

The RANCH

AT RANCHO SANTA FE

2026 OPENINGS



MED LOUNGE
BOTOX | SKIN | BODY | HORMONES



new mom
SCHOOL
NOW OPEN

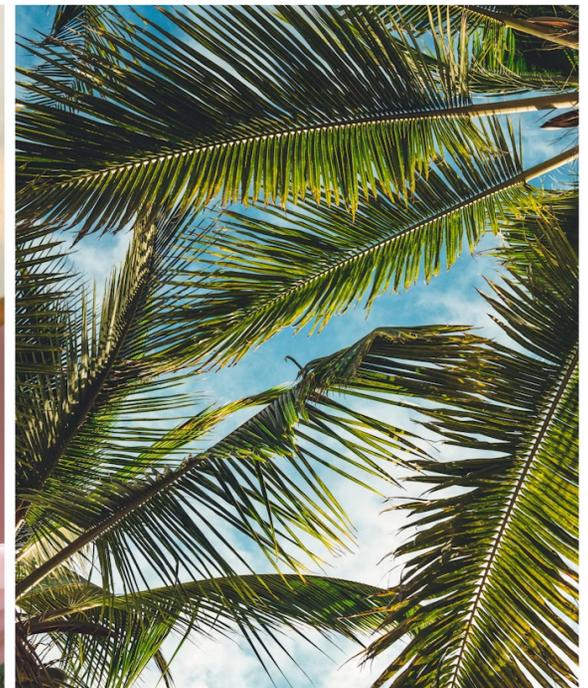
SPACE
INVESTMENT PARTNERS

The **RANCH** AT RANCHO SANTA FE

The Ranch at Rancho Santa Fe is currently undergoing a restoration update to emphasize its “old world” charm and bring new energy to the community. The transformation includes the implementation of outdoor communal patio space, enhanced landscaping, interior and exterior finishes, cohesive common areas for customers, and new design features such as upgraded lighting, fountain, signage, and a courtyard gathering spot designed to be the quintessential hotspot for locals and visitors to hang out and enjoy their day.

The Ranch at Rancho Santa Fe capitalizes on its modern design and coastal aesthetic to optimize the Southern California lifestyle and embody the ever-evolving spirit of the surrounding community. With amazing year-round weather, visitors can relax at The Ranch in an outdoor sophisticated urban setting.

**EXPERIENCE OLD WORLD
CHARM IN A MODERN-DAY
SETTING. WHERE GATHERING
AND SOULFUL WELLNESS MEET**



2026 OPENINGS



One of Orange County's most sought-after Coffee Shops, Coffee Dose is known for its specialty coffee, offering unique drinks such as collagen infused lattes, and organic matcha. Beside coffee, they also serve light bites such as avocado toast, sandwiches, pastries, and wellness focused snacks. The flagship in Costa Mesa has now grown to 5 locations in Orange County.



Med Lounge, a premium med spa, featuring a tranquil environment and expert staff. Offering Botox, skin treatment, body contouring, and hormone therapy. Treatments emphasize non-surgical methods, for natural looking results. Includes membership plans for savings on regular treatments & services.

