

687 2nd St

Encinitas, CA 92024

FOR LEASE - 4,976 SF STAND ALONE FLAGSHIP BUILDING

RI



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Moonlight Beach

Modern Times BEER

lofty COFFEE CO.

CHI!KO

Leucadia Pizzeria & Italian Restaurant

GELATO 101 ENCINITAS LOCAL

Flome & Away

Herb & Sea

DEATH BY TEQUILA

BETTER BUZZ coffee

TEMAKI BAR

Gelati & Peccati gelato e pizza

The Baked Bear Custom Ice Cream Sandwiches

THE TACO STAND HECHO A MANO

Mr. Moto Pizza

1ST STREET BAR

VUORI

BRIXTON

CULTURE BREWING CO.

SITE

BIERGARDEN ENCINITAS, CA

ALOHA COLLECTION Gypsy Feather

Neighborhood Aerial

2ND STREET

F STREET

COAST HWY 101 | ADD 18,746

Property Highlights

687 2ND ST
ENCINITAS, CA

- For lease
- 4,976 SF (Can be demised)
- Large private roll-up door
- Situated in the heart of downtown Encinitas, just steps away from great shopping and restaurants
- Planned Remodel



COAST HWY 101 | ADT 18,746

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AVAILABLE

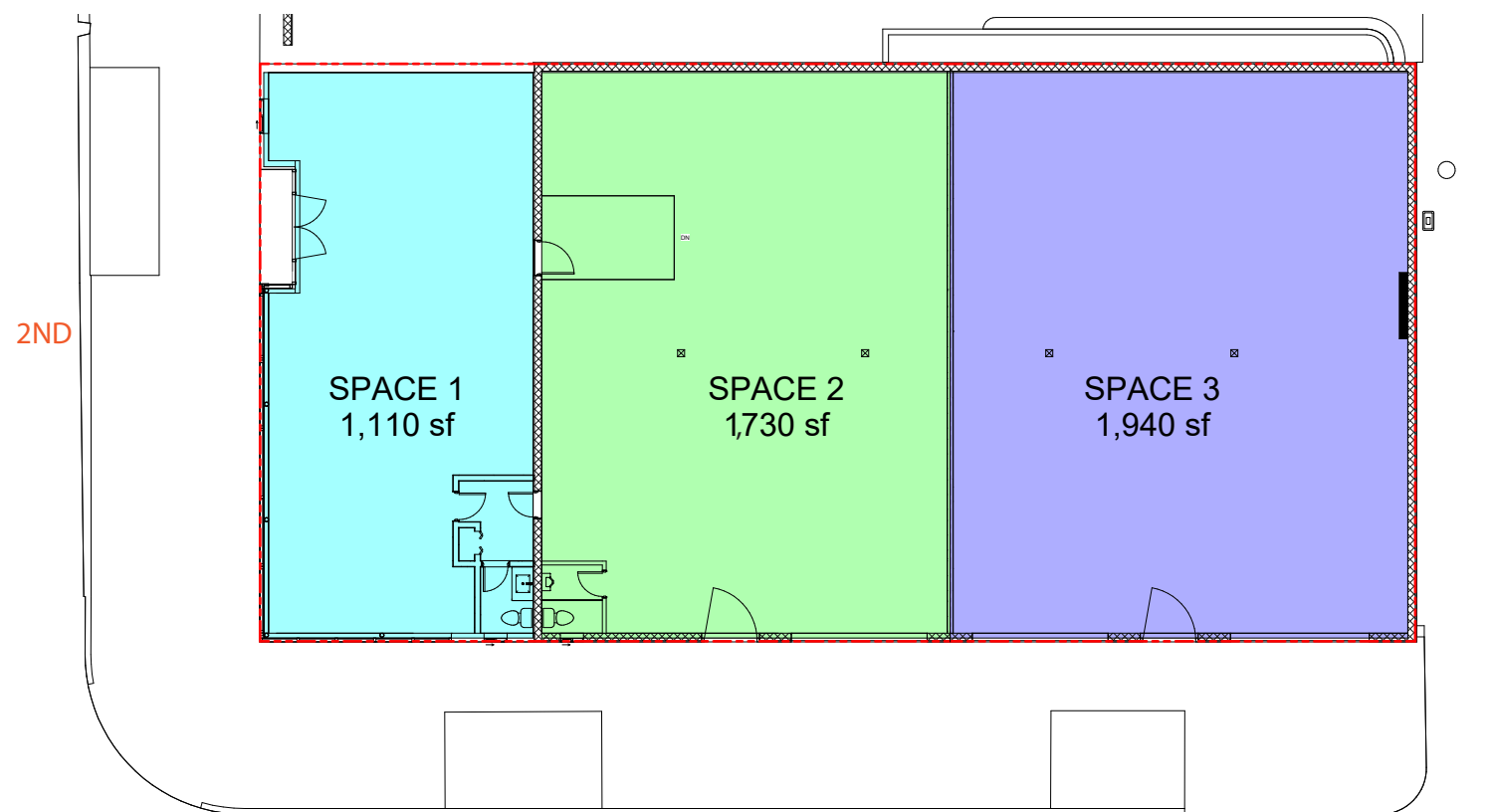
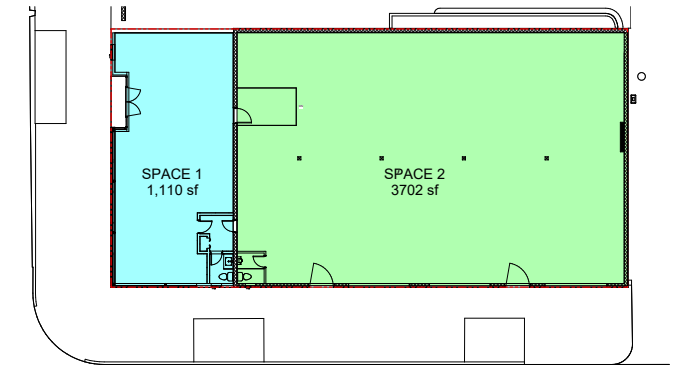
±4,976 SF



