

**FOR
SUBLEASE**

± 3,860 SF

SAN DIEGO COUNTY AVAILABILITY

270 N EL CAMINO REAL | UNIT C

CAMINO VILLAGE PLAZA SOUTH



ENCINITAS, CALIFORNIA

ICRE

Integrity
COMMERCIAL REAL ESTATE

ICRE, Inc.

DEBI MYERS

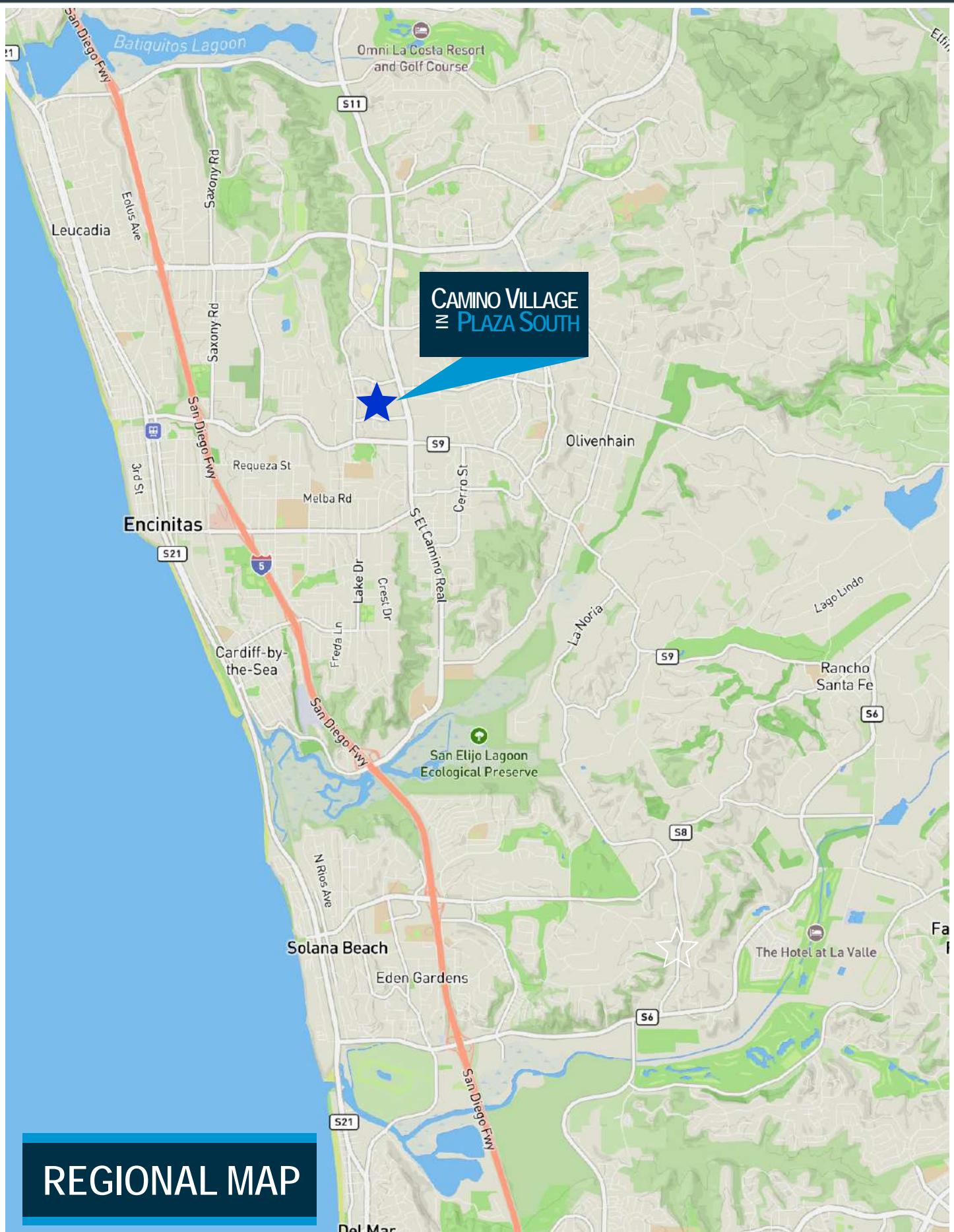
Broker Lic. 02010225

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RETAIL SUBLICENSE
±3,860 SF SHOP SPACE

270 N EL CAMINO REAL
ENCINITAS, CA



EXECUTIVE SUMMARY

This retail storefront of about 3,860 square feet is available at present. The area has many window bases and high ceilings that are raked for around 70% of the space. The retail location has easy access to the 5 Freeway in the City of Encinitas and is situated halfway between Rancho Santa Fe and downtown Encinitas.

