

FOR SALE
3,264 SF



CHARMING COMMERCIAL BUILDING IN THE HEART OF DOWNTOWN ENCINITAS

121 WEST E STREET

ENCINITAS, CA 92024



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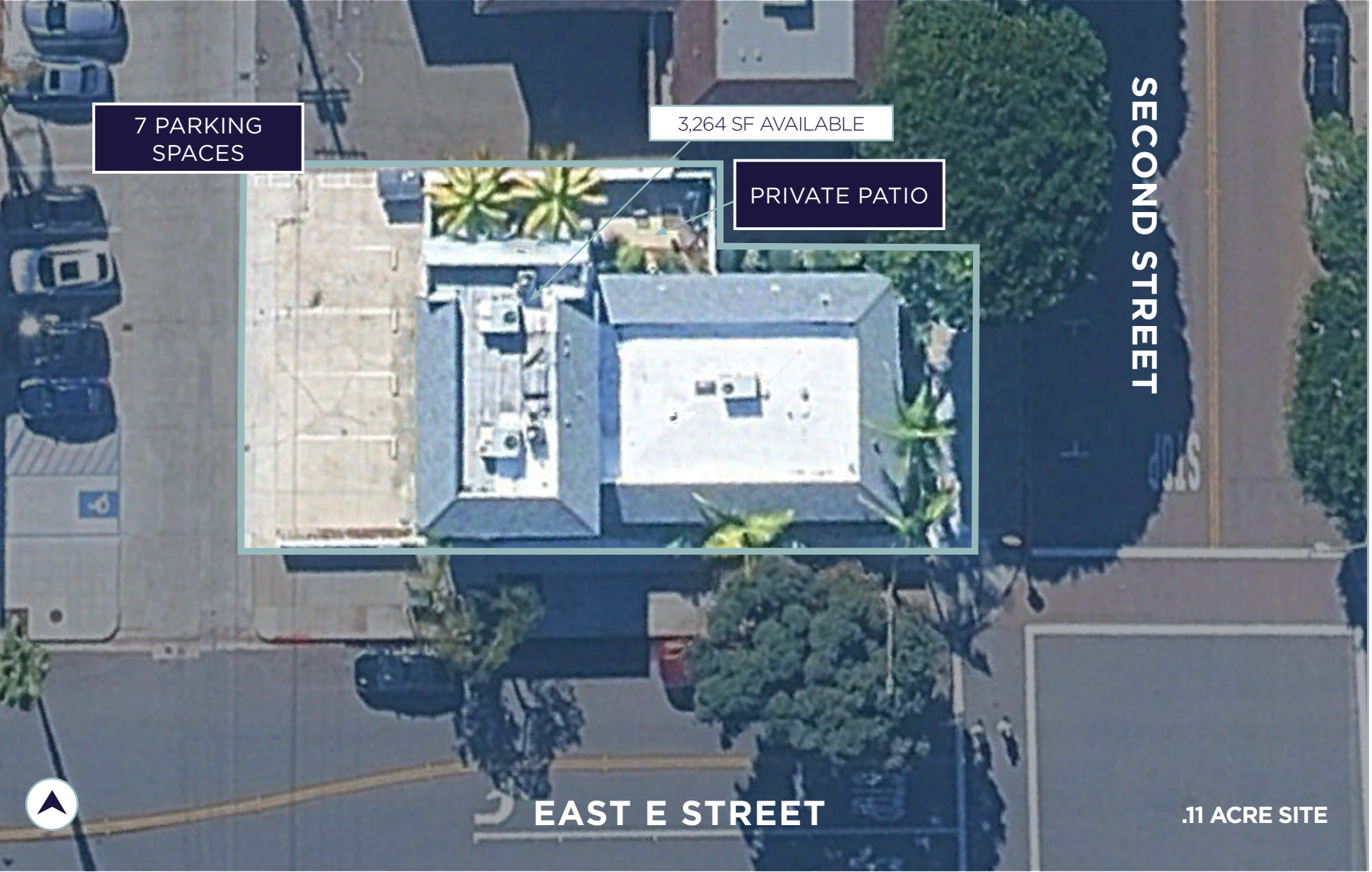
PROPERTY
HIGHLIGHTS

Building Size:	3,264 SF
Site Area:	.11 AC
APN:	258-162-19-00
Parking:	7 Spots
Year Built:	1950
Floors:	2

