

North Coast Business Park

# 535 ENCINITAS BOULEVARD, SUITE 107

*892 RSF Office Available*  
*\*Entitled For Medical Use*

FOR SALE IN COASTAL ENCINITAS, CA

KIDDER.COM

 Kidder  
Mathews



*Located in the largest office property in Encinitas, North Coast Business Park, offers creative office build-outs in a beautifully landscaped park-like atmosphere.*

SUITE 107 RSF	892
FEATURES	Open-shell space
DATE AVAILABLE	Now

TOTAL PROJECT RSF	182,000
NO. OF BUILDINGS	9
LAND ACRES	11
EXTERIOR UPGRADES	Lush landscaping in a park-like setting
PROPERTY MANAGEMENT	On-site
PERMITTED USE	Office & Medical

**892**

SUITE TOTAL RSF

**\$580,000**

PURCHASE PRICE (\$650 PRSF)

535 ENCINITAS BOULEVARD

# SOCAL'S *BEST* *KEPT SECRET*

North Coast Business Park is located a mile from Moonlight Beach, less than half-a-mile east of Interstate 5, & positioned prominently at the intersection of Encinitas Boulevard & Westlake Street.

This property offers the coastal lifestyle at it's best! Catch some waves before or after stepping into the office, head to the historic Coast Highway 101 to grab a bite at Biergarten on your lunch break or a beer at Culture Brewing for happy hour. Encinitas epitomizes the SoCal lifestyle and offers the perfect balance of live-work-play that makes it one of the most sought-after communities in San Diego.



# FLOOR PLAN



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*892 RSF*

AVAILABLE

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*\$580,000*

PURCHASE PRICE (\$650 PRSF)

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*USES*

OFFICE & MEDICAL

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*NOW*

DATE AVAILABLE

535 ENCINITAS BOULEVARD



# *THE SURF CITY* HEARD AROUND THE WORLD

*Located along six miles of Pacific Ocean coastline in San Diego County, Encinitas offers a unique blend of old-world charm, sophistication, and new-world culture.*

Incorporated in 1986, the city brought together the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia to create a single city rich in history and steeped in tradition. Encinitas offers nightlife, restaurants, a historic old theater, plus plenty of shops along the coast highway. A few beach hotels, a classic record store, some real style taco shops, where surfers frequent. With a population of 60,000 people, Encinitas has something for everyone.

With its pristine beaches and rolling hills, famous Botanic Gardens and vibrant downtown business district, the City of Encinitas attracts visitors from all over the world.

*TOP 5*

PLACES TO LIVE IN  
SAN DIEGO COUNTY

*6 MILES*

OF PACIFIC OCEAN  
COASTLINE

*TOP 30*

BEST SUBURBS TO  
LIVE IN CALIFORNIA

## 535 ENCINITAS BOULEVARD

Encinitas' eclectic downtown has long drawn surfers and hippies with its unique and dynamic blend of San Diego's top surf shops, coffeehouses and record stores, not to mention the beaches are coveted by locals as hidden gems.

The warm California sunshine provides for year-round enjoyment of our beautiful parks, beaches and trails, making Encinitas a spectacular place to live, work, visit and raise a family. The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores and upscale restaurants.

### BOTANICAL GARDENS, GOLF & SURF

Recently named among the 20 best surf towns in the world by National Geographic, Encinitas wears its surf history proudly, remaining an unspoiled reminder of the historic Highway 101 beach culture that thrived in the mid-1900s. Encinitas is home to some of the most beautiful beaches in California and known for its excellent surfing conditions. Each year, surfers from all over gather to compete in local surfing tournaments.

Encinitas is also known as the "Flower Capital of the World," because of its extensive collection of unique nurseries and gardens, most of which is the San Diego Botanic Gardens, and the world's leading grower of the Christmas flower, the poinsettia. San Diego Botanic Gardens, with an Amazon Rainforest, showcases the world's largest display of bamboo. The gardens of the Self Realization Center offer spectacular views of the Pacific Ocean in a serene garden-like setting.

Golf enthusiasts enjoy a round of golf at the Encinitas Ranch Golf Course, a championship 18-hole, par 72 course with panoramic ocean views.

Data Source: ©2023, [encinitas.gov](http://encinitas.gov), [sandiego.org](http://sandiego.org)

OFFICE SUITE AVAILABLE FOR SALE

### SUB-MARKET OVERVIEW

62,363

POPULATION  
(2024)

\$221+

ESTIMATED AVG  
HOUSEHOLD INCOME

24.9K

TOTAL  
HOUSEHOLDS



KIDDER MATHEWS

# STRATEGIC COASTAL LOCATION

Just east of Interstate-5

Walking distance to various retail & restaurant amenities

Across the street from the San Diego Botanical Gardens

3 Airports within 50 miles, including McClellan-Palomar Airport in Carlsbad

Commuter-friendly location

Minutes from COASTER Commuter train stop at Encinitas Station

Easy for visitors to locate

25 Miles north of San Diego & 95 Miles south of Los Angeles



# NORTH COAST BUSINESS PARK

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*Exclusively  
Listed By*

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