway 101, and the North County Coaster rail line



## PROPERTY DESCRIPTION

<b>Address</b>	191 Calle Magdalena, Suite 16, Encinitas, CA 92024
<b>APN</b>	254-054-53
<b>Building Size</b>	± 9,264 SF (BOMA)
<b>Land Size</b>	±3.98 AC / ±173,369 SF (entire business park site)
<b>Land Use</b>	Office Condominium / Commercial
<b>No. of Buildings</b>	One (1) building within Santa Fe Business Park
<b>Year Built</b>	1981
<b>Stories</b>	Two (2)
<b>Zoning</b>	GC – General Commercial
<b>Grounds</b>	Landscaping includes tall pine trees and mature trees surrounding the property and parking area, as well as foxtail agave plants planted at the entrances
<b>Parking</b>	Approximately 3.5:1,000 shared parking ratio
<b>Foundation</b>	Poured reinforced concrete slab



\* This map was prepared for assessment purposes only.  
Map not to scale.

**Concrete columns for covered parking, tinted glass windows and doors and masonry exterior elements with natural wood paneling**

### Exterior Improvements

**Modern open floor plans with glassed-in private offices, dropped ceilings, wrap-around picture windows and unit controllable HVAC**

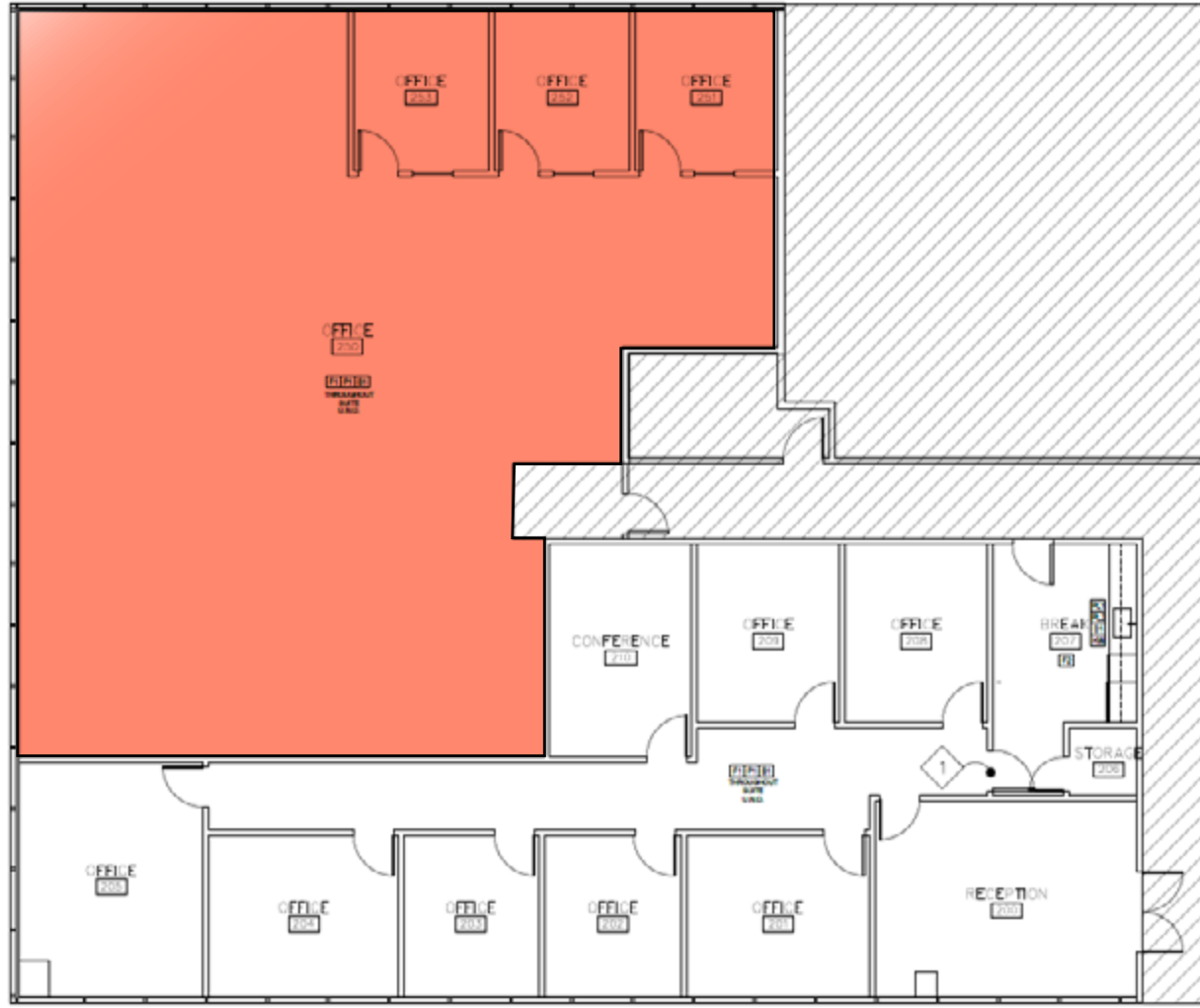
### Interior Improvements

## PROPERTY DESCRIPTION

<b>Structure</b>	Concrete and steel construction with wood paneling on the interior and exterior
<b>Site Access</b>	Access via one (1) ingress/egress point off Calle Magdalena
<b>Roofing System</b>	Flat built-up roof system
<b>Electrical/Power System</b>	Adequate power for office use
<b>HVAC System</b>	Roof-mounted central HVAC
<b>Life Safety/Fire Protection</b>	Fully sprinklered; code-compliant
<b>Utilities Providers</b>	<p><i>Gas</i> San Diego Gas &amp; Electric (SDG&amp;E)</p> <p><i>Electric</i> San Diego Gas &amp; Electric (SDG&amp;E)</p> <p><i>Water</i> San Dieguito Water District (SDWD)</p> <p><i>Waste Services</i> EDCO Encinitas</p> <p><i>Telecommunications</i> Spectrum, AT&amp;T Fiber, Cox &amp; more</p>









