

FOR LEASE

# 1967 SAN ELIJO

CARDIFF, CA 92007



FREESTANDING COASTAL BUILDING, PARKING & OCEAN VIEWS

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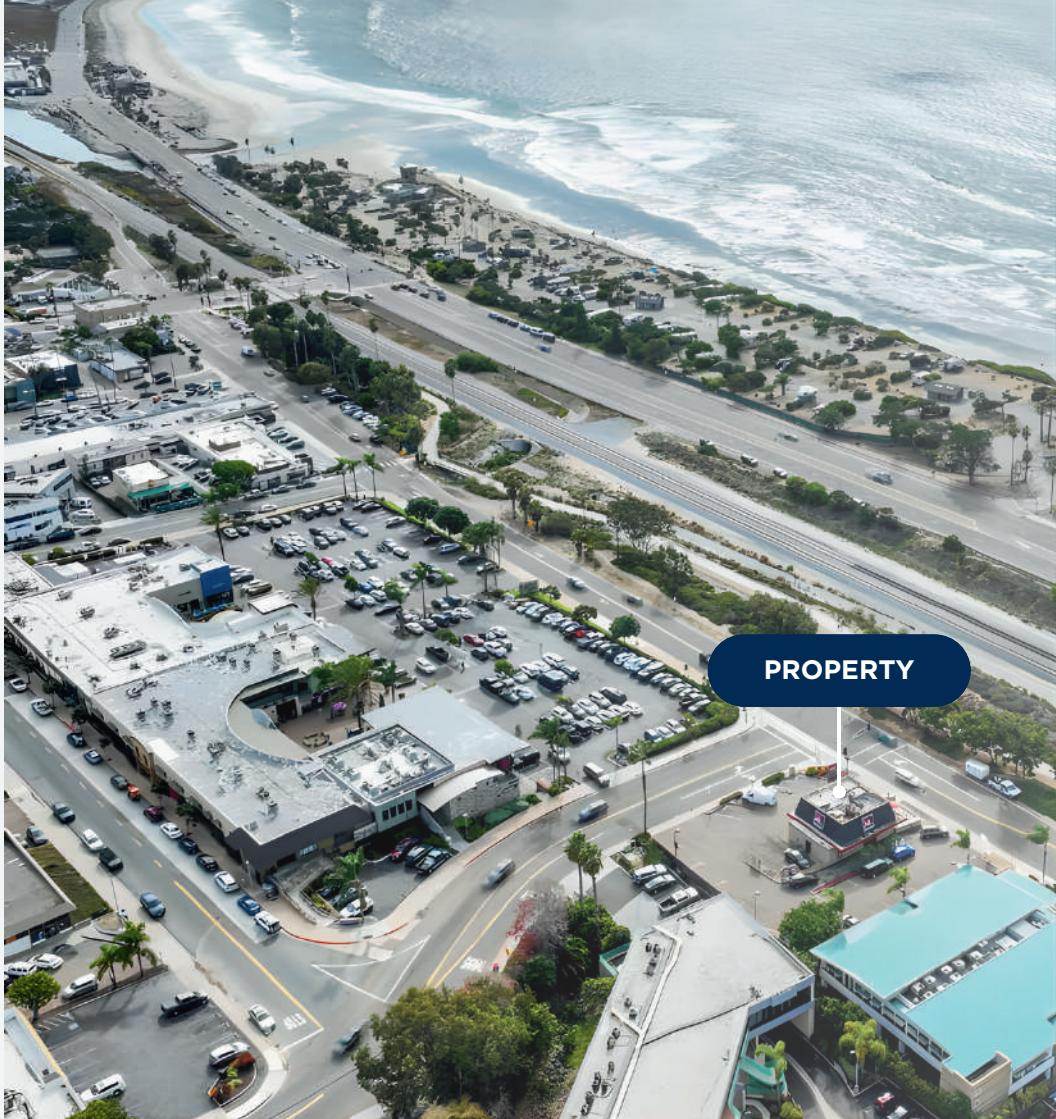
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# PROPERTY HIGHLIGHTS

BUILDING SIZE	1,429 SF
LAND SIZE	16,702 SF
ASKING RATE	\$9,000/month + U
IDEAL TENANT	Restaurant, Brewery, Coffee, Pop Up Concepts, etc.
PARKING	20+ spaces
ZONING (Most Retail Allowed)	C-GC-1
DESCRIPTION (Gen Commercial 1)	CSP
FEATURES	Existing Kitchen Infrastructure



## MARKET DESCRIPTIONS

Cardiff by the Sea is a coastal beach city in North County of San Diego. The limited trade area along with the dense, higher income demographic makes this a sought-after trade area for retailers or an investor.

