

Villa Encinitas Plaza

247-277 North El Camino Real – Encinitas, CA 92024

For Lease



Description

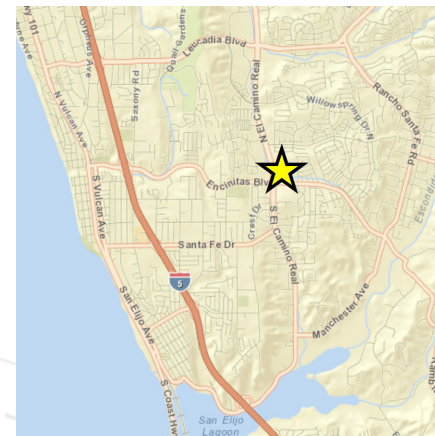
- Well located shopping center on El Camino Real in the heart of the Encinitas retail corridor.
- Situated in dense residential community with strong household income levels and high traffic counts.
- Strong Tenant mix consisting of national/regional banks, popular local restaurants and service retailers.
- Convenient access with multiple ingress/egress points on El Camino Real and one on Mountain Vista Drive.

Traffic Counts (SANDAG)

- 44,300 average weekday traffic volumes on North El Camino Real.
- 10,900 average weekday traffic volumes on Mountain Vista Drive.

Demographics (Claritas, 2012)

| | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|-----------|-----------|-----------|
| Estimated Population | 14,397 | 82,559 | 145,553 |
| Est. Avg. Household Income | \$104,493 | \$112,727 | \$121,670 |
| Employee Count | 8,733 | 28,269 | 55,352 |



Brendan Walsh

858 334 4025
brendan.walsh@cushwake.com
Lic. #01906974

Aaron Hill

858 558 5625
aaron.hill@cushwake.com
Lic. #01365975

Cushman & Wakefield of San Diego, Inc.
Lic. #01329963
4747 Executive Drive, 9th Floor
San Diego, CA 92121



Villa Encinitas Plaza

247-277 North El Camino Real – Encinitas, CA 92024

For Lease



Dental
Improvements
in Place

| Suite | Tenant | Sq. Ft. |
|---------|-------------------------------|---------|
| 247-A | Union Bank | 4,200 |
| 251-A | Chan's Alterations | 540 |
| 251-B | Firefly Grill & Wine Bar | 3,615 |
| 257-A | Bella Roche Estate Jewelry | 1,320 |
| 257-B | Available | 1,170 |
| 257-C | NC Nails | 850 |
| 257-D/E | Blue Fin Sushi | 1,815 |
| 257-F/G | Stage Door | 2,638 |
| 257-H | The Ultra Cut | 1,177 |
| 257-K | Passage to India | 2,419 |
| 267-A/B | Craftsman New American Tavern | 3,000 |
| 267-C | Shoe Repair | 750 |
| 267-D | Kinderspecs | 750 |
| 267-E | Jorge's Mexican Food | 725 |
| 267-F | Tops Cleaners | 1,240 |
| 267-G | Real Barber Shop | 840 |
| 267-H | Dr. Wofford Chiropractic | 1,120 |
| 267-I | Tutoring Club | 1,060 |
| 267-J/K | Available | 2,230 |
| Kiosk | Florist Kiosk | 100 |
| 277-A | Wells Fargo | 5,195 |

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of terms, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