VISIT PROPERTY WEBSITE TO



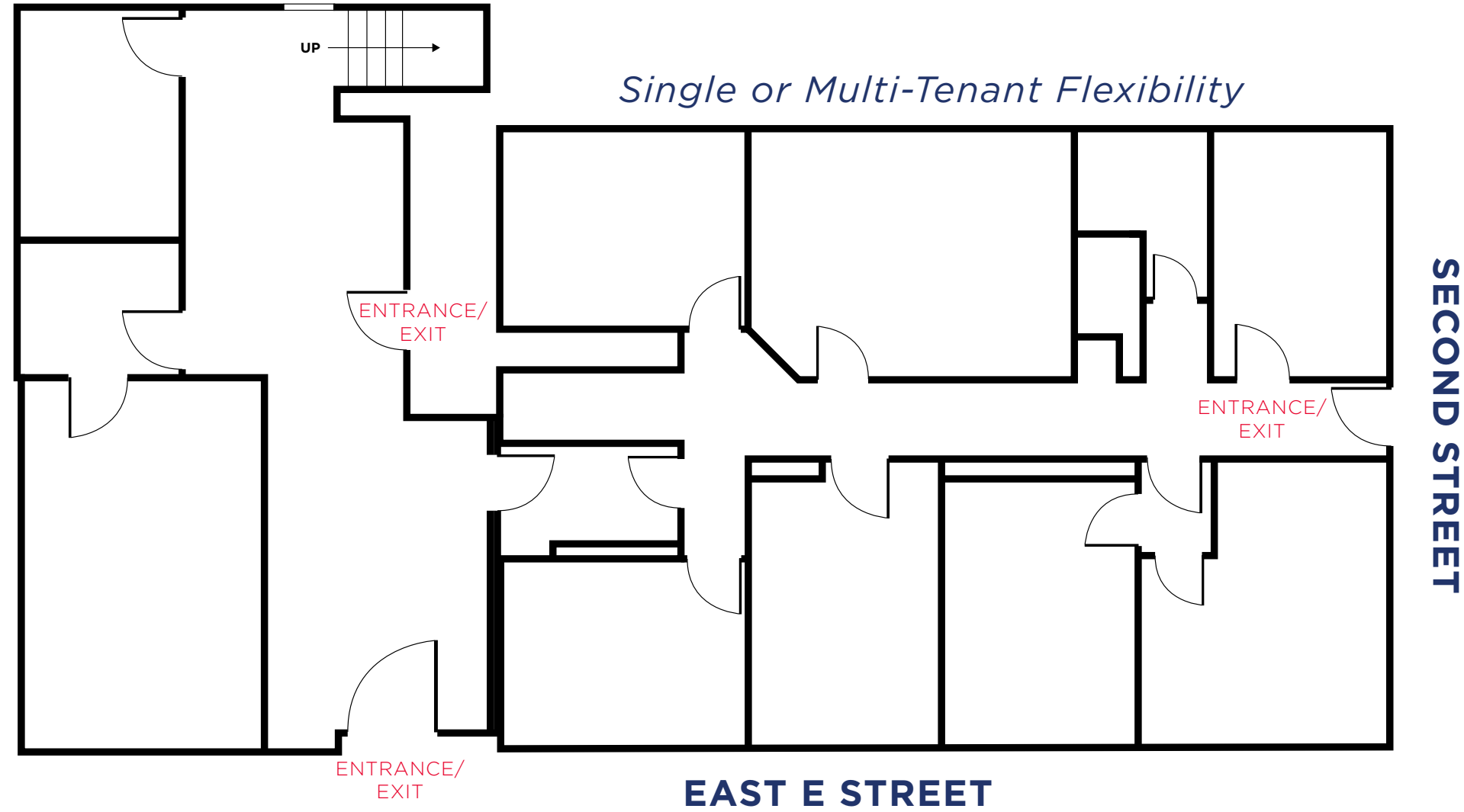
121 WEST E STREET



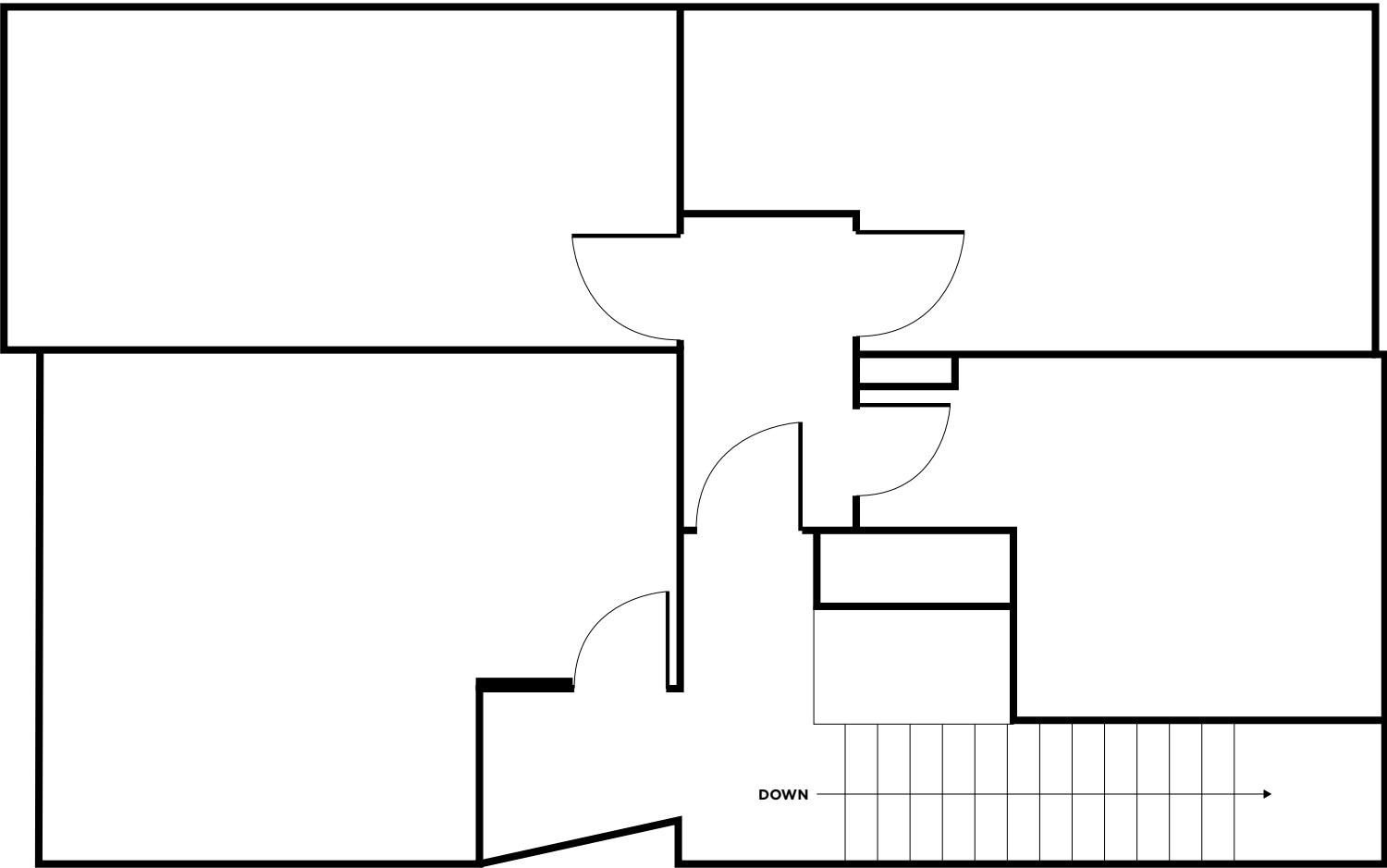
SITE PLAN
4,794 SF LOT



FLOORPLANS
1ST FLOOR



FLOORPLANS
2ND FLOOR



LOCAL AMENITIES



Walk to food

Enjoy a vibrant selection of local dining options just steps away, from cozy cafes and trendy diners to fine dining and casual eateries. Whether you're grabbing a morning coffee, savoring a lunch break, or unwinding at dinner, nearby spots offer everything from fresh cuisine to indulgent treats—all within walking distance.



