

**FOR LEASE**

**2,931 SF FREESTANDING BUILDING**  
*Commercial, Retail, Medical*

**2009**  
**NEWCASTLE AVE**  
CARDIFF-BY-THE-SEA, CA 92007

**DAN GASTON**

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CalDRE Lic#01219860

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



# PROPERTY FEATURES

- Ocean Views from the Building Interior
- Two Blocks to the Beach and to Some of San Diego's Best Surf Breaks
- Approximately 2,931 SF Freestanding Building
- 10,453 SF Corner Lot
- Zoning - General Commercial; Allows For Most Retail & Offices Uses
- Walking Distance to Shops & Restaurants
- 5:1000 Onsite Parking Ratio - 15 Spaces

**CONTACT BROKER FOR PRICE GUIDANCE  
& SHOWING INSTRUCTIONS**

DO NOT DISTURB TENANT

# PROPERTY PHOTOS



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



SOLANA BEACH

San Elijo Campgrounds

San Elijo State Beach

ENCINITAS

Cardiff Elementary

S Coast Hwy

San Elijo Ave



# THE NEIGHBORHOOD

- |  |                           |                                      |
|--|---------------------------|--------------------------------------|
| <b>1.</b> Cicciotti's Trattoria Italiana | <b>6.</b> Starbucks       | <b>11.</b> Lourdes Mexican Food      |
| <b>2.</b> Jack in the Box                | <b>7.</b> Seaside Market  | <b>12.</b> Best Pizza & Brew         |
| <b>3.</b> Chase Bank                     | <b>8.</b> Cardiff Library | <b>13.</b> VG Donut & Bakery         |
| <b>4.</b> The Lost Abbey                 | <b>9.</b> Pipes Cafe      | <b>14.</b> Bump Coffee               |
| <b>5.</b> Sambazon Acai Cafe             | <b>10.</b> Fish 101       | <b>15.</b> The Besta Wan Pizza House |

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