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191 CALLE MAGDALENA

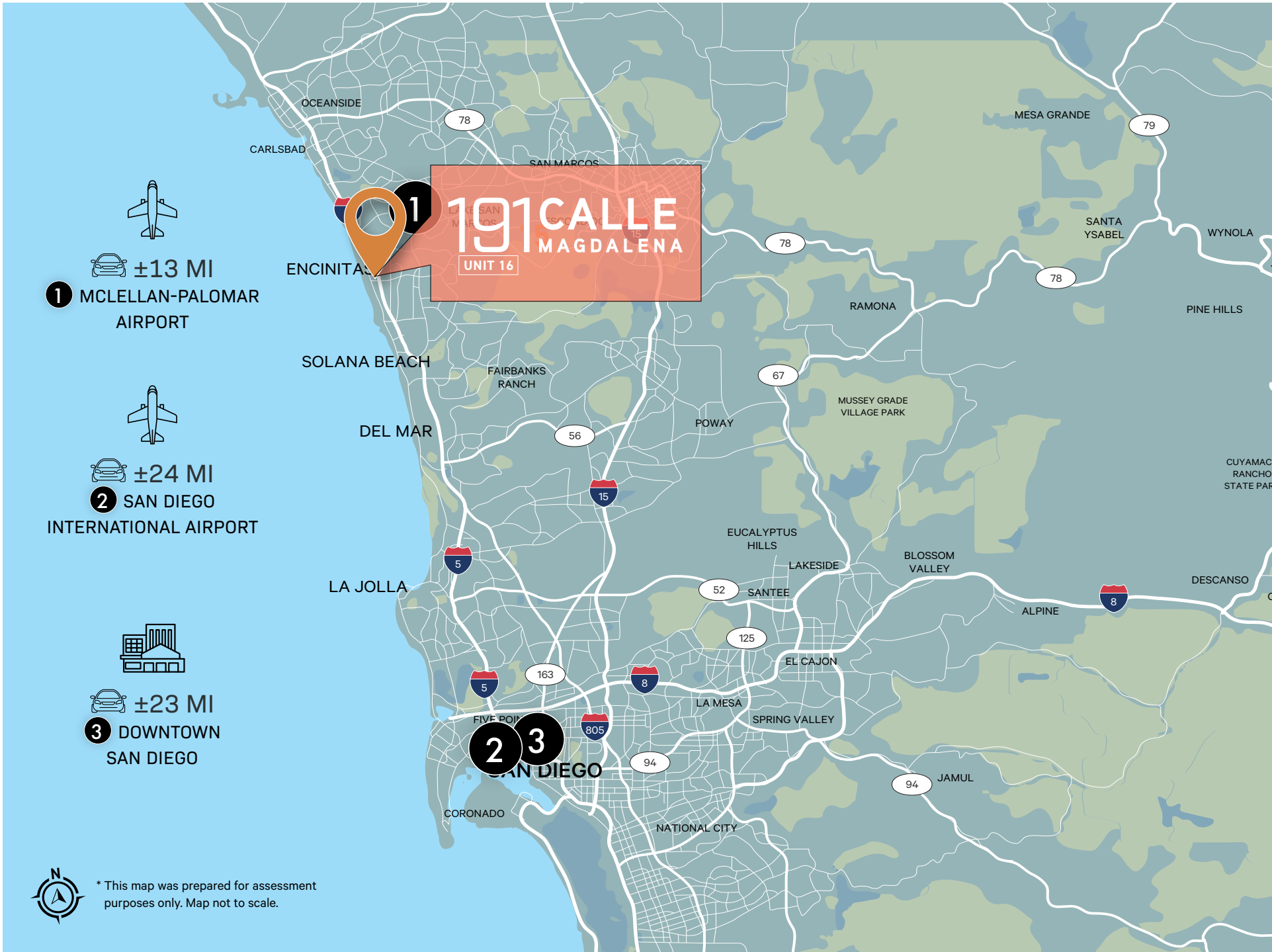
VILLA BLANCA CT

SUMMER VIEW CIR



# 14 AREA OVERVIEW





\* This map was prepared for assessment purposes only. Map not to scale.



# ENCINITAS

## CITY OF ENCINITAS

Encinitas is a charming coastal city located in San Diego County, California. It is 25 miles north of San Diego and 95 miles south of Los Angeles. It is situated along the coastal terrace of the Pacific Ocean, giving it beautiful beaches, a pleasant climate, and a laid-back atmosphere. Encinitas spans an area of around 20 square miles and is divided into five neighborhoods, namely Old Encinitas, New Encinitas, Leucadia, Cardiff-by-the-Sea, and Olivenhain, wherein each has its distinct character and appeals to a diverse range of residents.

Encinitas is known for its perfect surfing spots on its beaches, including Moonlight State Beach, Swami's Beach, Beacon's Beach, and Cardiff State Beach. In addition to its coastal attractions, the city has a vibrant downtown area in Old Encinitas, which exudes a laid-back, beach town vibe with eclectic shops, boutiques, restaurants, and cafes. The city has a unique blend of natural beauty, cultural attractions, and a laid-back coastal lifestyle, making it a desirable place to live, work, and visit.



