

COASTAL RESTAURANT BUILDING FOR LEASE

135 ENCINITAS BLVD

ENCINITAS | CA | 92024

- 4,360 SQUARE FOOT BUILDING
- FORMER DENNY'S RESTAURANT
- .73 ACRES SITE
- ADJACENT TO INTERSTATE 5





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PROPERTY INFORMATION

Location: The subject property is located at 135 Encinitas Blvd in the city of Encinitas, California. It lies just one-quarter mile west of Interstate 5 and approximately one mile east of Pacific Coast Highway (Highway 101). Positioned at a key intersection near downtown Encinitas, the property enjoys excellent visibility and easy access to major regional thoroughfares. It is conveniently situated near a mix of retail centers, restaurants, and community services, with beaches, parks, and schools all within a short drive. This highly accessible location offers both strong vehicular traffic and pedestrian activity, making it ideal for a wide range of commercial or mixed-use development opportunities.

Jurisdiction: City of Encinitas

APN: 258-090-42-00

Acreage/SF: 0.73 acres / 31,798 SF

Building Size: 4,360 SF

Previous Use: Previously home to Denny's restaurant.

Proposed Use: Offers a prime opportunity for a national or regional restaurant brand to establish a presence along the prime retail corridor of Encinitas Blvd.

Zoning: VSC, Visitor-Serving Commercial

Traffic Counts: Encinitas Blvd (Eastbound): 15,051 ADT
Encinitas Blvd (Westbound): 15,336 ADT
I-5 (Southbound): 211,000 ADT