Located in the heart of the expansive Camino Village Plaza South, a larger metropolitan retail complex. This retail intellectual property is a great opportunity for businesses looking to grow in the Encinitas area. The large format, high ceilings, and pre-installed shelving make it ideal for a variety of retail businesses, from specialized boutiques to larger retailers. The property's ideal location between the thriving downtown Encinitas and the posh Rancho Santa Fe area offers excellent exposure and accessibility for potential clients. With its proximity to the 5 Freeway, the area becomes more easily accessible for both local and regional clients, thereby improving its connection.

PROPERTY INFORMATION

Property Address	270 N El Camino Real
Property Type	Storefront Retail
Available Space (SF)	±3,860
Suite	270-C
Position	In-Line
Occupancy	Vacant
Type	Sublet
Term	Thru May 2027
Parking Ratio	4.06/1,000 SF
Build-Out	Full Build-Out
Space	Core Retail Corridor
Structure As	Standard Retail
Lease Status	Available
Condition	Excellent
Submarket	North San Diego
Market	San Diego County



LOCATION

SWC of N. El Camino Real & Via Montoro



SIZE

± 3,860



TRAFFIC

± 46,000 ADT

270 N El Camino Real
Encinitas, CA

FOR SUBLEASE

270 N El Camino Real

Encinitas, CA

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±3,860 SF AVAILABLE



PROPERTY FEATURES:

- » **±22,034 SF Camino Village Plaza South Center**
- » **±3,860 SF of Renovated Retail Space**
- » **Beautiful Creative Area with Several Separate Spaces**
- » **High-end Finishes Profile position within the center**
- » **Established co-tenants- UPS Store and Leslie's Pool**
- » **±46,000 average daily traffic count**
- » **Quick Access to the major thorough streets & 5 Fwy**
- » **Sublease Available through May 2027**



