



FOR SALE

DOWNTOWN ENCINITAS COMMERCIAL

858 2nd Street, Encinitas, CA 92024

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Owner for the sale of the “Property” located at 858 2nd Street, Encinitas, California 92024 consisting of an approximately 1,245 square foot freestanding commercial building.

This Offering has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

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CONTENTS

04
EXECUTIVE
SUMMARY

06
PROPERTY
OVERVIEW

10
LOCATION

15
MARKET
OVERVIEW



EXECUTIVE SUMMARY



OFFERING SUMMARY

Existing building in a highly desirable location offering a unique owner/user or redevelopment opportunity in Downtown Encinitas, CA. This unparalleled location is situated between local retail, restaurants and eateries, and the outdoor parks, beaches and views unique to the San Diego Coastline.

PROPERTY TYPE

Freestanding
Commercial

LOT SIZE
4,443 SF (0.1 AC)

**EXISTING
BLDG SF**
1,245 SF

ZONING
D-CM-2

APN
258-184-08-00

**OFFERING
PRICE**
\$2,500,000

PROPERTY OVERVIEW

HIGHLIGHTS

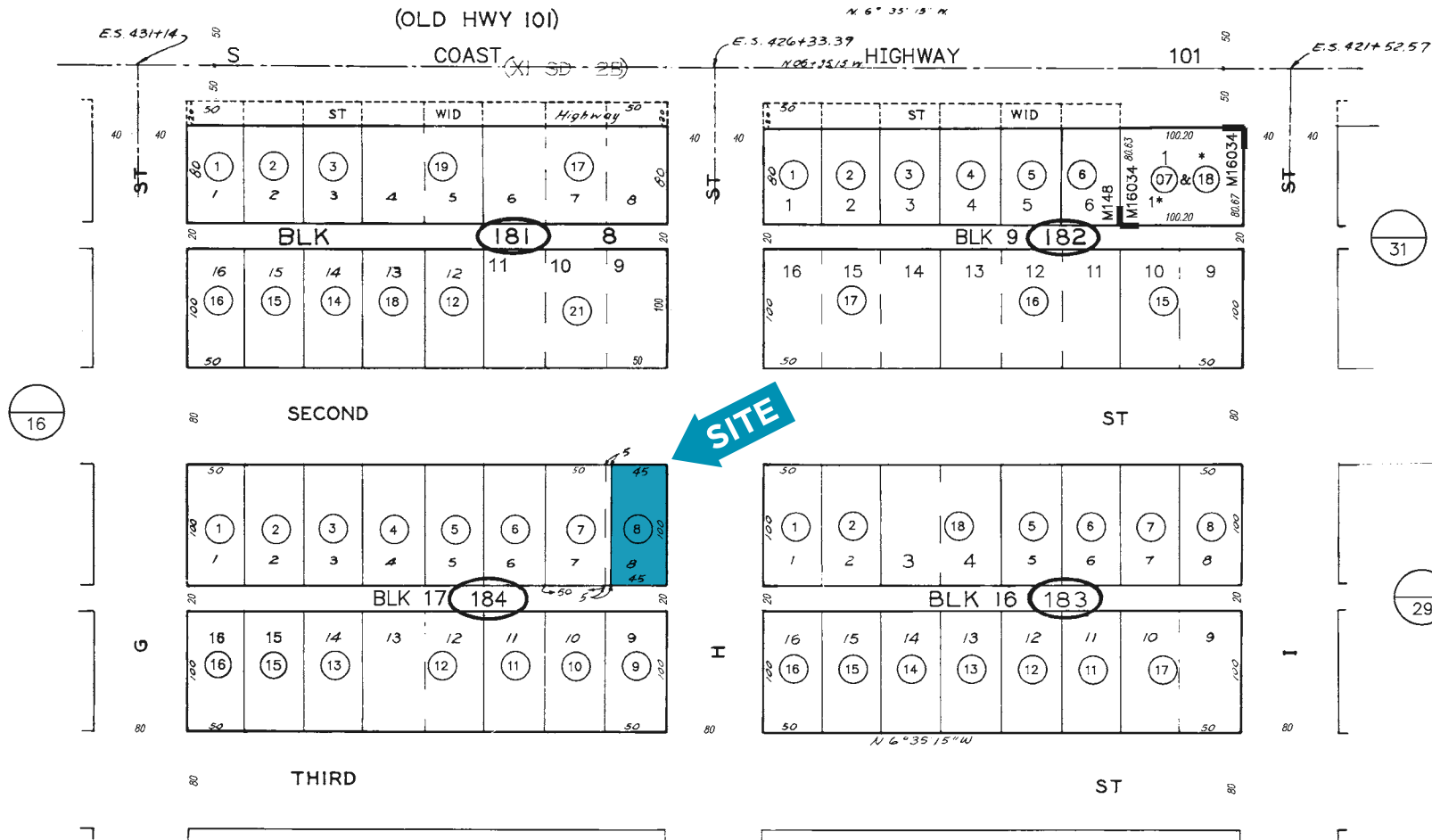
- Premier location with excellent corner visibility in the heart of Downtown Encinitas
- Existing building will be delivered vacant - ideal for owner/user or development
- Expansive mixed-use zoning
- Highly trafficked area with more than 5,000 ADT creating valuable signage opportunities
- 2 blocks to the beach
- 10 minute walk to Encinitas Coaster Station