**39,812**  
POPULATION WITH  
COLLEGE DEGREE

**\$213,282**  
AVERAGE HH INCOME

**34,240**  
LABOR FORCE

**44**  
MEDIAN AGE

**61,685**  
POPULATION

**\$1,524,818**  
AVERAGE  
PROPERTY VALUE

**\$4.4B**  
ANNUAL HOUSEHOLD  
SPENDING BUDGET

**4,870**  
NUMBER OF  
EMPLOYERS

SAN DIEGO BOTANIC GARDEN



SWAMI'S BEACH



MOONLIGHT STATE BEACH



SAN ELIJO LAGOON

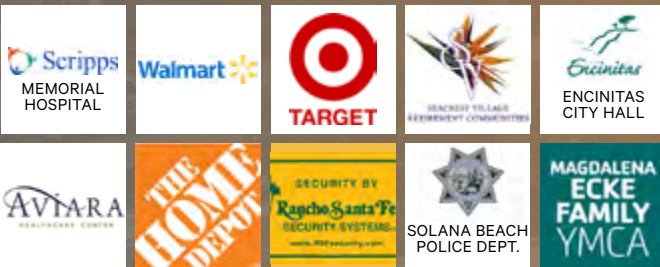


LA PALOMA



ENCINITAS FALL FESTIVAL

TOP EMPLOYERS



TOP EMPLOYERS



MAJOR TRANSPORTATION INFRASTRUCTURES





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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ENCINITAS / CALIFORNIA

# 191 CALLE MAGDALENA

UNIT 16

**CBRE** INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

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Grant Goldman  
Dylan Rutigliano

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Casey Sterk

**Sacramento**

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Gabe Schnitzer

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**Northern Colorado**

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