

THE LUMBERYARD

HIGHWAY 101 | ENCINITAS

VIRTUAL TOUR
AVAILABLE
360°

Cushman & Wakefield | Retail Division
For Lease | The Lumberyard
701 - 1031 S. Coast Highway 101, Encinitas, California 92024

THE LUMBERYARD

The Lumberyard Shopping Center offers retailers and excellent opportunity to locate in the highly sought after trade area of downtown Encinitas in Coastal North County. The Lumberyard is the premiere downtown Encinitas destination providing abundant onsite parking for its customers.

TENANTS



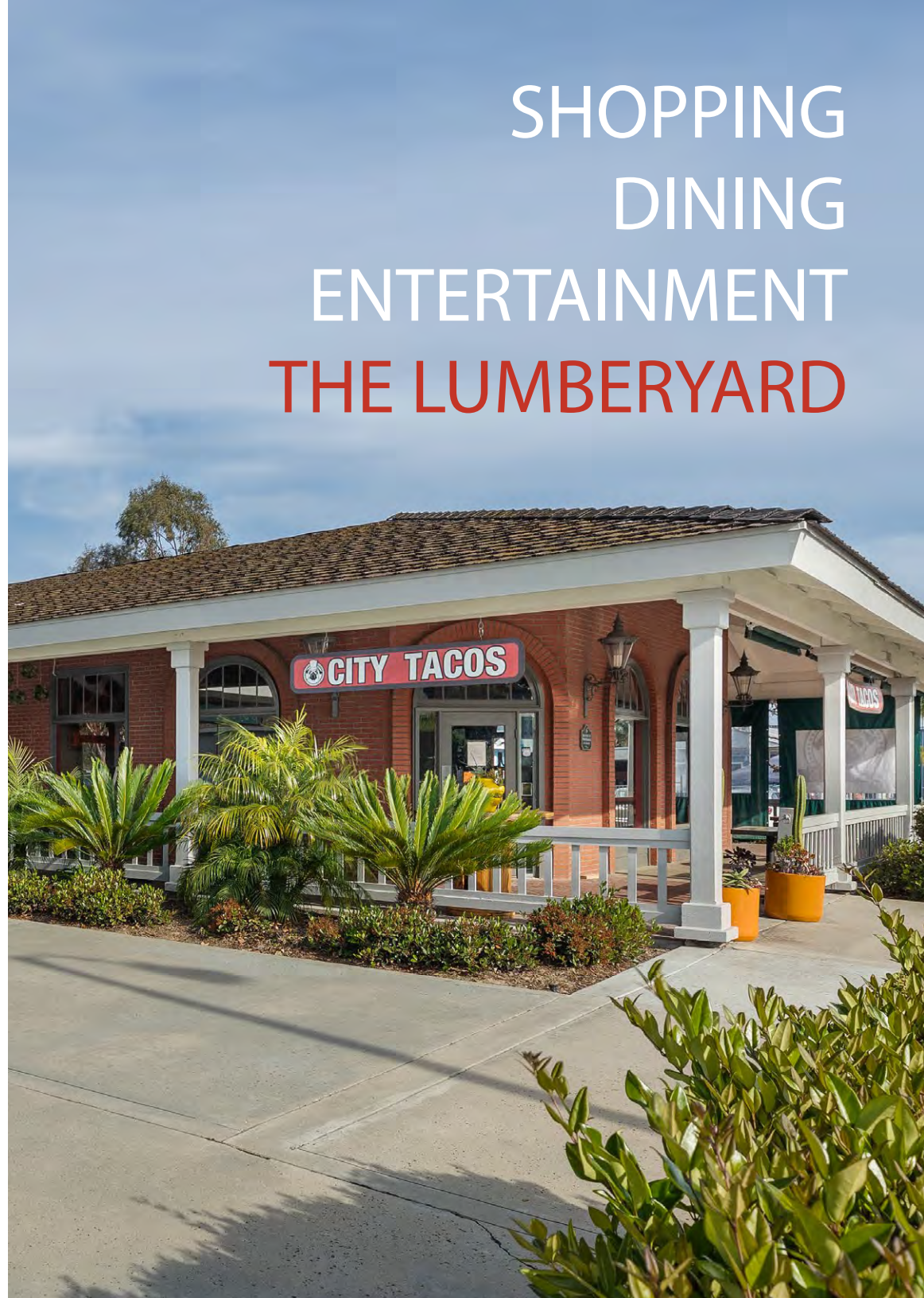
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LOBSTER WEST