PROPERTY OVERVIEW

TAX MAP

APN 258-184-08-00



PROPERTY OVERVIEW

ZONING - COMMERCIAL MIXED - SECOND STREET (D-CM-2)

This zone is intended to allow individual properties to develop as either residential, commercial, office professional or, a mixed-use of commercial/office and residential uses. In a mixed-use project, residential uses may be allowed on the same property or in the same structure as a commercial use, with the intent of providing housing opportunities while also mitigating the impacts between commercial and residential uses.

Commercial is intended to provide retail uses which serve local residents of the community, while maintaining compatibility with a residential environment. Compared to commercial uses on First Street, those on Second Street are intended to be less visitor-serving and more community-serving. Second Street is also intended to provide a higher proportion of office and business uses, and a somewhat less-intensive activity level.

Residential, as a primary use, is intended to provide single-family or multi-family units. Densities of up to 25 dwelling units per acre shall be allowed. Residential in a mixed-use project is limited to no more than half of the development site's allowed floor area. Free-standing residential (residential use only on a development site; no commercial or office use) is permitted, but shall be limited so as not to constitute more than 25% of the zone district's total lot acreage.

It is the intention of the D-CM-2 Zone to allow for significant functional and physical integration of project components of adjacent development sites, as well as of mixed-use projects. Consideration will be given to joint use of parking, common areas, landscaping, specific D-CM-2 types of uses and associated intensities, housing types and sizes of units, and overall architectural design.



CLICK HERE FOR MORE INFORMATION - CITY OF ENCINITAS ZONING WEBSITE

Development Standards - Commercial or Mixed-Use Developments

Net Lot Area:	4,000 net square feet minimum
Lot Width:	40 feet
Lot Depth:	100 feet
Front Yard Setback:	First Story: 0 feet ¹ Second Story: 10 feet
Side Yard Setback for each interior side:	0 feet ¹
Side Yard Setback street side:	0 feet ¹
Street Side Yard Setback:	10% width of the lot with a maximum of 10 feet
Rear Yard setback:	0 feet ²
Lot Coverage (Max.):	75%
Building Heights Maximum:	30 feet or 2 stories, whichever is less ³
Landscaping (Min.):	10%
Off-Street Parking:	See Parking Requirements
Floor Area Ratio:	0.65

¹ Five-foot setback for residential uses.

² Ten (10) feet if the rear yard abuts a residential zone or for stand-alone residential development.

³ Except that, if a development project includes one or more dwelling units guaranteed affordable to low or very low income households as defined in the Encinitas Housing Element, the maximum building height is 33 feet or three stories, whichever is less.

PROPERTY OVERVIEW

SITE PLAN





LOCATION



ENCINITAS, CA

Recently named among the 20 best surf towns in the world by National Geographic, Encinitas offers some of the world's most desirable beaches along its six miles coastline. A local favorite is Swami's beach, which was immortalized in the song "Surfin' USA" by the Beach Boys. Additionally, Moonlight State Beach offers recreation and fire rings for post-sunset bonfires and barbecues.

The city is host to nearly 300 retail stores and includes more than 10 shopping centers. Popular shopping centers include Camino Village Plaza, Camino Encinitas Plaza, El Camino Promenade and El Camino Commons.

Downtown Encinitas is over 100 years old and features historic architecture, boutiques, sidewalk cafes, and restaurants, together creating the Downtown 101 coastal shopping district. Downtown 101 also features several cultural offerings including a theatre and art galleries.

The city is celebrated for its San Diego Botanic Garden, which includes nearly 4,000 types of plants and over 37 acres of exhibits, desert gardens, a tropical rainforest, Mediterranean climate landscapes, an undersea succulent garden, a subtropical fruit garden and the largest interactive children's garden on the West Coast.

