



#### Property highlights



Community shopping center with approximately 124, 411 SF of retail space



Located in the affluent city of Encinitas and just northwest of Rancho Santa Fe and south of La Costa



Opportunity to establish a dominant presence in all or part of a 58,596 SF anchor space



Situated in the strongest retail corridor in North San Diego County

### Diverse coastal

# **COMMUNITY**

Encinitas Marketplace is the gateway to the quintessential Southern California community that embraces premium products reflecting its luxurious yet relaxed coastal lifestyle. Located in one of North San Diego County's most visited retail corridors, this community center draws affluent shoppers from Encinitas, Cardiff by the Sea, Leucadia, La Costa and neighboring Rancho Santa Fe.





# **AERIAL SITE PLAN**

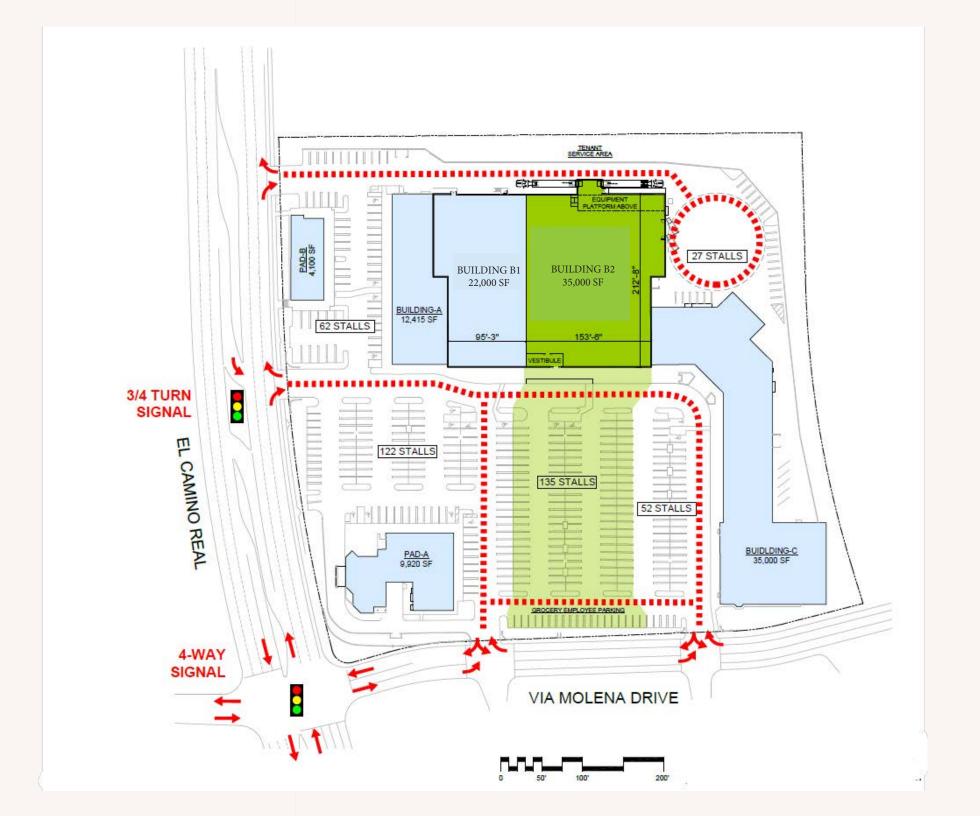


#### Site Plan



### Look Who's Here

- 1 Verizon (Coming Soon)
- 2 Ernie's Gourmet Deli & Wine Bar
- 3 Pho-Ever Vietnamese
- 4 Kaito Sushi
- 5 Potentially Available, 2,968 sf
- 6 Five Guys
- 7 The Kebab Shop
- 8A Available, 22,200 sf
- 8B In-Lease, 35,000 sf
- 9 Thai Pan Express
- 10 Phenix Salon
- 11 O'Reilly Auto Parts
- 13 Available, 1,504 sf
- 19 Sylvan Learning Center
- 20 Moon Nails
- 21 Stylust Salon
- 22 In-Lease, 896 sf
- 23 Fountain of Youth Juice
- 24 Frontier Cleaners
- 25 Lawrance Furniture
- 26 National Bakery Cafe
- 27 Available, 2,400 sf
- 28 Available, 2,000 sf
- 29 Chick-fil-a



### Diverse, Luxurious,

# COASTAL

## Beyond the demographics

Encinitas's attracts a mix of health-conscious professionals, families, and retirees who value luxury living alongside a relaxed beach lifestyle, creating a unique blend of sophistication and laid-back charm.



Demographics		1 Miles	3 Miles	5 Miles
<b>223</b>	Population	15,902	77,109	143,864
<u>(</u> \$	Average Household Income	\$200,701	\$222,449	\$220,811
1200	Average Household Size	2.5	2.5	2.5
Å	Median Home Value	\$1,212,849	\$1,382,108	\$1,384,831





**1.4M**Yearly Visits to Encinitas
Marketplace



**\$1.86B**Total Retail Expenditure in Encinitas within 5 Miles

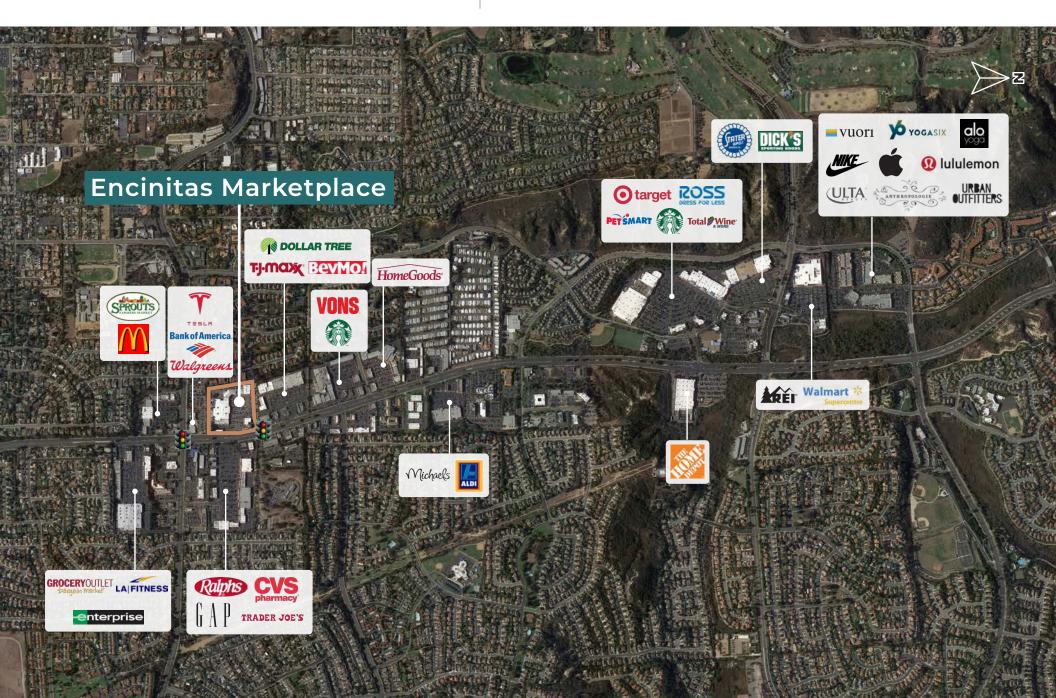


\$1.17B
Total Food/Beverage
Expenditure within 5 Miles



# **CORRIDOR**

# Meet Your Neighbors



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