SHOPPING
DINING
ENTERTAINMENT
THE LUMBERYARD

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TRAFFIC

S. Coast Highway 101 17,007 ADT

West H Street 13,400 ADT



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2020)	7,761	56,595	120,130
Average Household Income	\$158,168	\$154,604	\$167,585
Daytime Population	9,042	29,196	50,326



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THE NEIGHBORS

VUORI



UNION
KITCHEN





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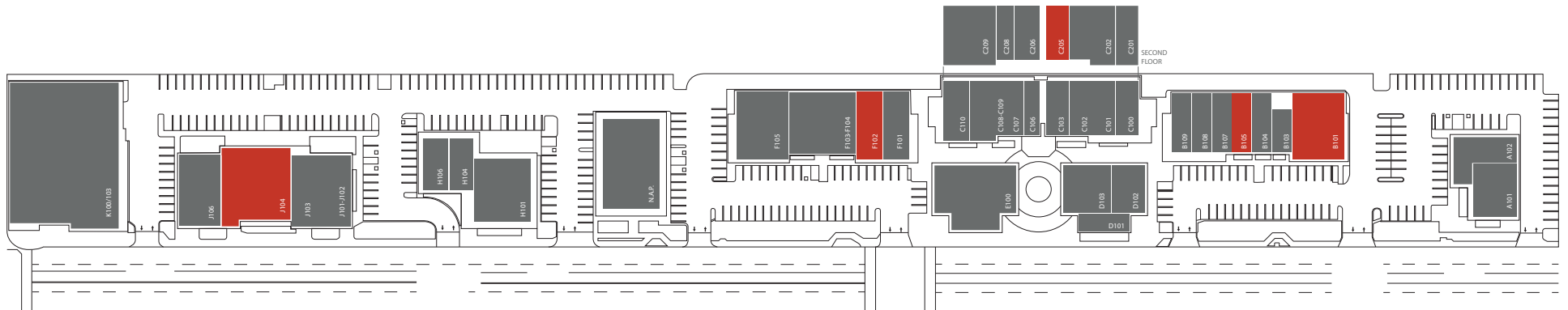


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AVAILABILITIES

Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.
A101	City Tacos	1,485 SF	C106	JoJo's Creamery	768 SF	E100	Scotty Cameron Golf	2,794 SF
A102	Pure Blow Out Bar	1,451 SF	C107	Heavenly Nails	736 SF	F101	Available	1,354 SF
B101	Available (former restaurant) 	3,611 SF	C108-109	Raw Munchie	2,186 SF	F102	Blue Ribbon Artisan Pizzeria	1,047 SF
B103	Cut Loose Clothing	417 SF	C110	The Nada Shop	1,287 SF	F103-104	Grounded Garden	4,084 SF
B104	Bloom Natural Health	832 SF	C201	Scotty Cameron Golf	960 SF	F105	3rd Corner Wine Shop & Bistro	4,050 SF
B105	Available	1,591 SF	C202	Encinitas Tax & Financial Group	1,425 SF	H101	Lotus Cafe	2,675 SF
B107	Encinitas Photo	630 SF	C205	Available	402 SF	H104	Lobster West	888 SF
B108	F45	1,750 SF	C206	Jim Lee Financial	746 SF	H106	Soul Scape	2,017 SF
B109	Broadstreet Donuts	1,402 SF	C208	Greg Koehler, Attorney at Law	476 SF	J101-102	Birkenstock	1,775 SF
C100	Deep Fling	1,296 SF	C209	Global Basecamps	1,517 SF	J103	Kim's Vietnamese Restaurant	1,535 SF
C101	Magical Child	1,289 SF	D101	Starbucks	900 SF	J104	Available 	3,780 SF
C102	Sakura Bloom	894 SF	D102	Europtics	757 SF	J106	Catch Surf	2,700 SF
C103	Off Track Gallery	1,024 SF						

