



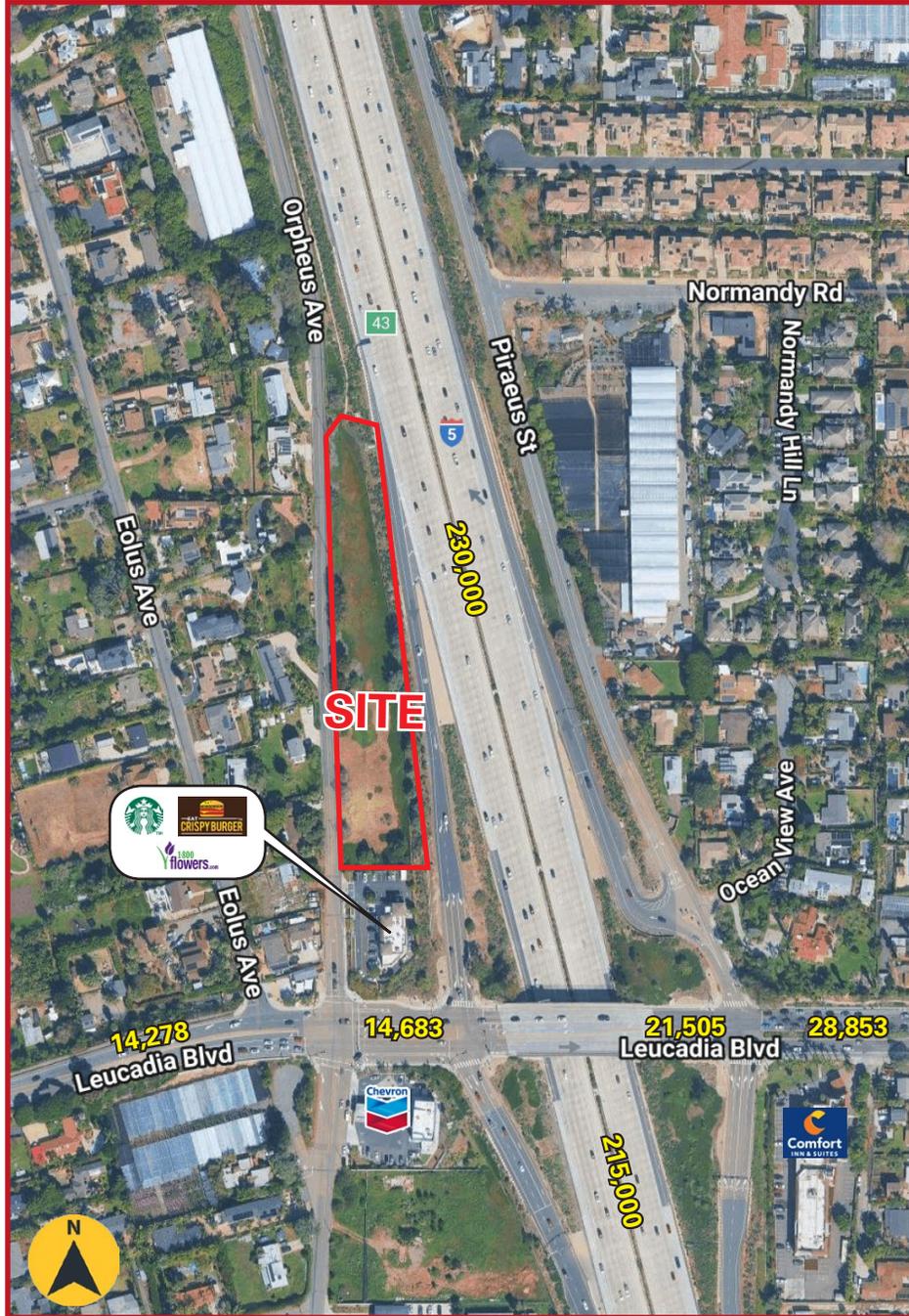
ENDURING REAL ESTATE

Lic #01977797

AVAILABLE | NWC I-5 & Leucadia

945 Orpheus Ave, Encinitas, CA 92024

I-5 Freeway Visible @ Ramp



JOIN



AVAILABILITY

- 1.71 AC

FEATURES

- Rare Site in Prestigious Coastal Neighborhood
- 2 Mile Median HH Income \$159,697