## STRENGTHS

Coastal pad building adjacent to the landmark Cardiff Seaside Market Center in a highly sought after trade area. Walking distance to the beach.



# DEMOGRAPHICS

(5-MILE RADIUS)



**103,577**  
Population



**\$201,365**  
Avg Household  
Income



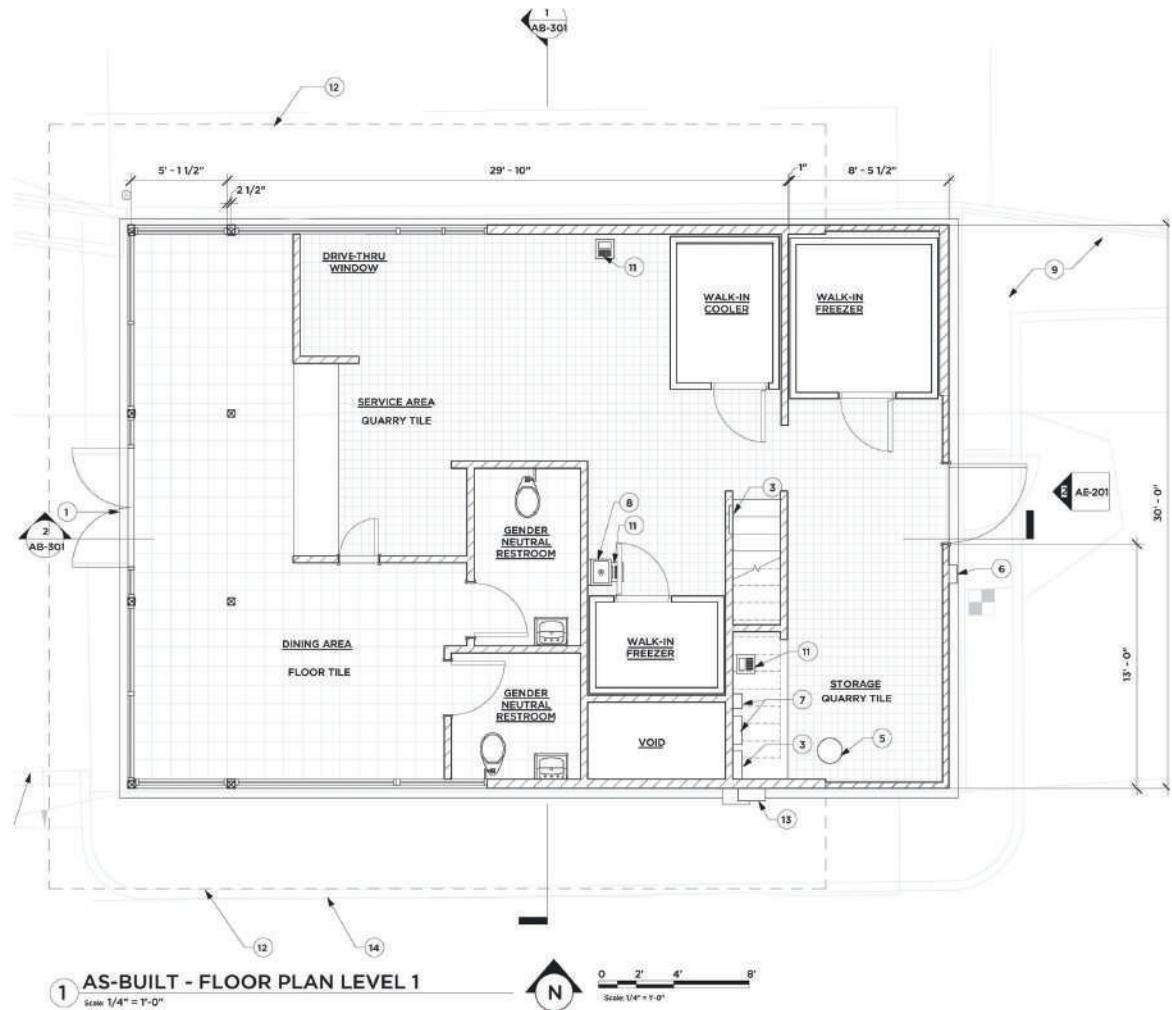
**41,314**  
Households



**44,761**  
Housing Units

# SITE PLAN

This site plan is not a representation, warranty, or guarantee as to the size, location, or identity of any tenant, and the building, improvements, parking, ingress, and egress are subject to such changes, additions, and deletions as the architect, Landlord, or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, or change of location at any time without prior notice.





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