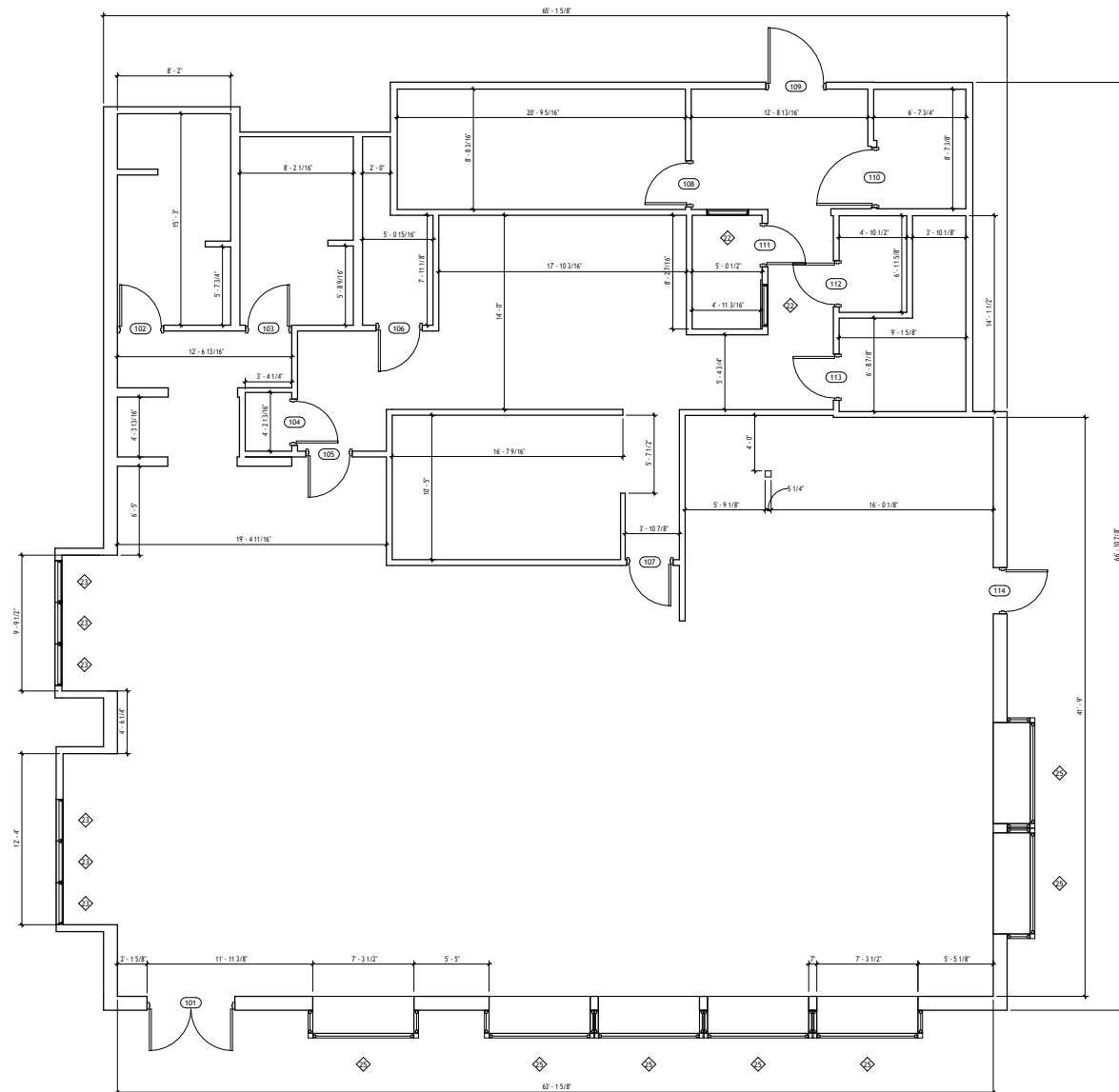
Signage: Building signage available

Services: Water/Sewer: San Dieguito Water District (SDWD)
Electric/Gas: San Diego Gas & Electric SDG&E
Fire: Encinitas Fire Department
Police: Encinitas Police Department







Lease Rate/NNNs: Call Broker for Details



FLOOR PLAN



LEASE COMPARABLES

PROPERTY ADDRESS	PROPERTY IMAGE	PROPERTY TYPE	SIZE (SF)	LEASE TYPE	LEASE RATE	LEASE START DATE
90 N Coast Highway 101, Encinitas, CA 92024		Multi-Family Class B	589 SF	NNN	\$5.25	Apr 2025
1055-1057 S Coast Highway 101, Encinitas, CA 92024		Retail Class B	1,300 SF	MG	\$6.92	Aug 2024
244-246 N Coast Highway 101, Encinitas, CA 92024		Retail Class A	2,650 SF	FS	\$7.50	Oct 2023
687 S Coast Highway 101, Encinitas, CA 92024		Multi-Family Class B	1,547 SF	FS	\$6.25	Sep 2023
687 S Coast Highway 101, Encinitas, CA 92024		Multi-Family Class B	2,365 SF	FS	\$7.00	Sep 2023
315-335 S Coast Highway 101, Encinitas, CA 92024		Retail Class B	1,475 SF	NNN	\$5.00	Jul 2023