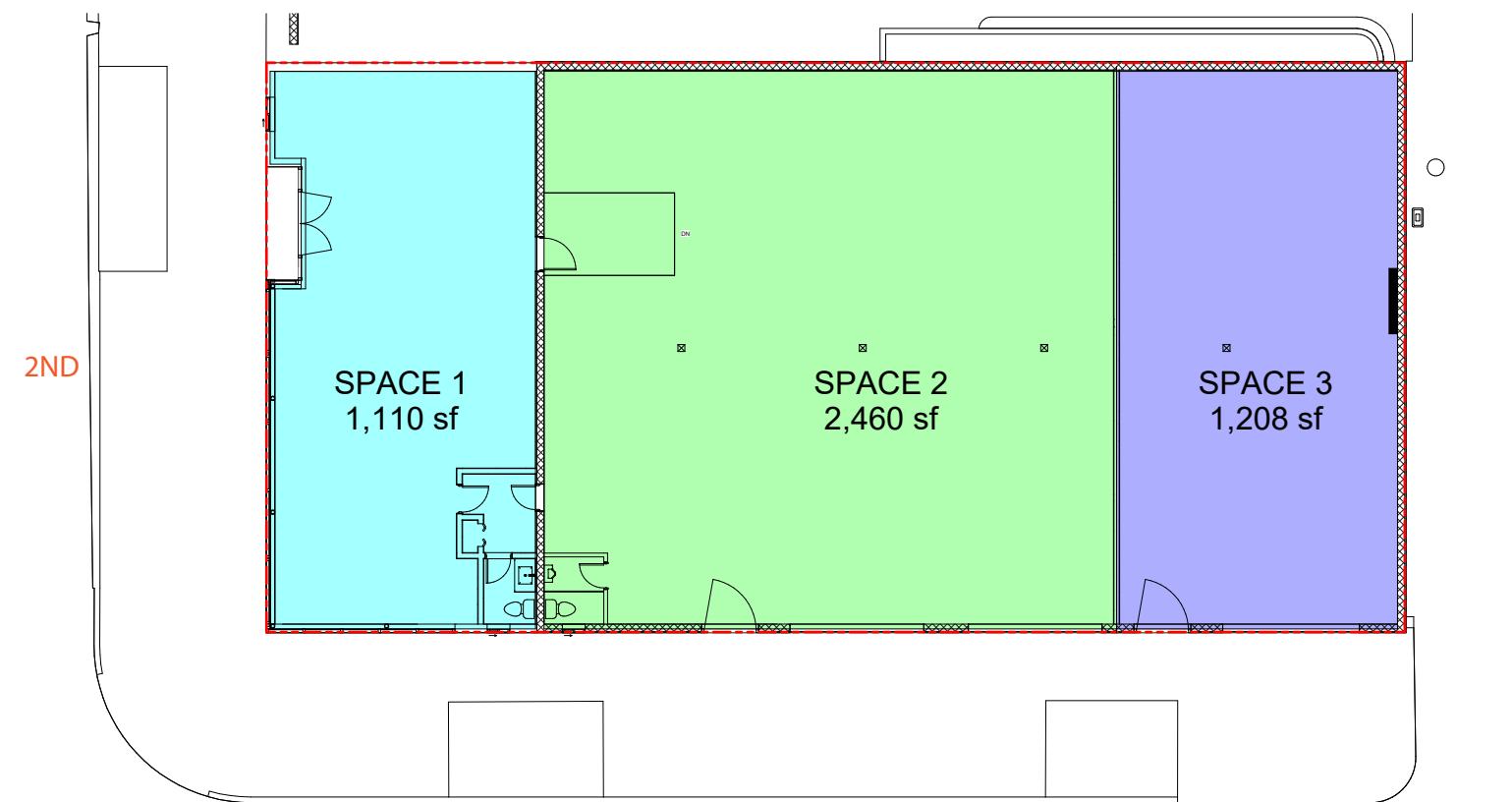
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CURRENT CONDITION



