

328
ENCINITAS BLVD

COASTAL PROPERTY



FOR LEASE: 1,707 SF MEDICAL/PROFESSIONAL OFFICE SPACE



COMMERCIAL REAL ESTATE SERVICES

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328 ENCINITAS BLVD, SUITE 201
ENCINITAS, CA 92024

LOCATION HIGHLIGHTS

- » Located in affluent Encinitas Corporate Center
- » Immediate access to I-5, Encinitas's 101 corridor, Cardiff-By-The-Sea, Leucadia
- » Walking distance to retailers, restaurants, and Moonlight Beach

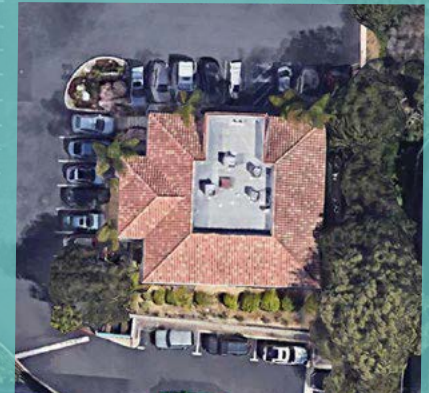
AMENITIES

- » Professional setting with long-term neighboring tenants
- » Boutique office building offers modern finishes, numerous upgrades, and ocean views



PROPERTY ADDRESS

328 Encinitas Blvd
Encinitas, CA 92024





328 ENCINITAS BLVD

PROPERTY OVERVIEW



ADDRESS:

328 Encinitas Blvd, Suite 201
Encinitas, CA 92024



SUBMARKET:

North Beach Cities



YEAR BUILT:

1997



PARKING RATIO:

2.27/1000



SITE AREA:

0.26 AC



APN:

258-111-32



PRICE:

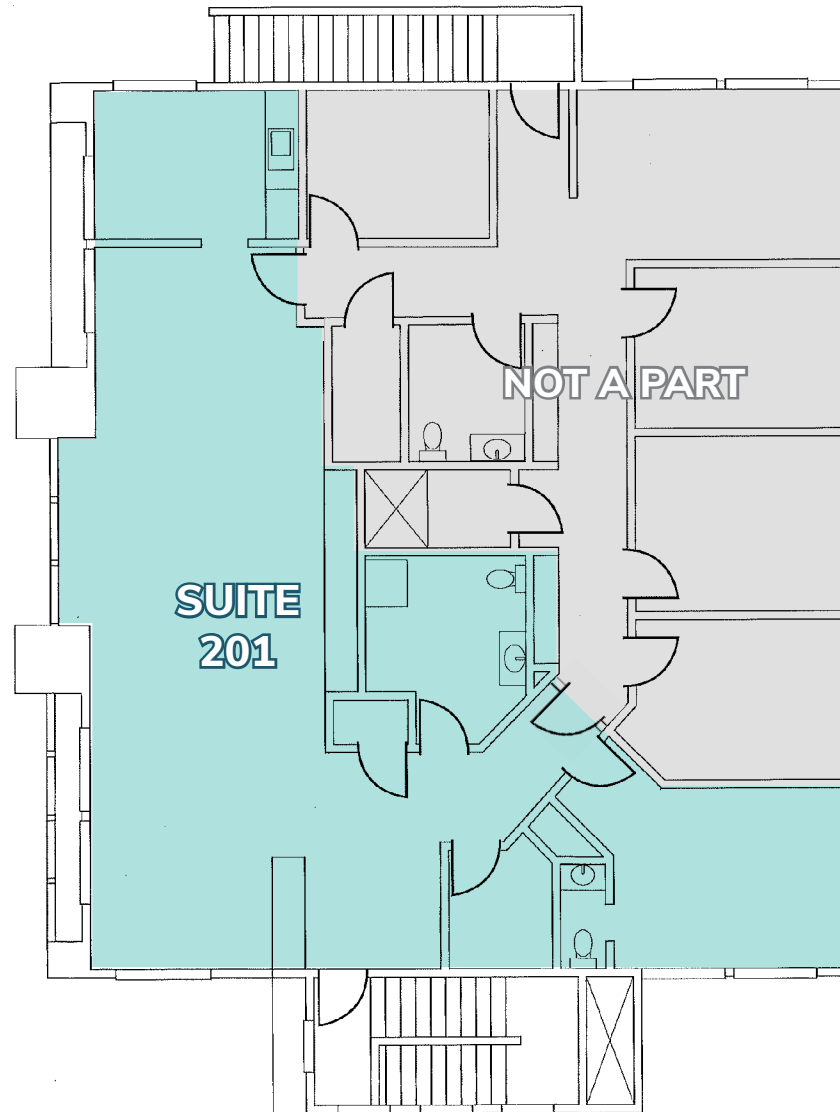
\$1.79 /SF + Utilities



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SUITE DETAILS

- » Approx. 1,707 SQFT
- » One Private Offices
- » Open Bullpen
- » Kitchen
- » Reception Area & Waiting Room
- » 2 Restrooms
- » \$1.79/SF + Utilities



* Rendering is an approximation, not drawn to scale.

ENCINITAS
CORPORATE PARK

SEACREST WAY

SAXONY WAY

ENCINITAS BLVD

336

332

330

328

324

326

320



328 ENCINITAS BLVD /// 7

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With a population of 60,000 people, the City of Encinitas offers pristine beaches and rolling hills, a famous Botanic Garden, and a vibrant downtown business district.

The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores, surfshops, and restaurants.

Encinitas is home to some of the most beautiful beaches in California and is known for its excellent surfing conditions.



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North Coast
Business Park

Encinitas Town & Country
Shopping Center

Encinitas Corporate
Center Saxony Rd

Buena Vista
Lagoon & Trails

H
Scripps Memorial
Hospital Encinitas

Encinitas
Transit Station

S. Vulcan Ave

S. Coast Hwy 101

Public Beach
Access

Public Beach
Access

Public Beach
Access

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- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18

- CRACK SHACK
- LAZY ACRES MARKET
- lofty COFFEE CO.
- Leucadia Pizzeria & Italian Restaurant
- Maurizio TRATTORIA ITALIANA
- 101 Diner
- BETTER BUZZ coffee
- PACIFIC STATION
- urban ENCINITAS
- Trattoria i Trulli
- 3corner wine shop and bistro
- jojo's
- BROAD STREET DOUGH CO.
- POTATO SHACK CAFE
- ENCINITAS ALE HOUSE
- UNION
- GOODONYA 1051
- Swami's CAFE



AREA AMENITIES & DEMOGRAPHICS

(within 5 miles of property location)



138,802

POPULATION



\$183,361

AVG. HOUSEHOLD INCOME



55,946

HOUSEHOLDS



\$132,841

MEDIAN HOUSEHOLD INCOME



63,378

DAYTIME POPULATION



41.9

AVERAGE AGE

1-mile radius 3-mile radius

Population	14,455	69,596
Average Household Income	\$171,896	\$177,342
Households	6,067	28,273
Median Household Income	\$108,332	\$125,861
Daytime Population	10,376	30,694
Median Age	39.4	41.8

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