AERIAL



AERIAL



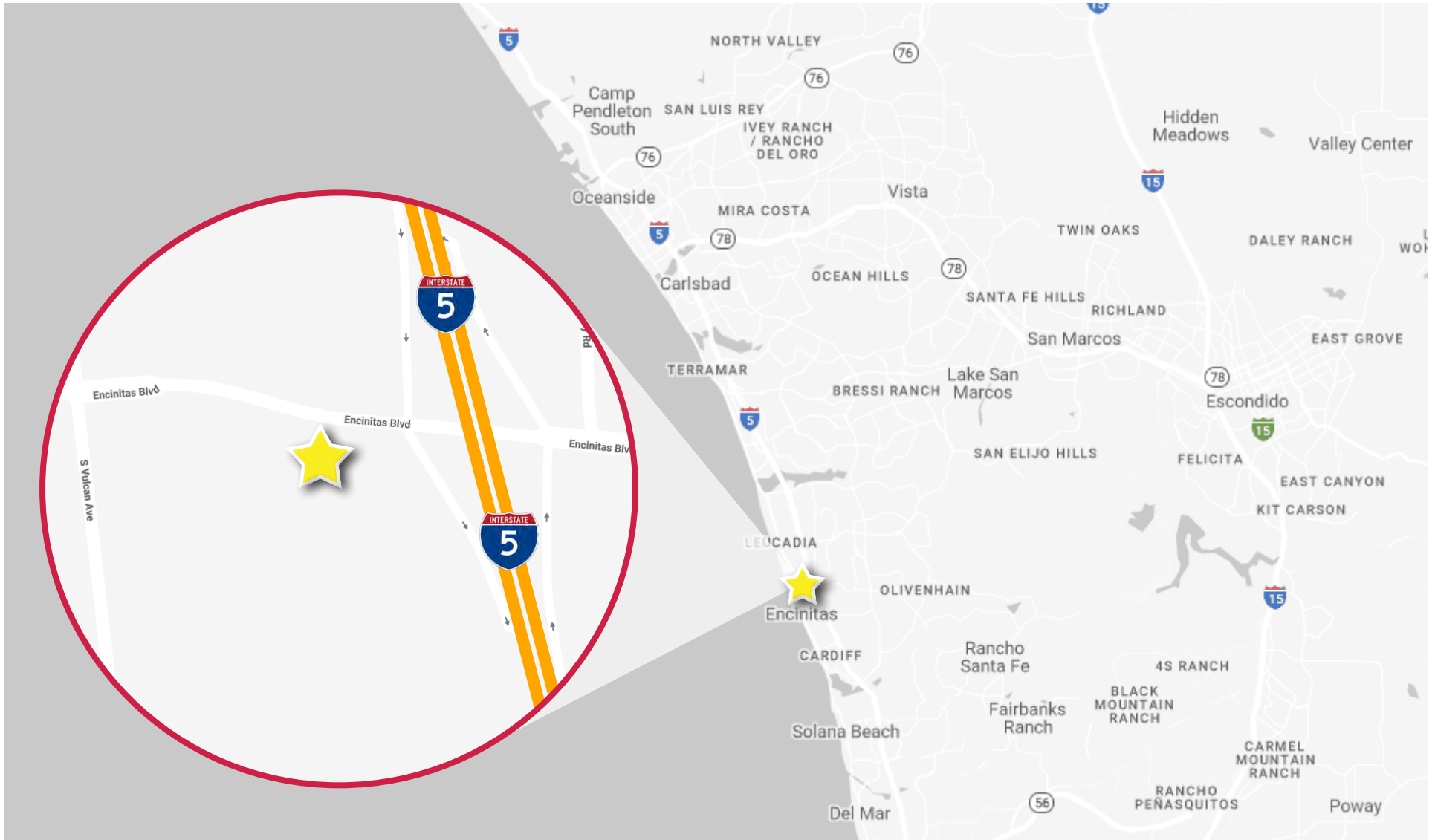
EXTERIOR

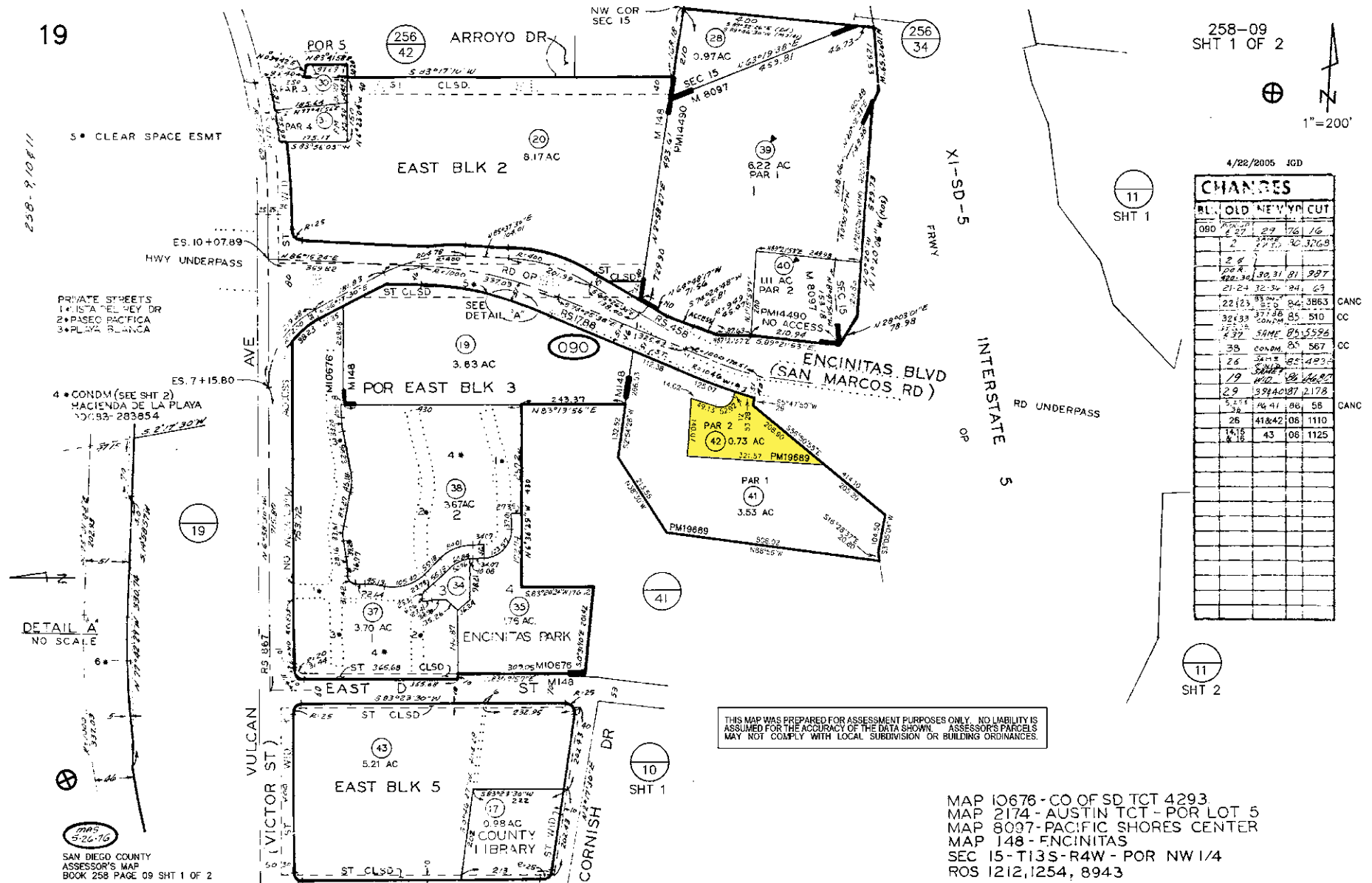


EXTERIOR



LOCATION MAP





DEMOGRAPHIC

1 Miles



POPULATION
13,996



ESTIMATED HOUSEHOLDS
5,823



AVERAGE HOUSEHOLD INCOME
\$207,860



ESTIMATED BUSINESSES