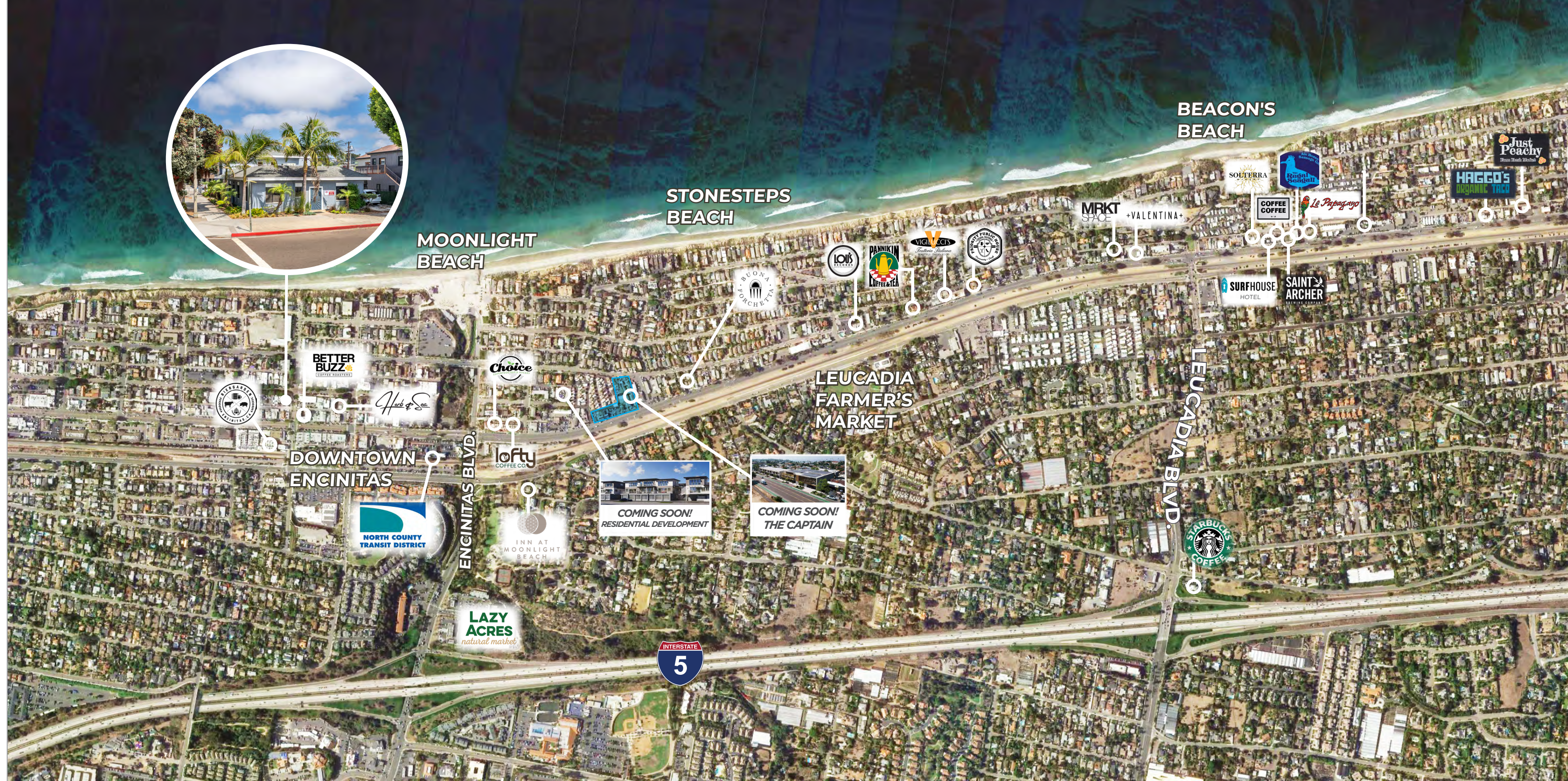
Walk to the beach

Just two blocks from Moonlight Beach, this prime location lets you embrace the coastal lifestyle. With surfboard and e-bike storage, plus on-site showers, you're all set to surf, swim, or simply unwind by the waves—effortlessly blending work and beachside relaxation.



Walk to Local Transit Stations

Just a five-minute walk to Encinitas Station, offering seamless access to the COASTER commuter rail and multiple transit options. Enjoy a convenient and eco-friendly commute, connecting you easily to surrounding areas while embracing the walkable, transit-friendly lifestyle of Encinitas.



