



Property highlights





Opportunity to establish

a dominant presence in a

22,200 SF space adjacent to
the nation's premier high-end
grocery store

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

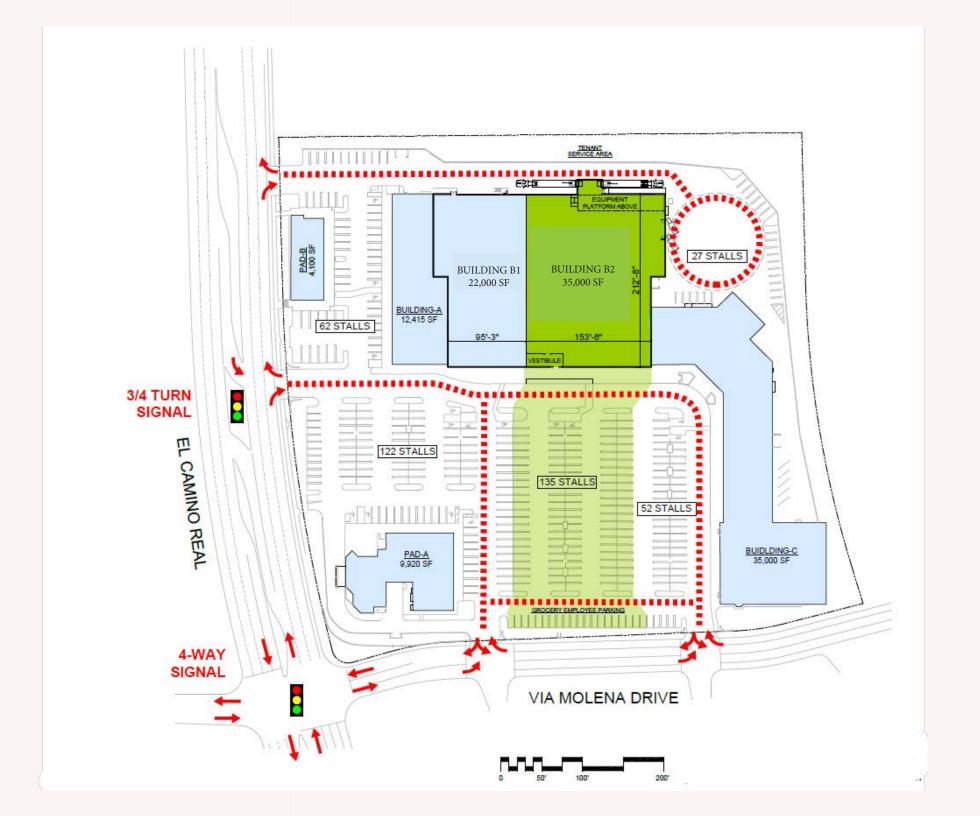


Site Plan



Look Who's Here

- 1 Verizon (Opening Feb. 2026)
- 2 Ernie's Gourmet Deli & Wine Bar
- 3 Pho-Ever Vietnamese
- 4 Kaito Sushi
- 5 Massage Heights
- 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 Crackin' Curry (Coming Soon)
- 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.



Community SNAPSHOT

Demographics		1 Miles	3 Miles	5 Miles
#	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
	Median Home Value	\$1,212,849	\$1,382,108	\$1,384,831



1.4MYearly Visits to Encinitas
Marketplace



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



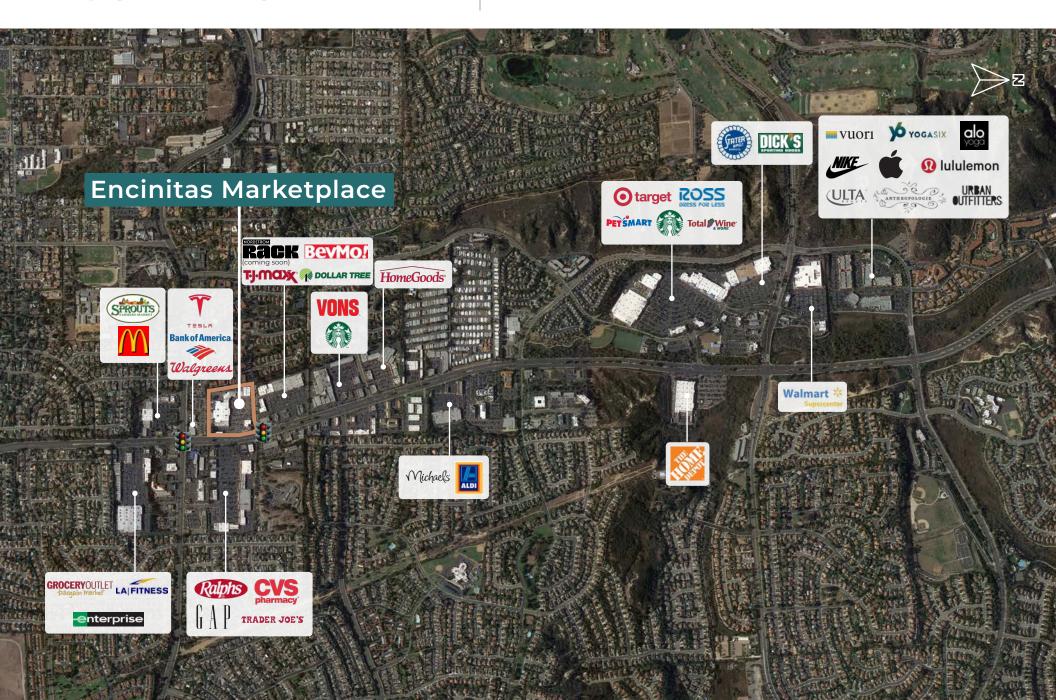
\$1.17B
Total Food/Beverage
Expenditure within 5 Miles



Encinitas Retail

CORRIDOR

Meet Your Neighbors



For more information, contact:

Craig Killman

Managing Director License # 00884183 + 1858 410 1237 craig.killman@jll.com

Maxx Killman

Associate License # 02243247 + 1858 812 2360 maxx.killman@jll.com



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