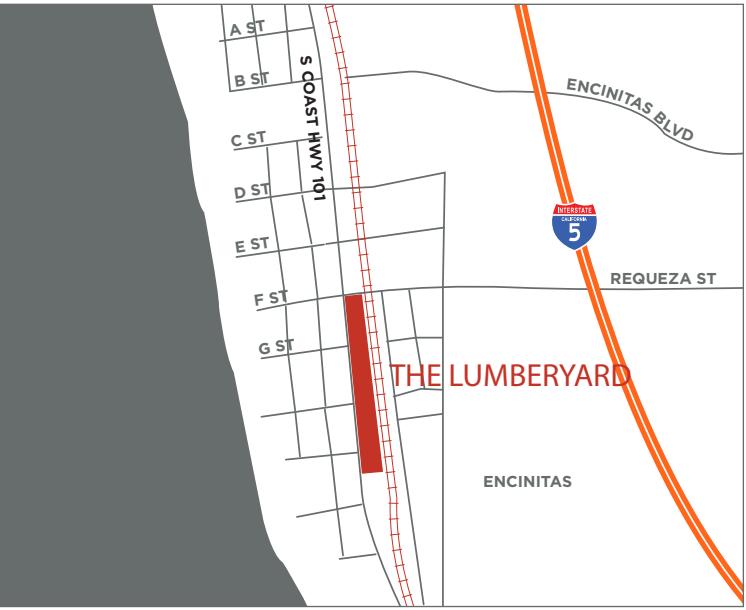
SITEPLAN



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LOCATION OVERVIEW



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GALLERY



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GALLERY



DEMOGRAPHICS IN DETAIL

Summary	Census 2010	2020	2025			
Population	7,557	7,761	7,857			
Households	3,207	3,306	3,344			
Families	1,728	1,781	1,809			
Average Household Size	2.29	2.29	2.29			
Owner Occupied Housing Units	1,588	1,654	1,704			
Renter Occupied Housing Units	1,619	1,652	1,640			
Median Age	39.7	42.0	42.6			
Trends: 2020-2025 Annual Rate	Area	State	National			
Population	0.25%	0.55%	0.72%			
Households	0.23%	0.50%	0.72%			
Families	0.31%	0.50%	0.64%			
Owner HHs	0.60%	0.65%	0.72%			
Median Household Income	2.20%	1.81%	1.60%			
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	114	3.4%	97	2.9%		
\$15,000 - \$24,999	156	4.7%	129	3.9%		
\$25,000 - \$34,999	164	5.0%	136	4.1%		
\$35,000 - \$49,999	165	5.0%	135	4.0%		
\$50,000 - \$74,999	429	13.0%	379	11.3%		
\$75,000 - \$99,999	364	11.0%	353	10.6%		
\$100,000 - \$149,999	658	19.9%	670	20.0%		
\$150,000 - \$199,999	461	13.9%	494	14.8%		
\$200,000+	796	24.1%	951	28.4%		
Median Household Income	\$115,190		\$128,423			
Average Household Income	\$158,168		\$179,730			
Per Capita Income	\$66,297		\$75,249			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	409	5.4%	353	4.5%	358	4.6%
5 - 9	398	5.3%	356	4.6%	358	4.6%
10 - 14	334	4.4%	382	4.9%	343	4.4%
15 - 19	330	4.4%	384	4.9%	340	4.3%
20 - 24	348	4.6%	434	5.6%	420	5.3%
25 - 34	1,364	18.0%	1,183	15.2%	1,312	16.7%
35 - 44	1,188	15.7%	1,119	14.4%	1,062	13.5%
45 - 54	1,208	16.0%	1,038	13.4%	1,045	13.3%
55 - 64	1,155	15.3%	1,154	14.9%	1,080	13.7%
65 - 74	435	5.8%	851	11.0%	876	11.1%
75 - 84	238	3.1%	332	4.3%	482	6.1%
85+	151	2.0%	175	2.3%	182	2.3%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,444	85.3%	6,433	82.9%	6,416	81.7%
Black Alone	40	0.5%	44	0.6%	44	0.6%
American Indian Alone	50	0.7%	51	0.7%	52	0.7%
Asian Alone	212	2.8%	264	3.4%	297	3.8%
Pacific Islander Alone	15	0.2%	15	0.2%	15	0.2%
Some Other Race Alone	561	7.4%	659	8.5%	708	9.0%
Two or More Races	236	3.1%	294	3.8%	325	4.1%
Hispanic Origin (Any Race)	1,269	16.8%	1,508	19.4%	1,648	21.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