SIGNAGE OPPORTUNITY

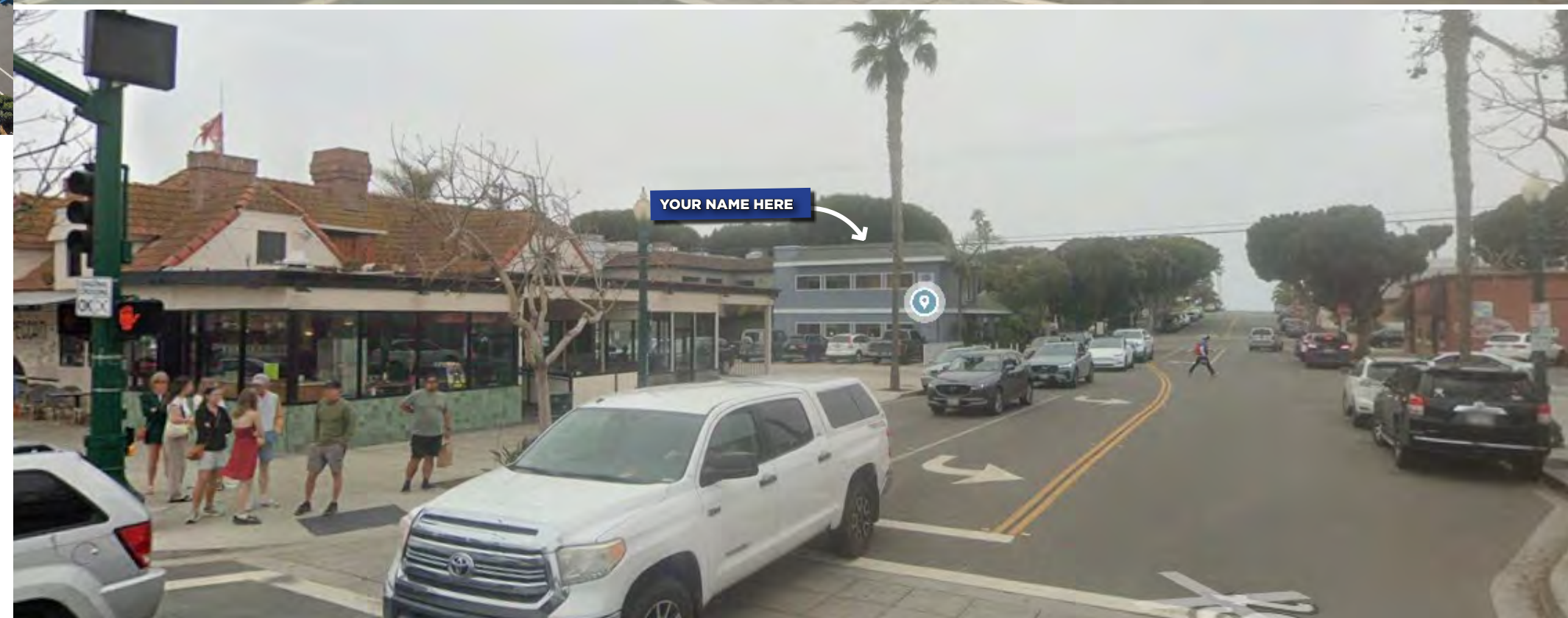
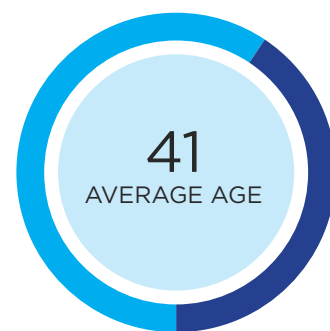
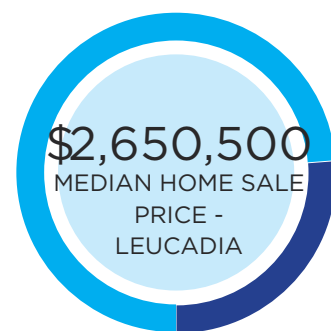
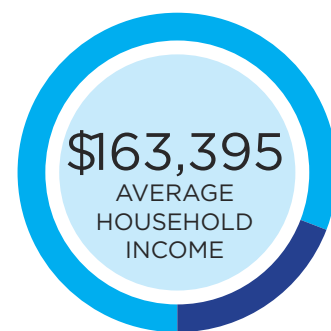
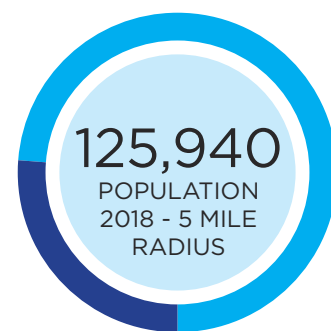
Sign Exposure Visable on
Coast Highway 101
at E Street Intersection

With Sign exposure along South Coast Highway 101 in Encinitas, this property provides exceptional visibility, with signage seen by more than **25,000 drivers daily**.

In addition to commuters signage at this location would be seen by countless pedestrians, hordes of bikers, and local restaurant goers sitting across the street at Biergarten, Culture Brewing and Better Buzz.



LOCAL AREA AT A GLANCE - 5 MILE RADIUS



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