



# Encinitas Restaurant For Sale

DO NOT DISTURB EMPLOYEES: Please do not speak with employees or disturb customers.

1044 S Coast Highway, Encinitas, CA 92024



## The Neighborhood

Encinitas is often described as the classic California beach town that is known for being one of the happiest, healthiest, and most up-and-coming cities in Southern California.

Located along approximately six miles of coastline, Encinitas offers a unique blend of old-world charm with modern sophistication, culture, and amenities.

The town's beautiful beaches, funky surf vibe, and extraordinary climate are a huge draw for families, tourists, and local San Diegans alike.

Encinitas has a distinct character that sets it apart from other communities in the area, and in recent years has truly blossomed into a booming food and beverage hub.

*"Northern San Diego County has a string of great beach towns – Del Mar, Cardiff by the Sea, Solana Beach, but Encinitas may be the best of them all"*  
– **Sunset Magazine**

location



# Highlights & Details

CONFIDENTIAL SALE – Please do not speak with employees or customers

**Extremely Rare** coastal downtown Encinitas restaurant for sale.

**Existing buildout** setup for gastropub type use with 18 beer taps, fully equipped kitchen, and city approved street/dining patio.

**Great conversion** opportunity for an experienced hospitality operator to acquire a coastal restaurant and implement their own concept at a fraction of the time/cost.

**Downtown Encinitas** offers a tight-knit supportive community that thrives on local business, with limited competition and significant barriers of entry.

**Sale includes** all owned furniture, fixtures, equipment and leasehold interest. Tradename, concept, and menu will be excluded.

Size: Approx. 1,525 SF + Patio

Rent: Contact Broker

Lease: New Lease

ABC License: Contact Broker

Asking Price: \$375,000





premises



MOLLY

ENGINITAS ALE HOUSE

WARNI  
Drinking D.  
Spirits, Beer,  
Wine and  
Alcoholic  
May 1...

Happy Holidays

WARNI



BIRRA  
**BOSIO  
CARATSCH**  
LA MIGLIORE

**Affligem**  
AUTHENTIEK ABDIJBIER SINDS 1074

**BIÈRE  
ALLA**

BIRRA  
MILANO

SAVOUR

PETRUS

Tripe  
Krautchen

Il mondo  
BIRRA

BIÈRE  
MACHIN

IGWY





Potato Shack  
Cafe

Encinitas  
Fish Shop

Bird Rock  
Coffee

Cocina De  
Barrio

Subject Site

City Tacos

Philz Coffee

Goodonya

Union Kitchen  
& Tap

Hansen  
Surfboards

Java Hut

# ENCINITAS AT A GLANCE...



## Residential Population:

1 Mile: 9,282  
3 Mile: 55,169  
5 Mile: 118,751



## Business Population:

1 Mile: 11,160  
3 Mile: 32,089  
5 Mile: 59,321



## Median Household Income:

1 Mile: \$129,241  
3 Mile: \$133,914  
5 Mile: \$142,674



## Average Household Income:

1 Mile: \$154,718  
3 Mile: \$161,187  
5 Mile: \$169,220

# neighborhood

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