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# DEVELOPMENT OPPORTUNITY

OFFERING  
PRICE

\$1,995,000

836 2ND STREET, ENCINITAS, CA 92024  
(SAN DIEGO COUNTY)



WALKABLE LOCATION  
JUST BLOCKS FROM THE PACIFIC  
OCEAN AND SURROUNDED BY RETAIL,  
DINING, AND RESIDENTIAL DENSITY



FLEXIBLE MIXED-USE ZONING  
WIDE BLEND OF COMMERCIAL AND  
RESIDENTIAL USES WITH A MAXIMUM  
FAR OF 0.65, UP TO 75% LOT COVERAGE



DOWNTOWN ENCINITAS  
FEES SIMPLE ASSET IN SAN DIEGO  
COUNTY'S MOST SUPPLY-CONSTRAINED  
AND DESIRABLE COASTAL SUBMARKETS

POINTS OF CONTACT

**Will Pural**  
Senior Vice President  
wpural@northmarq.com  
+1 858.768.1280  
CA Lic. #018906465

**Matt Lipson**  
Senior Vice President  
mlipson@northmarq.com  
+1 503.307.0382

**Maggie Brady**  
Associate  
mbrady@northmarq.com  
+1 858.339.9109

**Enoch Escalera**  
Associate  
eescalera@northmarq.com  
+1 971.351.9232

**Jake Jellison**  
Investment Sales Analyst  
jjellison@northmarq.com  
+1 310.480.3637

**Ronnie Givargis**  
Senior Vice President  
CA Lic. # 1363135