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CAMINO VILLAGE PLAZA

SWC N. El Camino Real & Via Montoro, Encinitas, CA 92024

PROPERTY NEIGHBORHOOD



270 N El Camino Real
Encinitas, CA

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CAMINO VILLAGE PLAZA

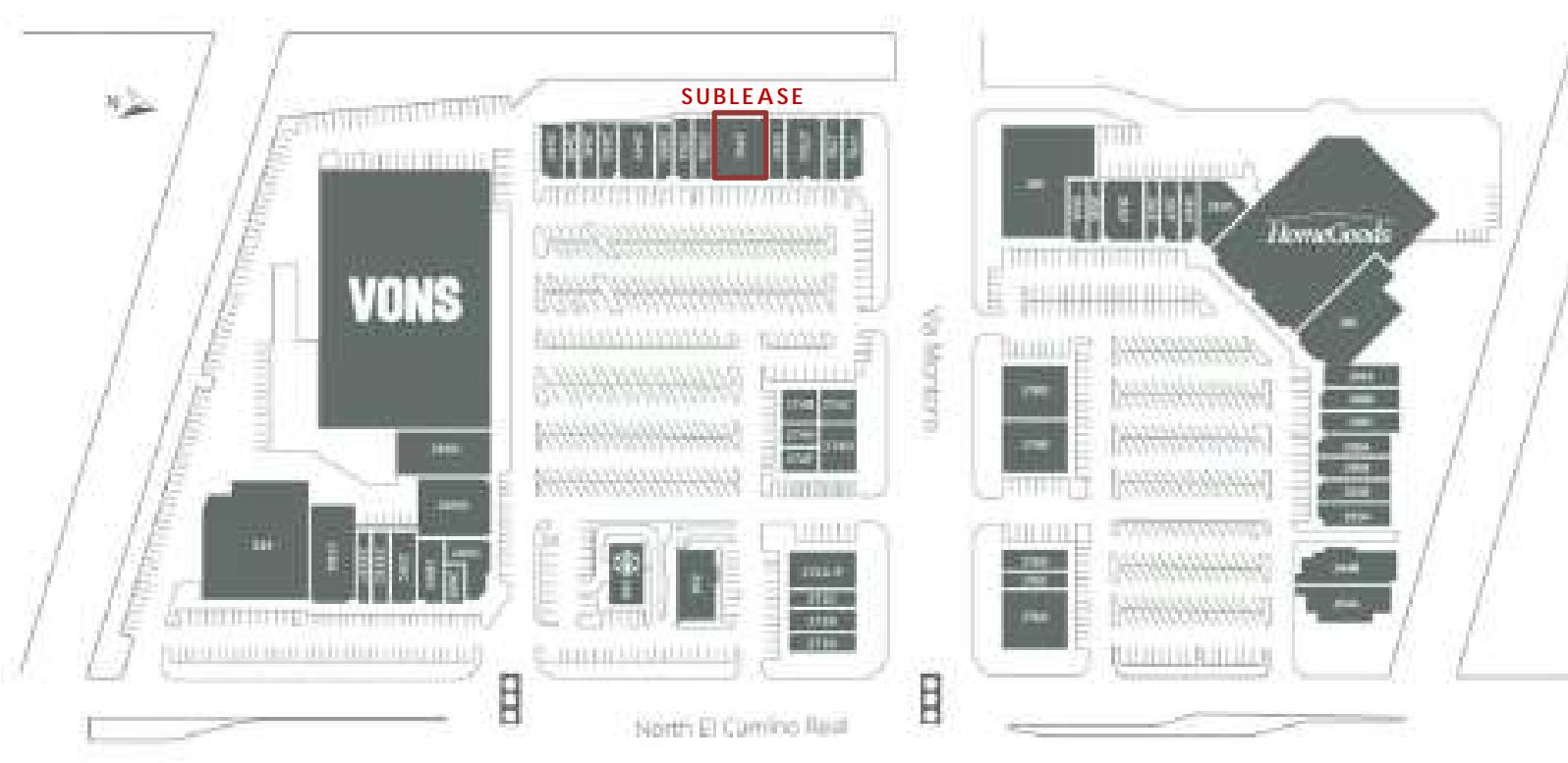
SWC N. El Camino Real & Via Montoro, Encinitas, CA 92024



AVERAGE
DAILY TRAFFIC

46,000 ADT
North El Camino Real

TOTAL SQUARE FEET: 237,102



SWC N. EL CAMINO REAL & VÍA MONTORO, ENCINITAS, CA

POPULATION DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	POPULATION			HOUSEHOLDS		
2028 Projection	13,782	82,843	150,702	2028 Households Projection	5,187	32,398
2023 Estimate	13,968	83,143	151,608	2023 Families	3,571	20,765
2023 Total Daytime Population	16,753	81,539	154,573	2023 Average Household Income	\$190,252	\$202,525
2023 Total Businesses	1,241	5,238	9,602	2023 Average Home Value	\$1.13m	\$1.33m
2023 Median Age	44.1	44.6	44.0	2023 Total Resid. Population	13,968	151,608