August 04, 2020

Summary	Census 2010	2020	2025			
Population	54,456	56,595	57,593			
Households	22,447	23,346	23,708			
Families	13,480	13,978	14,230			
Average Household Size	2.40	2.40	2.40			
Owner Occupied Housing Units	13,433	13,935	14,353			
Renter Occupied Housing Units	9,014	9,411	9,355			
Median Age	41.7	44.0	44.8			
Trends: 2020-2025 Annual Rate	Area	State	National			
Population	0.35%	0.55%	0.72%			
Households	0.31%	0.50%	0.72%			
Families	0.36%	0.50%	0.64%			
Owner HHs	0.59%	0.65%	0.72%			
Median Household Income	1.94%	1.81%	1.60%			
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	1,290	5.5%	1,140	4.8%		
\$15,000 - \$24,999	1,069	4.6%	900	3.8%		
\$25,000 - \$34,999	967	4.1%	828	3.5%		
\$35,000 - \$49,999	1,414	6.1%	1,233	5.2%		
\$50,000 - \$74,999	2,853	12.2%	2,612	11.0%		
\$75,000 - \$99,999	2,405	10.3%	2,318	9.8%		
\$100,000 - \$149,999	4,618	19.8%	4,705	19.8%		
\$150,000 - \$199,999	3,125	13.4%	3,422	14.4%		
\$200,000+	5,605	24.0%	6,550	27.6%		
Median Household Income	\$113,660		\$125,119			
Average Household Income	\$154,604		\$173,769			
