

ENCINITAS MARKETPLACE

Welcoming the return of
Whole Foods Market to Encinitas.

Jr. Anchor, Restaurant and Shop Space Opportunities

SWC N EL CAMINO REAL & VIA MOLENA DRIVE | ENCINITAS, CA 92024



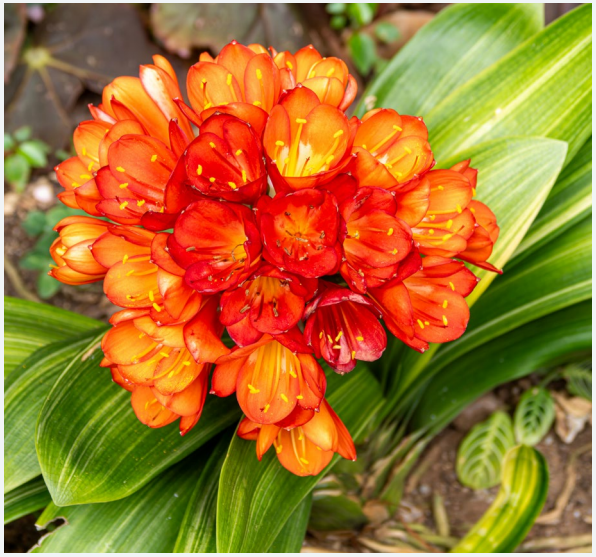
Greetings from

ENCINITAS

Encinitas represents the quintessential Southern California lifestyle, where relaxed surf culture meets upscale coastal sophistication. Nestled in North San Diego County, this vibrant community is renowned for its scenic sandstone cliffs, pristine beaches, and a historic highway corridor bustling with local character.

Blessed with year-round Mediterranean weather, residents embrace a wellness-focused, outdoor-centric lifestyle. From surfing at Swami's to exploring local coastal trails, the community prioritizes health, fitness, and nature—creating a natural synergy with organic, wellness, and premium lifestyle retail brands.







THE MACRO VIEW

Encinitas Marketplace is positioned at the nexus of South Carlsbad, Del Mar, and East Rancho Santa Fe. Thousands of new luxury homes planned or under construction in Encinitas and surrounding areas.



TO THE NORTH (CARLSBAD):

Carlsbad's rapidly expanding luxury home market and high-income coastal neighborhoods funnel traffic directly south down the El CaminoReal artery.



TO THE SOUTH (DEL MAR):

Positioned just north of the region's elite biotech and residential nodes, Encinitas Marketplace is ideally located for high earning commuters.



TO THE EAST (RANCHO SANTA FE):

The center directly s one of the nation's wealthiest ZIP codes (92067), whose residents utilize this specific stretch of El Camino Real as their primary commercial corridor.

2,231

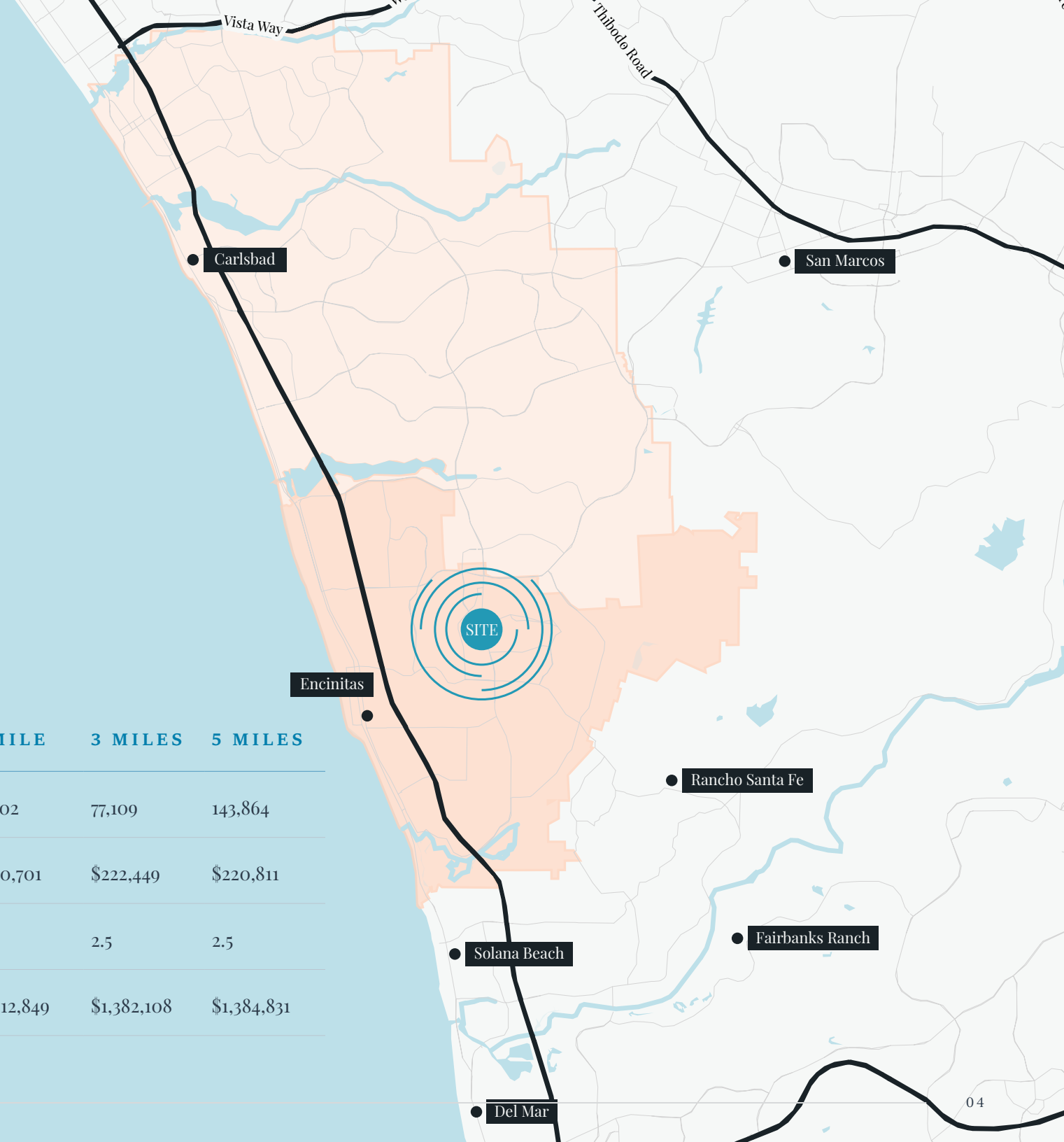
New Housing Units Planned or Under Construction in Encinitas