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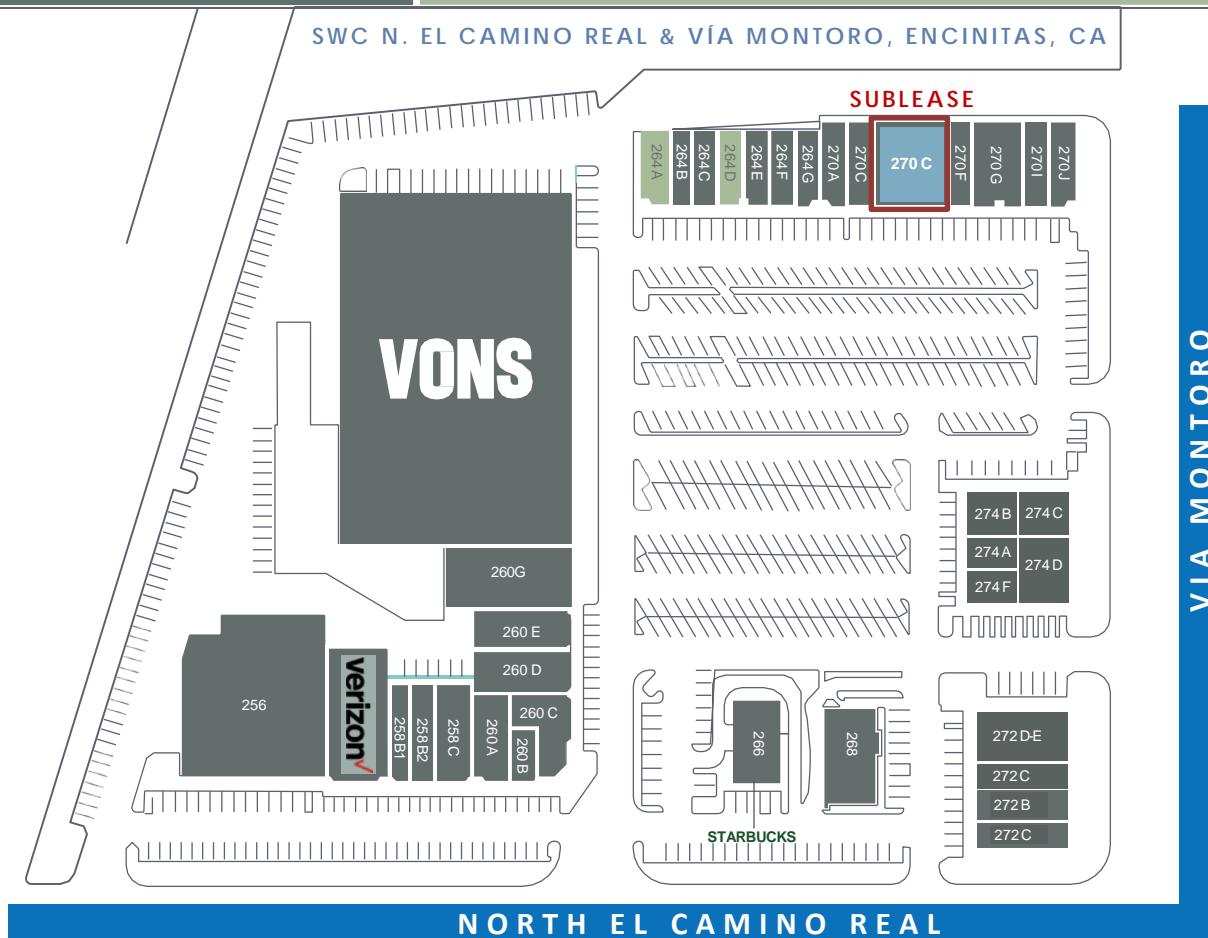
±3,860 SF AVAILABLE

CAMINO VILLAGE PLAZA

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SITE PLAN

270 N El Camino Real - 270-C
Encinitas, CA 92024



SUITE	TENANT	RSF
256	Pep Boys and Advance Auto Parts	13,000
258 A	Verizon Wireless	4,836
258 B1	H&R Block	1,270
258 B2	Month-to-Month Tenant	1,390
258 C	Month-to-Month Tenant	2,340
260 A	Month-to-Month Tenant	1,398
260 B-C	Veterinary Emergency Group	3,296
260 D	Seaside Rackets	2,500
260 E	Madhouse Dance	2,373
260 G	Anytime Fitness	5,000
262	Vons	67,000
264 A	AVAILABLE	1,419

SUITE	TENANT	RSF
264 B	United Studios of Self Defense	910
264 C	Coastal Aesthetics & Weight Loss Centers	1,180
264 D	AVAILABLE	1,160
264 E-F	Appliances 4 Less	2,340
264 G	North County Blinds	1,140
266	Starbucks	2,550
268	Mendocino Farms	3,120
270 A	Home Luxe Vacuum & Appliance	1,310
270 B	Encinitas TV	1,300
270 C	AVAILABLE - Sublease	3,860
270 F	The UPS Store	1,140