Per Capita Income	\$64,066		\$71,836			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,960	5.4%	2,628	4.6%	2,677	4.6%
5 - 9	3,010	5.5%	2,861	5.1%	2,810	4.9%
10 - 14	2,951	5.4%	3,217	5.7%	2,919	5.1%
15 - 19	2,773	5.1%	2,925	5.2%	2,813	4.9%
20 - 24	2,488	4.6%	2,863	5.1%	2,623	4.6%
25 - 34	7,682	14.1%	6,924	12.2%	7,521	13.1%
35 - 44	7,943	14.6%	7,625	13.5%	7,580	13.2%
45 - 54	8,841	16.2%	7,650	13.5%	7,507	13.0%
55 - 64	8,058	14.8%	8,334	14.7%	7,695	13.4%
65 - 74	3,520	6.5%	6,598	11.7%	7,082	12.3%
75 - 84	2,394	4.4%	2,984	5.3%	4,302	7.5%
85+	1,833	3.4%	1,985	3.5%	2,065	3.6%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,617	85.6%	46,972	83.0%	46,975	81.6%
Black Alone	325	0.6%	364	0.6%	377	0.7%
American Indian Alone	283	0.5%	292	0.5%	297	0.5%
Asian Alone	2,094	3.8%	2,653	4.7%	3,010	5.2%
Pacific Islander Alone	89	0.2%	93	0.2%	94	0.2%
Some Other Race Alone	3,202	5.9%	3,894	6.9%	4,252	7.4%
Two or More Races	1,847	3.4%	2,325	4.1%	2,587	4.5%
Hispanic Origin (Any Race)	7,764	14.3%	9,468	16.7%	10,505	18.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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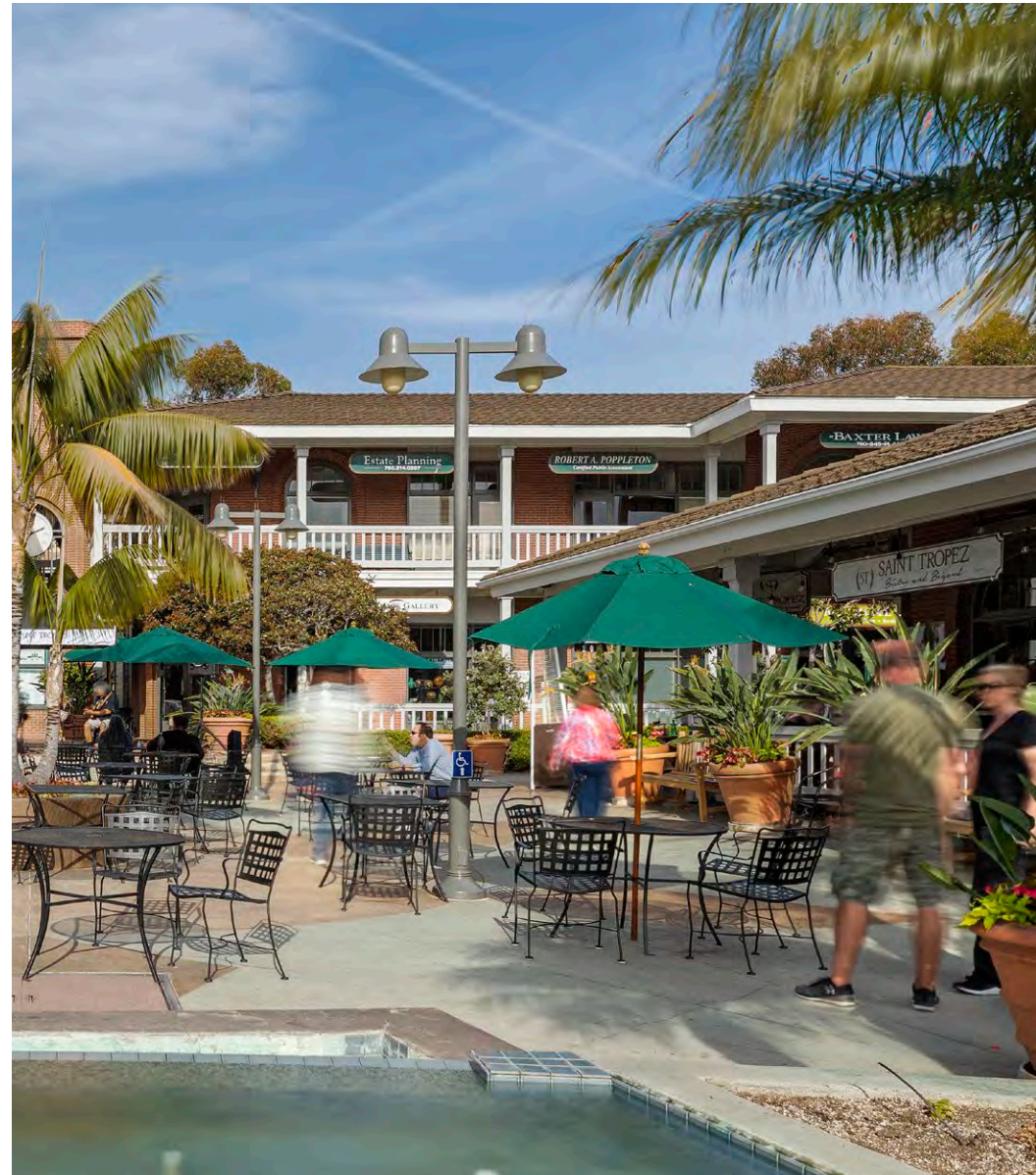
DEMOGRAPHICS IN DETAIL