Contact Information

Hayley Riegler
626-392-9695
hriegler@enduringrealestate.com
Lic #02132863

Joe Wojdowski
858-536-8383 x102
joew@enduringrealestate.com
Lic #01237995

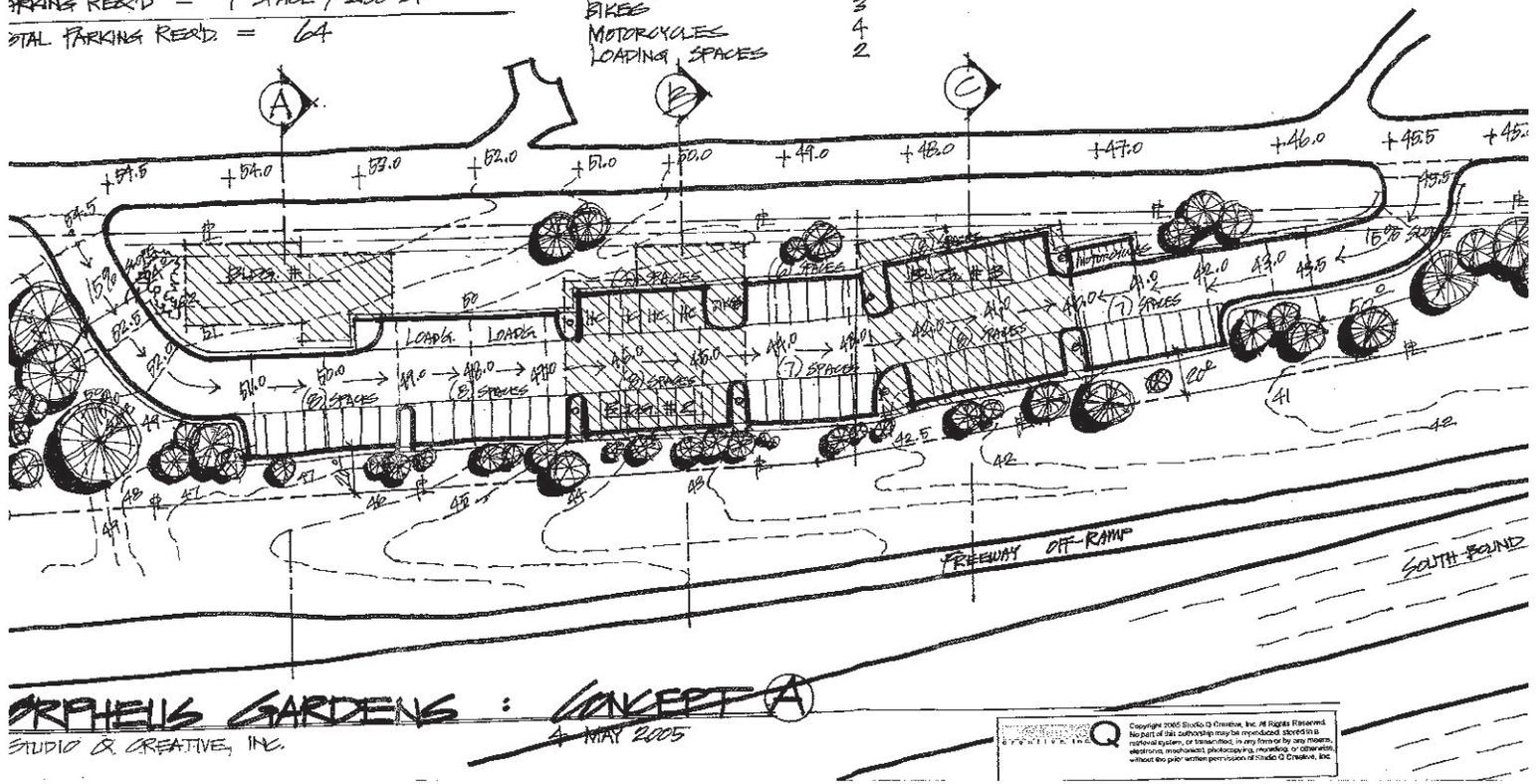
PARKING PLAN

± 40' (VERTICAL CURVATURE IN METERS)

LEA. FLOOR AREA = 16,000 SF
 PARKING REQR'D = 1 SPACE / 250 SF
 TOTAL PARKING REQR'D = 64

PARKING PROVIDED

STANDARD SPACES	60
HANDICAPPED SPACES	4
BIKES	3
MOTORCYCLES	4
LOADING SPACES	2



ORPHEUS GARDENS : CONCEPT A
 STUDIO & CREATIVE, INC. 4 MAY 2005

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Note: This plan would not require any soil import or export and was for a previously contemplated office development.

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

REGIONAL AERIAL

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DEMOGRAPHICS

945 Orpheus Ave, Encinitas, CA 92024



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2025 Estimated Population	13,393	30,119	72,538	133,918
2030 Projected Population	13,666	30,279	71,812	131,473
2020 Census Population	12,718	28,584	70,993	132,480
2010 Census Population	11,961	27,155	68,165	124,805
Projected Annual Growth 2025 to 2030	0.4%	0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.4%	0.5%
2025 Median Age	42.5	44.3	44.6	43.9

HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Households	5,479	12,765	29,387	52,608
2030 Projected Households	5,596	12,817	29,129	51,837
2020 Census Households	5,176	12,019	28,264	51,247
2010 Census Households	5,053	11,696	27,570	49,238
Projected Annual Growth 2025 to 2030	0.4%	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.4%	0.5%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated White	74.1%	73.7%	74.2%	73.0%
2025 Estimated Black or African American	0.8%	1.1%	1.2%	1.4%
2025 Estimated Asian & Pacific Islander	6.1%	6.8%	7.9%	8.9%
2025 Estimated American Indian & Native Alaskan	0.7%	0.7%	0.6%	0.5%
2025 Estimated Other Races	18.3%	17.7%	16.1%	16.3%
2025 Estimated Hispanic	21.6%	21.1%	19.3%	19.0%

INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$231,368	\$222,440	\$229,181	\$233,769
2025 Estimated Median Household Income	\$161,813	\$159,697	\$167,467	\$169,960
2025 Estimated Per Capita Income	\$94,762	\$94,465	\$92,946	\$91,936

EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.5%	2.7%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.4%	1.5%	1.9%
2025 Estimated High School Graduate	10.3%	9.4%	8.0%	7.8%
2025 Estimated Some College	13.6%	13.0%	14.1%	14.9%
2025 Estimated Associates Degree Only	5.4%	6.3%	6.3%	6.7%
2025 Estimated Bachelors Degree Only	38.6%	38.6%	39.5%	38.8%
2025 Estimated Graduate Degree	27.7%	28.8%	27.9%	27.5%

BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	863	2,801	4,961	10,941
2025 Estimated Total Employees	5,424	16,007	27,858	86,087
2025 Estimated Employee Population per Business	6.3	5.7	5.6	7.9
2025 Estimated Residential Population per Business	15.5	10.8	14.6	12.2