

FOR SALE OR LEASE



629 2nd Street Encinitas, CA 92024

3,653 SF Office Building



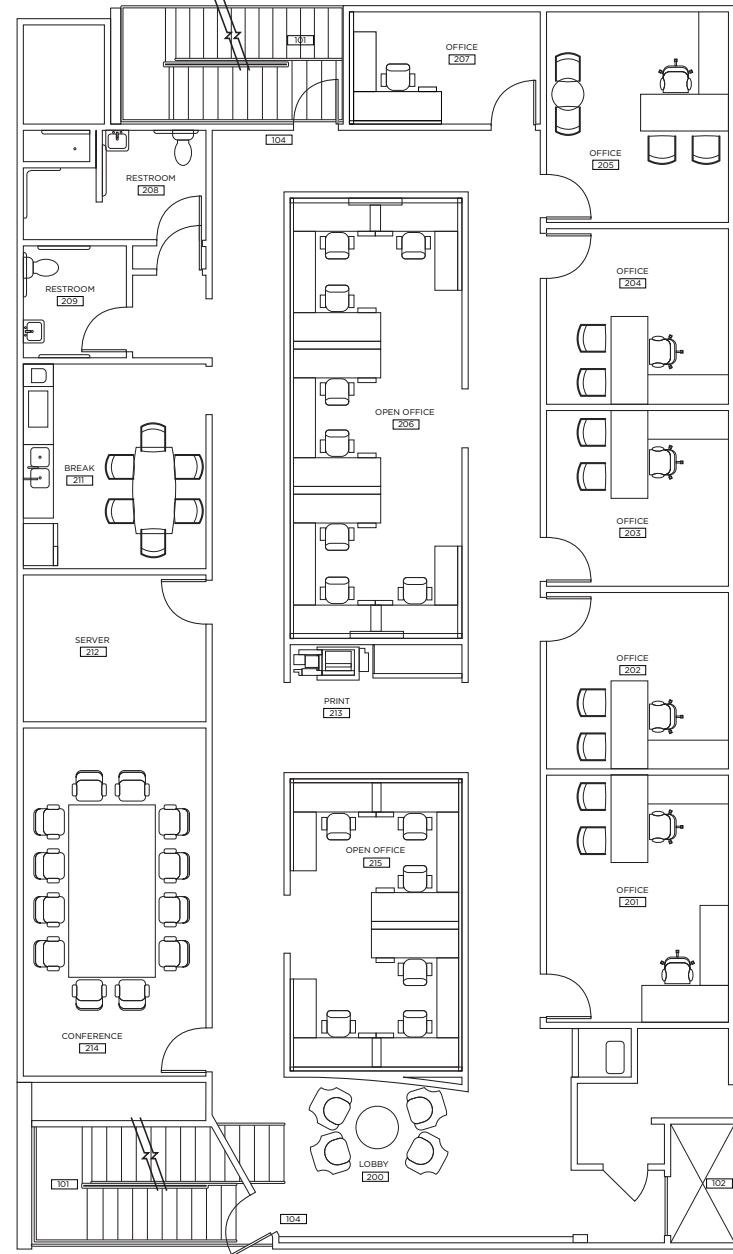


EAT
SURF
RUN
PLAY
WORK

WISH YOU WERE HERE?