1,764

3 Miles



POPULATION
65,190



ESTIMATED HOUSEHOLDS
26,340



AVERAGE HOUSEHOLD INCOME
\$227,484



ESTIMATED BUSINESSES
5,215

5 Miles



POPULATION
134,044



ESTIMATED HOUSEHOLDS
53,704



AVERAGE HOUSEHOLD INCOME
\$234,155



ESTIMATED BUSINESSES
10,000



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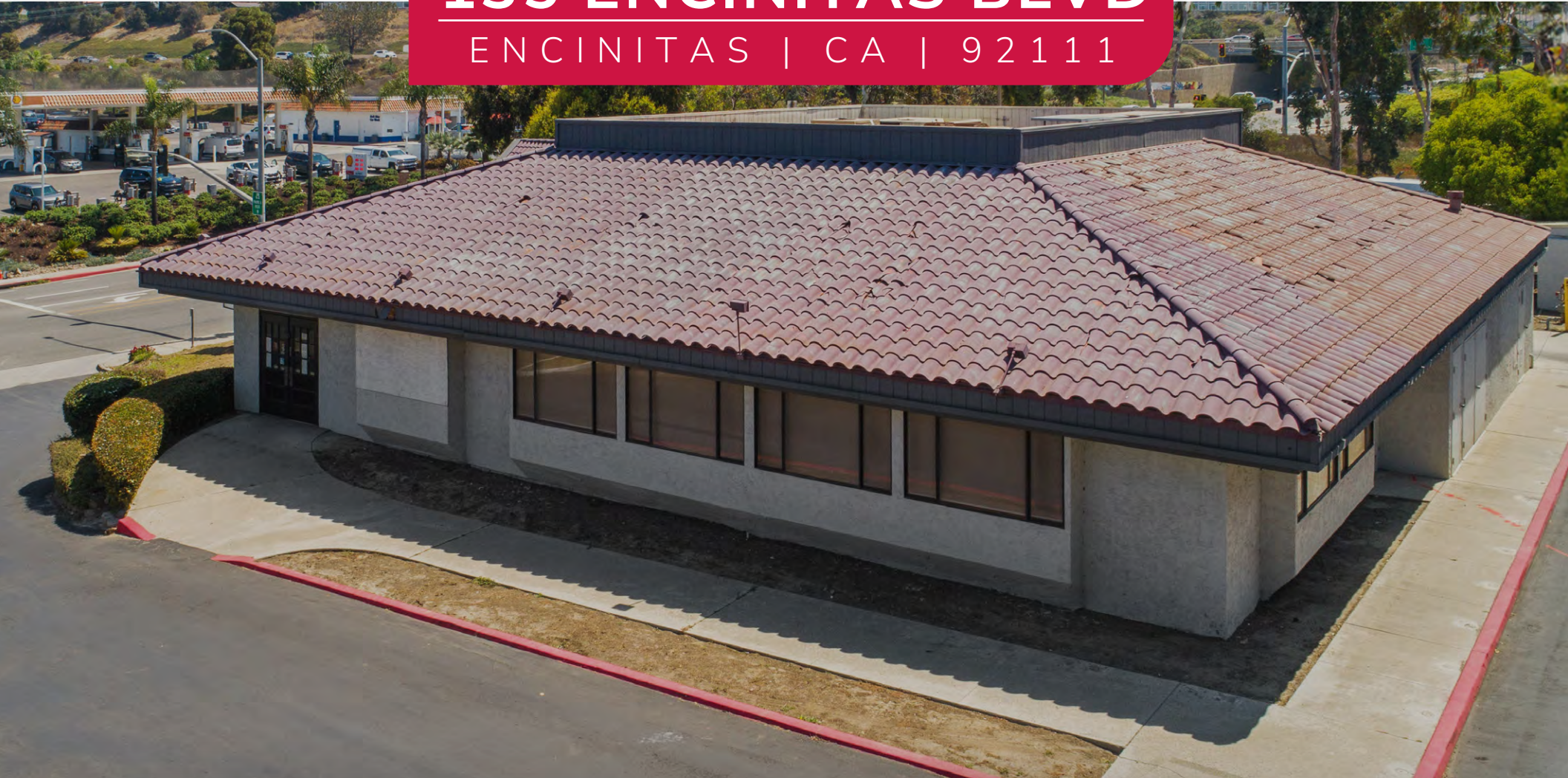
Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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135 ENCINITAS BLVD

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