(ENCINITASHOUSING.ORG, 2026)

796

New Housing Units Planned or Under Construction in Carlsbad

(CARLSBAD.GOV, 2026)



Community SNAPSHOT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,902	77,109	143,864
Average Household Income	$200,701	$222,449	$220,811
Average Household Size	2.5	2.5	2.5
Median Home Value	$1,212,849	$1,382,108	$1,384,831

(ESRI, 2026)



CENTER SUMMARY

A Major Coastal Placemaking Renovation is underway.

TOTAL SIZE

124,411 SF

AVAILABLE

1,200-22,212 SF

Center upgrades including improved signage and facacde renovations coming soon

Situated in the strongest retail corridor in North San Diego County

Opportunity to establish a dominant presence in a 22,212 SF space adjacent to Whole Foods Market (Jr. Anchor space depicted below)









RETAIL AERIAL



SITE PLAN



Tenants

UNIT	LEASE	SQ. FT.
110	VERIZON	4,000
114	ERNIE'S CRAFT DELI & WINE BAR	2,100
120	PHO-EVER ENCINITAS	2,011
130A	KAITO SUSHI	993
130B	SKIN / SET	2,968
130C	**AVAILABLE** 2ND GEN RESTAURANT VIRTUAL TOUR	**2,135**
132	THE KEBAB SHOP	2,079
133	**AVAILABLE (DIVISIBLE)**	**22,212**
134	WHOLE FOODS (COMING IN 2028)	35,000
138	THAI PAN EXPRESS	1,400
142A	PHENIX SALON	3,218
146A	O'REILLY AUTO PARTS	8,397
146C	MERIDIUS WATCH CO. (COMING SOON)	1,504
148A	BODY BY BRAUN	876
150	ACCTAX AMERICA SERVICE INC.	770
152, 154	ENCINITAS FORD	1,907
156	PACIFIC DENTAL CENTER	2,174
160	SYLVAN LEARNING	1,265
164	MOON NAILS	1,040
166	**STYLUST HAIR STUDIO** (AVAILABLE WITH 30 DAYS WRITTEN NOTICE)	**1,200**
166B	CRACKIN' CURRY	896
168	FOUNTAIN OF YOUTH JUICE	900
170	CALIFORNIA CLOSETS (COMING SOON)	1,800
172	LAWRANCE FURNITURE	13,000
176	IN LEASE	4,731
180	**AVAILABLE**	**2,010**
194	CHICK-FIL-A	3,151

Consumer Behavior

PROFILES

Within 5 miles of the site

Top Tier

34.5%

of market

Affluent, highly educated suburban couples and empty nesters at the peak of their careers. Largely executives, professionals, and business owners, they own their homes and enjoy a premium lifestyle that includes upscale retail, fine dining, and frequent international travel.

Urban Chic

27.2%

of market

Urban Chic residents are affluent, highly educated professionals and young families. They lead active, wellness-minded lifestyles, exercising regularly, eating organic foods, and enjoying fine dining. Frequent travelers and savvy investors, they value quality, convenience, and experiences over everything else.

Burbs & Beyond

13.5%

of market

Prosperous suburban homeowners, typically empty-nest couples in their early 50s, with a comfortable, active lifestyle. College-educated and often self-employed or in professional fields, they invest in their homes, drive imported vehicles, and favor fine dining. Community-minded and outdoor-oriented, many own second homes.



(Esri, 2026)

Regional Points of

INTEREST

1. LEGOLAND Resort
2. San Diego Botanic Garden
3. Omni La Costa Resort & Spa
4. Encinitas Ranch Golf Course
5. Fox Point Farms
6. Carlsbad Outlets & Flower Fields
7. Del Mar Fairgrounds
8. University of California, San Diego





BROKER CONTACTS

CRAIG KILLMAN

Managing Director
License # 00884183
+ 1 858 410 1237
craig.killman@jll.com

MAXX KILLMAN

Associate
License # 02243247
+ 1 858 812 2360
maxx.killman@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. Portions of this work were created using generative AI.

JLL