SUITE	TENANT	RSF
270 G	Leslie's Pool Supply	2,560
270 I	Rosanna's Pasta	1,300
270 J	Bellagio Nail Spa	1,235
272 A	Jamba Juice	1,400
272 B	Month-to-Month Tenant	1,773
272 C	100% Chiropractic	1,400
272 D-E	Hooked on Sushi	2,848
274 A	Surf Brothers Teriyaki	900
274 B	Roberto's Mexican Restaurant	1,404
274 C	Month-to-Month Tenant	1,537
274 D	Month-to-Month Tenant	2,177
274 F	Luv Threading	900

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LOCATION OVERVIEW

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AERIAL PLAN

270 N El Camino Real - 270-C
Encinitas, CA 92024



INTERIOR OVERVIEW

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INTERIOR PHOTOS

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INTERIOR OVERVIEW

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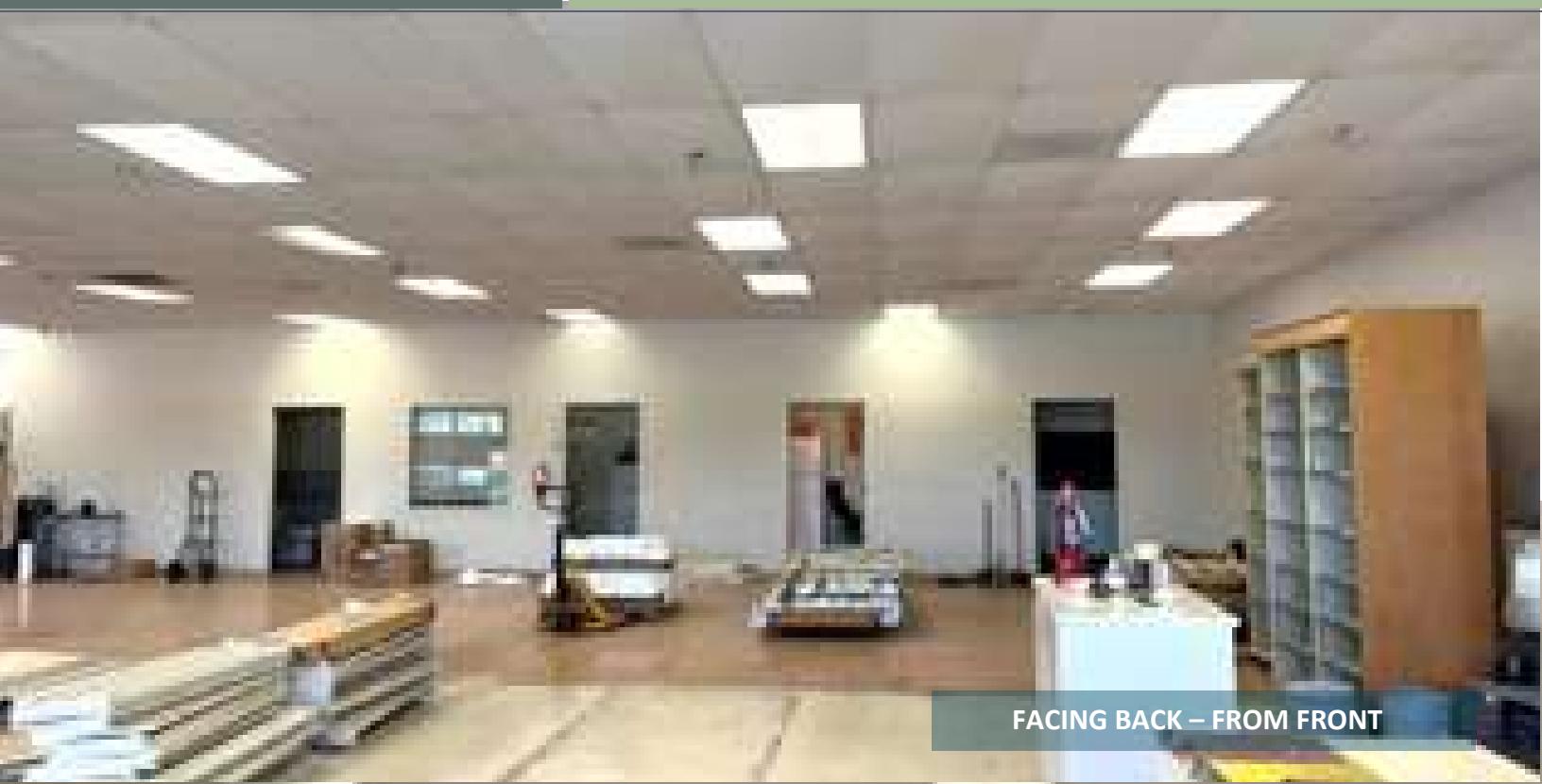
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INTERIOR PHOTOS