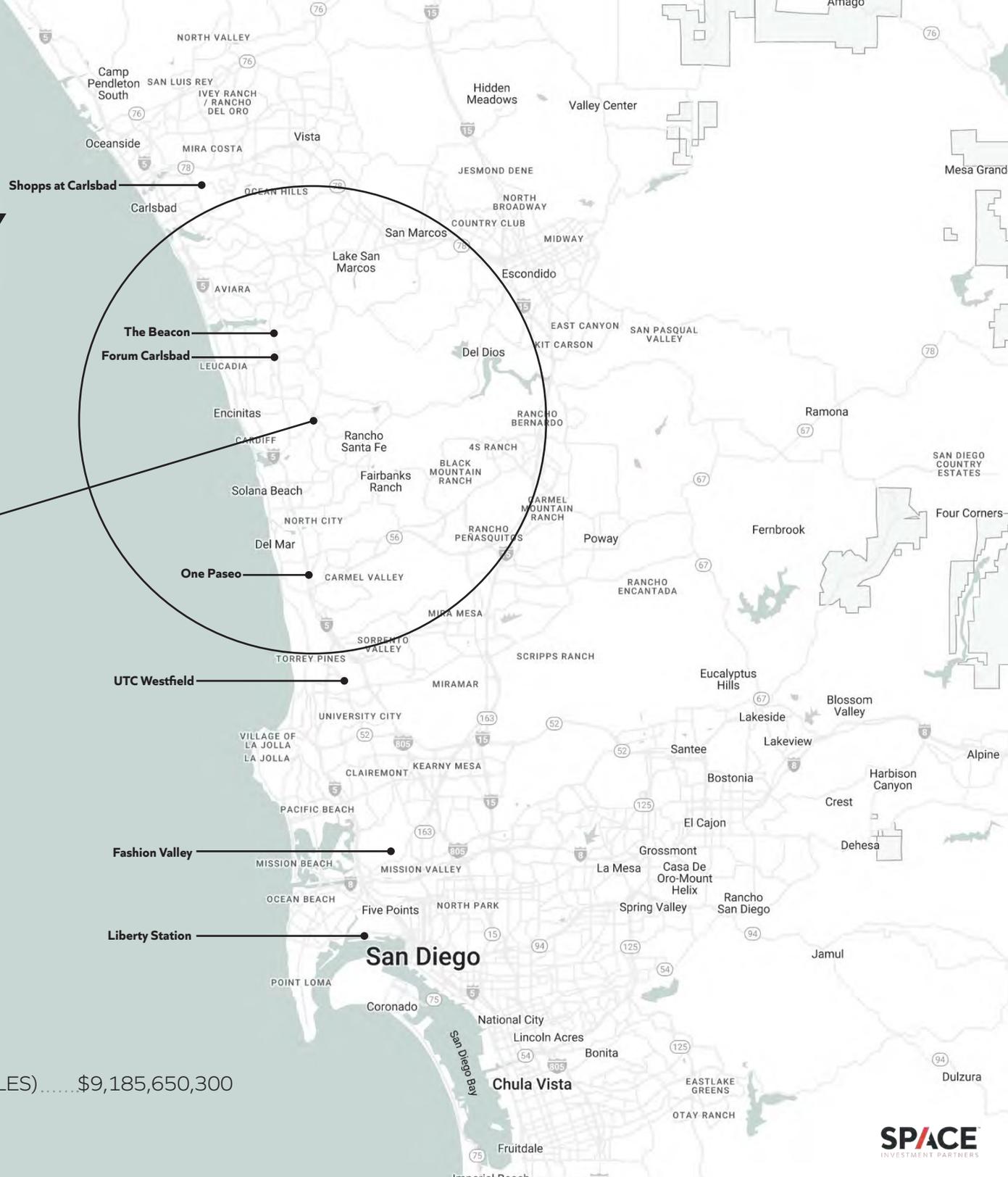


LiveMetta is a family-owned wellness company offering Pilates and yoga classes across Southern California. Their mission is to foster a community of loving-kindness ("Metta") while providing mindful movement experiences for all fitness levels. With eight locations, they emphasize intelligent instruction, inclusivity, and personal connection in a serene studio environment.



New Mom School offers educational and community-based classes for new mothers, covering topics from newborn care to toddler development. The program focuses on supporting mental health, self-care, and parenting skills to reduce stress and anxiety. Recommended by healthcare professionals, it provides a holistic, research-based approach to helping mothers raise healthier, happier children.

SAN DIEGO'S AFFLUENT NORTH COUNTY



10-Mile Radius

AVERAGE HHI	\$185,363
MEDIAN HHI	\$134,507
POPULATION	571,255
DAYTIME POP.	626,683
TOTAL CONSUMER SPENDING (WITHIN 5 MILES)	\$9,185,650,300

TOP CUSTOMER SEGMENTS

Power Elite

(39%)
Ages 36–45
Wealthiest household in the U.S.