Proposed Demising Plan #1



Proposed Demising Plan #2



Property Photos

**Conceptual Renderings*



NEIGHBORHOOD PHOTOS



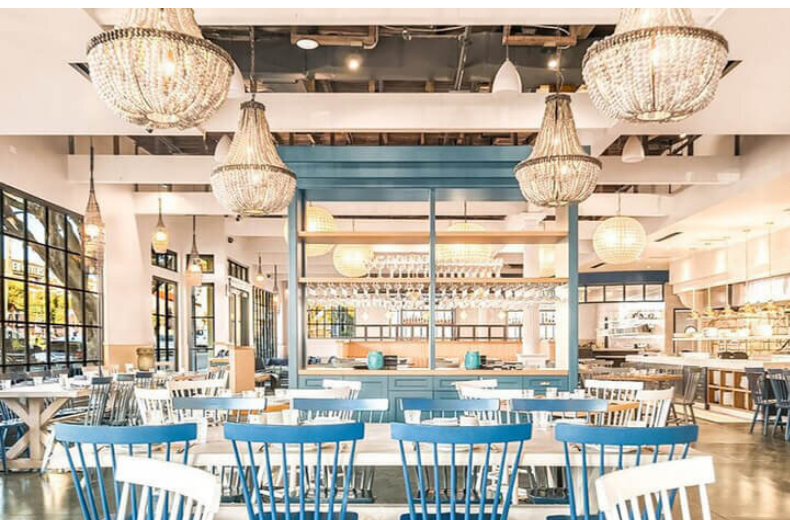
ALOHA COLLECTION



THE BIER GARDEN



MODERN TIMES



HERB & SEA



BETTER BUZZ

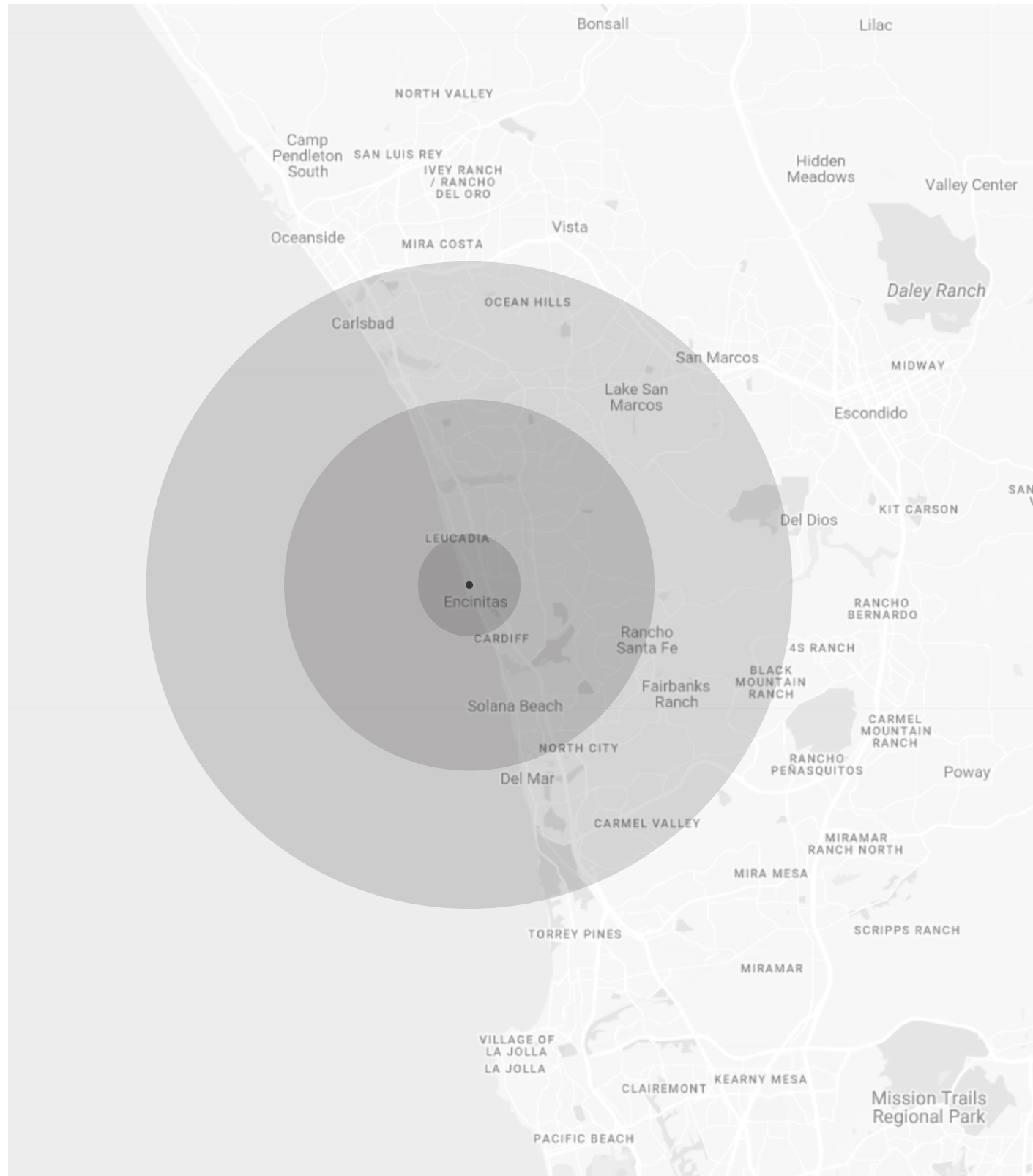


VUORI



TACO STAND

Demographics



2023 EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	8,955	57,149	123,945
Forecasted Population (2028)	8,959	57,141	123,368

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Daytime Population	15,124	60,589	121,729

Median HH Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$129,857	\$138,636	\$148,113
Median Disposable Income	\$104,208	\$107,441	\$111,631

Avg HH Income	1 Mile	3 Miles	5 Miles
Estimated Avg Household Income	\$185,878	\$189,306	\$202,505
Avg Disposable Income	\$122,507	\$125,137	\$132,137

Age	1 Mile	3 Miles	5 Miles
Median Age	43.5	44.6	45.0

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RI RETAIL INSITE

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