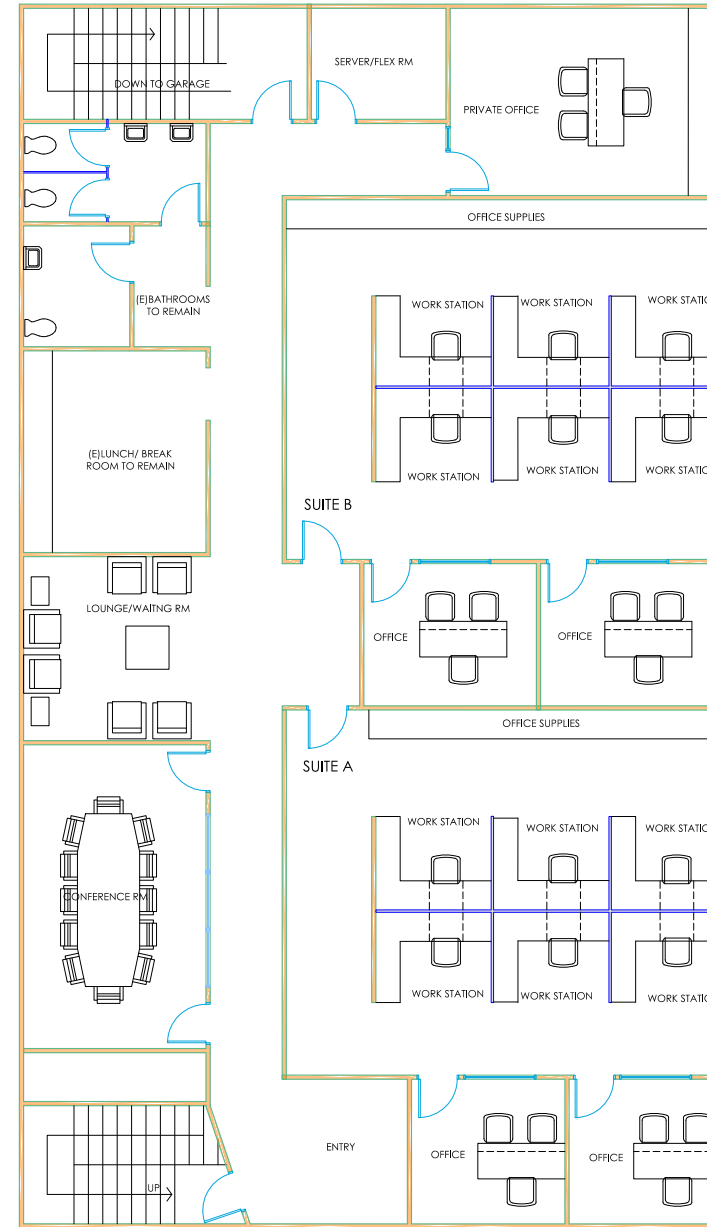


AS BUILT FLOOR PLAN

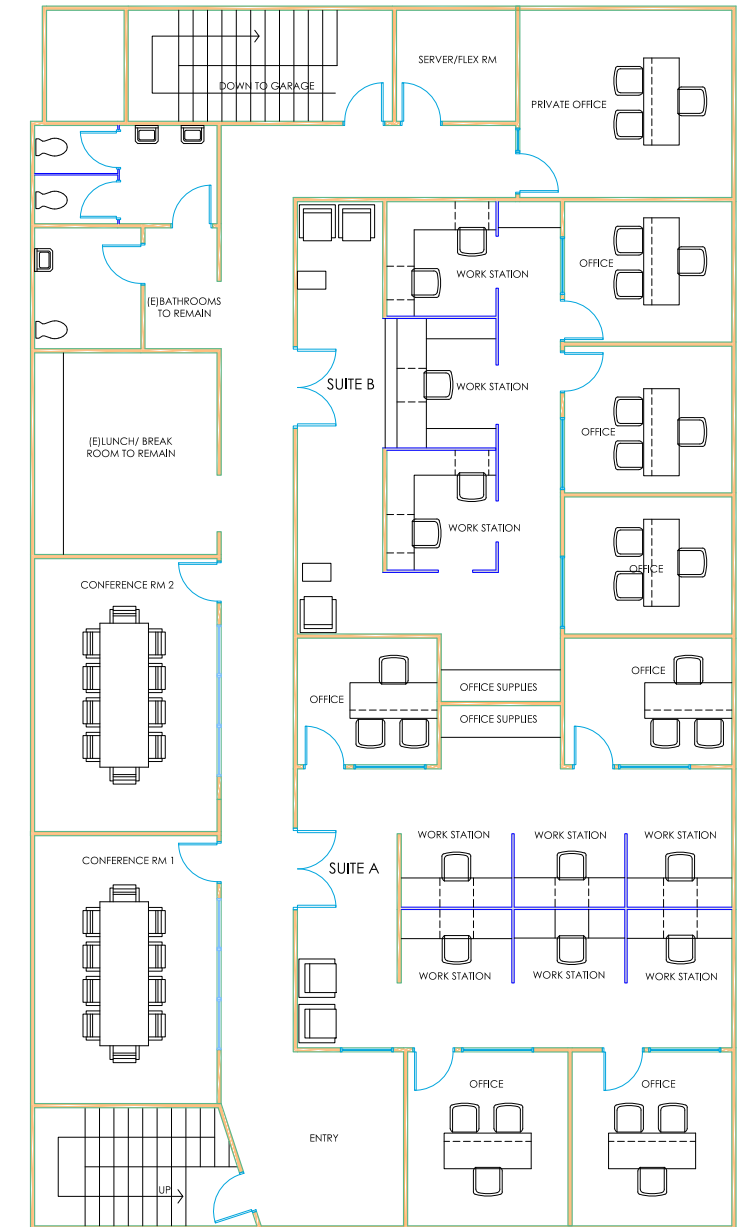


CONCEPTUAL FLOOR PLANS

OPTION 1



OPTION 2



PROPERTY HIGHLIGHTS

ADDRESS

629 2nd Street
Encinitas, CA
92024

SUBMARKET

Encinitas - North
Beach Cities

TOTAL SF

3,653 Square
Feet

ZONING

Office & Medical

RENTAL RATE

\$4.50/SF +
Utilities &
Janitorial

SALE PRICE

\$4.1M

- Located in walkable Downtown Encinitas
- Garage parking beneath office space with private elevator
- Private rooftop deck provides the perfect atmosphere for the highly sought-after lifestyle office space
- 6 private offices, 2 open space coworking stations, conference room, copy area, break room
- Shower facilities in private restrooms to make the most of coastal working and living
- Situated 0.5 miles/ 3 minutes from Moonlight Beach and .7 miles / 4 minutes from The I-5 Freeway via Encinitas Blvd
- Exceptional demographics with an average household income of \$160,821 and average home value of \$989,907 in a 5-mile radius







lofty
COFFEE CO.



Leucadia
Pizzeria

D STREET
D STREET
BAR & GRILL

THE ROXY
ENCINITAS, CA EST. 1978

PRAGER BROS.
ARTISAN BREAD

SOLACE
RESTAURANT & BAKERY

PACIFIC
STATION

LOBSTER WEST

corner
wine shop and bistro

Blue Ribbon
ARTISAN PIZZERIA

Swamis
CAFE

629 2ND STREET

SOUTH COAST HIGHWAY 101

THE LUMBERYARD

ST. TROPEZ
Bakery & Bistrot

ENCINITAS BLVD.

D STREET

E STREET

G STREET

Herb & Sea

East Village
asian diner

THE TACO STAND
HECHO A MANO

Ranchside Bar & Grill

Trattoria
i Trulli
NOUVELLE ITALIAN CUISINE

ENCINITAS
FISH SHOP

Spitz
Coffee



MOONLIGHT
BEACH

Local Amenities



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