Booming with Confidence

(37%)
Ages 51–65
Prosperous, established couples in their peak earning years

Significant Singles

(6%)
Ages 36–45
Diversely-aged singles earning mid-scale incomes

2.59

Persons per household

129%

Higher Average Household Income
VS. THE NATIONAL AVERAGE

113%

Higher Disposable Income
VS. THE NATIONAL AVERAGE

216%

Higher Home Value
VS. THE NATIONAL AVERAGE



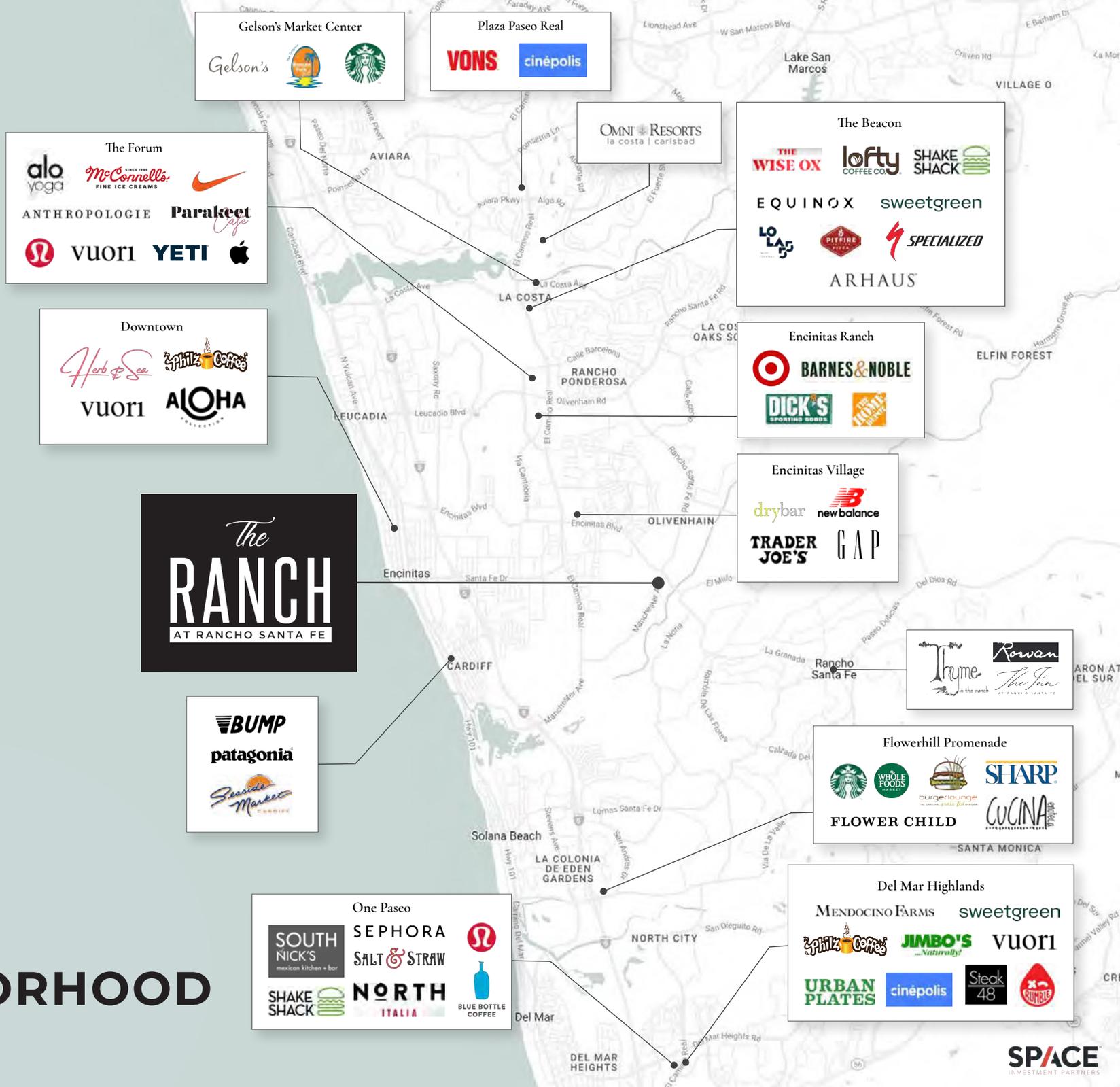
THE LOCATION



RANCHO SANTA FE LIFESTYLE



THE NEIGHBORHOOD



The RANCH
AT RANCHO SANTA FE

BUMP patagonia
Seaside Markets

Trume in the ranch
Rowan The Inn



ENCINITAS COUNTRY DAY SCHOOL

THE RHOADES SCHOOL

Encinitas

Encinitas Blvd | 31,609 CPD

Manchester Ave | 11,573 CPD

S Rancho Santa Fe Rd | 19,117 CPD

The
RANCH
AT RANCHO SANTA FE

Entrance to
Rancho Santa Fe
→

**SITE
AERIAL**

DEMOGRAPHICS

162 S Rancho Santa Fe Rd, Encinitas, CA 92024

ESTIMATED 2023 · CALCULATED USING PROPORTIONAL BLOCK GROUPS



POPULATION

	3 miles	5 miles	10 miles
Total Population	62,303	134,245	571,255
Projected Population (2028)	61,715	133,616	571,254



HOUSING

Total Households	23,547	52,025	206,157
Projected Total Households (2028)	23,391	51,916	206,734



INCOME

Median Household Income	\$154,302	\$154,565	\$134,507
Average Household Income	\$211,336	\$213,018	\$185,363
Per Capita Income	\$79,922	\$82,324	\$66,949
Median Disposable Income	\$114,573	\$114,913	\$106,303
Average Disposable Income	\$136,451	\$136,916	\$123,326



DAYTIME DEMOS

Total Daytime Population	61,573	135,599	626,683
Daytime Population Workers	30,046	68,963	343,747
Daytime Population Residents	31,527	66,636	282,936



RACE & ETHNICITY

White	47,498 76.24%	99,332 73.99%	323,804 56.68%