Summary	Census 2010		2020		2025	
Population	114,725		120,130		122,593	
Households	46,391		48,530		49,400	
Families	30,119		31,459		32,103	
Average Household Size	2.46		2.46		2.47	
Owner Occupied Housing Units	30,914		32,355		33,272	
Renter Occupied Housing Units	15,477		16,175		16,128	
Median Age	42.7		44.9		45.4	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.41%		0.55%		0.72%	
Households	0.36%		0.50%		0.72%	
Families	0.41%		0.50%		0.64%	
Owner HHs	0.56%		0.65%		0.72%	
Median Household Income	2.01%		1.81%		1.60%	
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	2,496	5.1%	2,258	4.6%		
\$15,000 - \$24,999	1,910	3.9%	1,608	3.3%		
\$25,000 - \$34,999	1,844	3.8%	1,588	3.2%		
\$35,000 - \$49,999	2,788	5.7%	2,422	4.9%		
\$50,000 - \$74,999	5,315	11.0%	4,890	9.9%		
\$75,000 - \$99,999	4,538	9.4%	4,385	8.9%		
\$100,000 - \$149,999	9,593	19.8%	9,574	19.4%		
\$150,000 - \$199,999	6,723	13.9%	7,198	14.6%		
\$200,000+	13,323	27.5%	15,477	31.3%		
Median Household Income	\$123,050		\$135,933			
Average Household Income	\$167,585		\$187,383			
Per Capita Income	\$67,684		\$75,479			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,075	5.3%	5,535	4.6%	5,700	4.6%
5 - 9	7,009	6.1%	6,361	5.3%	6,377	5.2%
10 - 14	7,377	6.4%	7,481	6.2%	6,735	5.5%
15 - 19	6,505	5.7%	6,946	5.8%	6,524	5.3%
20 - 24	4,655	4.1%	6,037	5.0%	5,476	4.5%
25 - 34	13,210	11.5%	12,880	10.7%	14,799	12.1%
35 - 44	16,427	14.3%	14,946	12.4%	15,048	12.3%
45 - 54	19,506	17.0%	16,953	14.1%	16,087	13.1%
55 - 64	16,903	14.7%	18,428	15.3%	17,394	14.2%
65 - 74	8,552	7.5%	14,083	11.7%	15,334	12.5%
75 - 84	5,324	4.6%	6,849	5.7%	9,246	7.5%
85+	3,182	2.8%	3,631	3.0%	3,872	3.2%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,583	85.9%	100,045	83.3%	100,249	81.8%
Black Alone	786	0.7%	902	0.8%	941	0.8%
American Indian Alone	467	0.4%	484	0.4%	493	0.4%
Asian Alone	5,780	5.0%	7,406	6.2%	8,433	6.9%
Pacific Islander Alone	150	0.1%	157	0.1%	159	0.1%
Some Other Race Alone	4,905	4.3%	5,969	5.0%	6,547	5.3%
Two or More Races	4,054	3.5%	5,167	4.3%	5,772	4.7%
Hispanic Origin (Any Race)	13,771	12.0%	16,908	14.1%	18,879	15.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

August 04, 2020



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HIGHWAY 101 | ENCINITAS

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[View Site Specific COVID-19 Prevention Plan](#)

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