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FACING BACK – FROM FRONT



FACING FRONT – FROM REAR

INTERIOR OVERVIEW

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INTERIOR PHOTOS

**270 N El Camino Real - 270-C
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OPEN CONCEPT – NO COLUMNS

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INTERIOR OVERVIEW

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INTERIOR PHOTOS

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Encinitas

"THE FLOWER CAPITAL OF THE WORLD"

Beautiful Beachside Municipality with a Varied Retail Scene

Encinitas, California, a coastal city in San Diego County, is well-known for its breathtaking beaches, vibrant surfers' environment, and relaxed vibe. The most stunning coastline and outdoor recreational possibilities in Southern California are accessible to both locals and tourists because of its ideal position along the Pacific coast.

Encinitas stands out for its superior quality of the supported area, making it an advantageous location for business. The abundance of locally-owned businesses, retail markets, and local residents in Encinitas contributes to its charming small-town vibe. The town is highly regarded for its firm sense of unity and cohesion. There are many different stores to choose from in Encinitas. The downtown area, especially along the coast route, offers locals and tourists a distinctive and varied shopping experience with its boutique stores, restaurants, cafés, and art galleries. There are also a lot of malls and retail centers there, ranging in size from large chains to specialized stores.



TRANSPORTATION



Airports

Carlsbad (CLD) Airport
San Diego Airport (SAN)



Interstates

Interstate 5 San Diego Freeway



Ports

Port of San Diego



Intermodal

RCC Antwerp
Dole Pacific
J.B. Hunt Intermodal Stations

AERIAL Overview



RETAIL MARKET OVERVIEW

The retail industry in San Diego is at one of its highest quality points in history, even if the availability rate is only marginally increasing annually. In the Encinitas Retail Submarket, the property spans 5.0 million square feet and boasts a low vacancy rate of 2.5%, surpassing the San Diego market's three-year average of 4.5%. The neighborhood center covers an area of 1.5 million square feet. It has seen positive net deliveries and absorption.

For the past four quarters, small-box leasing—lease for spaces smaller than 5,000 square feet—has been the primary driver of leasing activity, making up more than half of all leasing volume. These tenant groups accounted for over 45% of all leases signed in the prior year, which raised demand for smaller spaces with a 2% vacancy rate. Consequently, the limited supply of suitable space indicates a shift in the demand for the lease of formerly available department store locations. In the upcoming quarters, rent growth is anticipated to surpass the historical norm, contingent on consumer behavior, with minimal supply-side pressure.

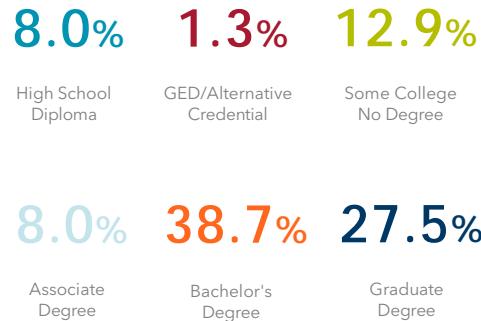
CITY OF ENCINITAS



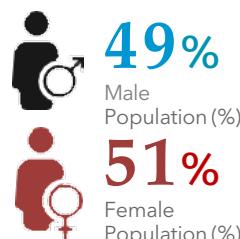
EMPLOYMENT



EDUCATIONAL ATTAINMENT



5 Mile Radius



FIVE-MILE RADIUS



2
7
0

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