Black or African American	382 0.61%	982 0.73%	9,660 1.69%
American Indian & Alaska Native Population	331 0.53%	650 0.48%	3,376 0.59%
Asian Population	3,442 5.52%	10,099 7.52%	116,456 20.39%
Pacific Islander Population	95 0.15%	192 0.14%	1,322 0.23%
Other Race Population	3,193 5.12%	6,703 4.99%	41,937 7.34%
Population of Two or More Races	7,363 11.82%	16,288 12.13%	74,700 13.08%
Hispanic Population	9,128 14.65%	19,507 14.53%	105,206 18.42%
Non-Hispanic Population	53,175 85.35%	114,738 85.47%	466,049 81.58%



EDUCATION

Bachelor's Degree	18,052 39.94%	38,875 39.90%	141,083 35.47%
Graduate/Professional Degree	12,749 28.21%	28,024 28.76%	107,907 27.13%



AGE

Median Age	44.9	44.6	40.3
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

SITE PLAN



MANCHESTER AVE (11,573 CPD)

S RANCHO SANTA FE RD (19,117 CPD)

D-10
4,930 SF

K-1
200 SF

COFFEE DOSE

LIVEMETTA
PILATES AND YOGA

CHAMPAGNE
FRENCH BAKERY CAFE

A-10
1,818 SF

A-20
840 SF

A-30
1,002 SF

A-40
1,738 SF

A-50
1,388 SF

A-55
1,388 SF

A-60
1,104 SF

A-70
2,162 SF

E-10
1,032 SF

E-20
865 SF

E-30
868 SF

E-50
12,212 SF

E-80
1,184 SF

E-90
1,222 SF

E-100
1,952 SF

E-60
1,459 SF

E-70
1,165 SF

B-10
1,164 SF

B-20
2,099 SF

B-40
817 SF

B-30
1,598 SF

E-40
2,072 SF

E-40
2,072 SF

E-100
1,952 SF

G-10
5,440 SF

Edward Jones

HARVEST RANCH
MARKET

Shenae

JULA COLE DESIGN

F-1
2,236 SF
In Lease

4,500 SF
PAD Bldg

MED LOUNGE

new mom
SCHOOL

B-50
576 SF

B-55
578 SF

B-60
1,048 SF

B-85
658 SF

B-80
1,032 SF

B-70
893 SF

B-65
575 SF

F-20
373 SF

F-30
467 SF

F-50
490 SF

F-45
287 SF

F-40
633 SF

Second Floor

Second Floor

MERITAGE
WINE MARKET

stainless
salon

Rancho Santa Fe
FOUNDATION





GET IN TOUCH

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