An abundance of outdoor recreation is offered at the city's local beaches and the 900-acre San Elijo Lagoon Reserve, including surfing, hiking, boating, tennis, fishing, hang gliding, bicycling, and camping. Home to nearly 300 different bird species throughout the year, the San Elijo Lagoon Reserve also offers some of the world's best bird watching.

Other key destinations in and near Encinitas include the 18-hole championship Encinitas Ranch Golf Course, the Park Hyatt Aviara Resort Golf Club & Spa, Torrey Pines Golf Course, Legoland, Del Mar Thoroughbred Club race track, and the Omni La Costa Resort & Spa.

AMENITIES

MOONLIGHT BEACH



13

12

14

15

16

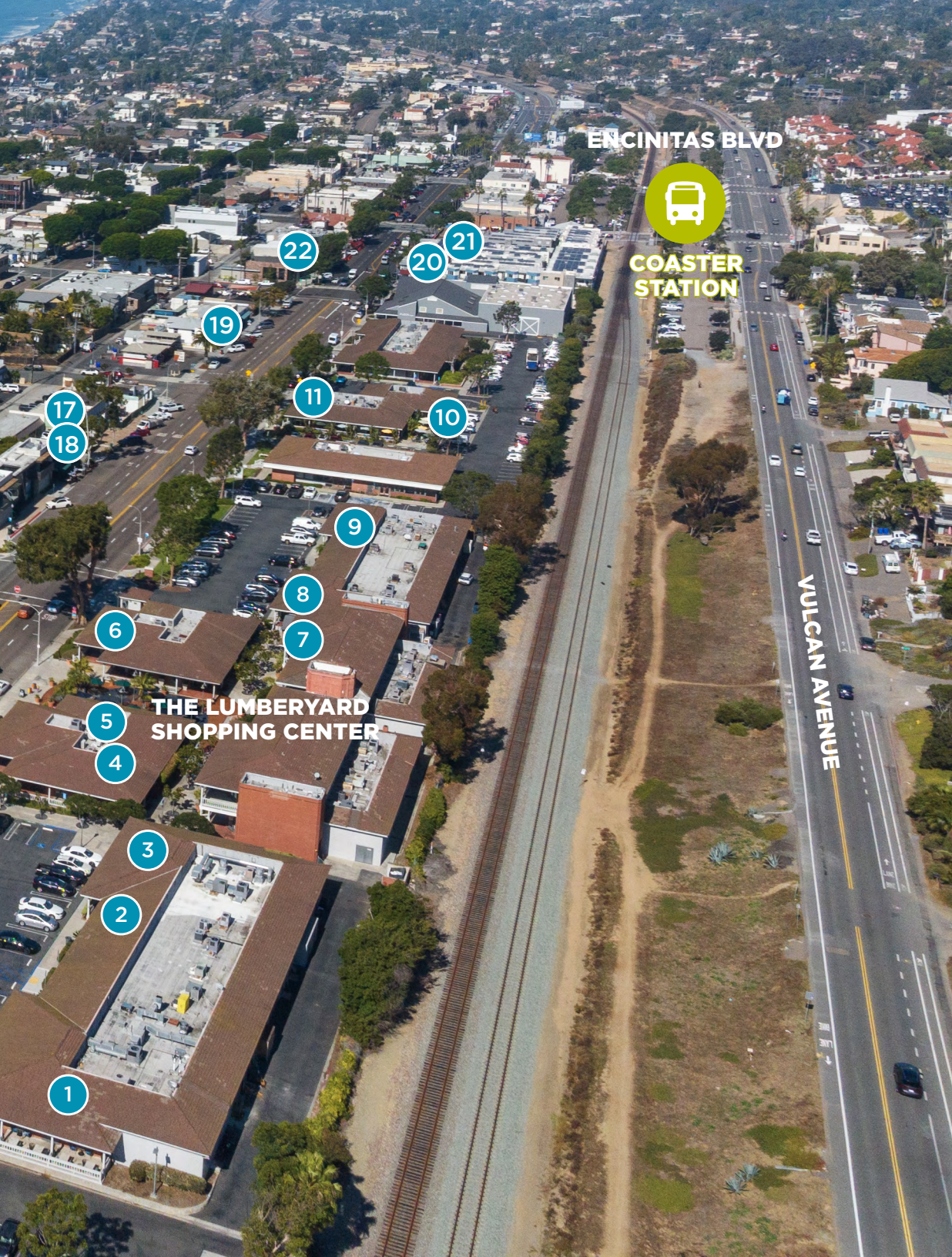
3RD STREET

2ND STREET

H STREET

I STREET

S. COAST HIGHWAY 101



ENCINITAS BLVD



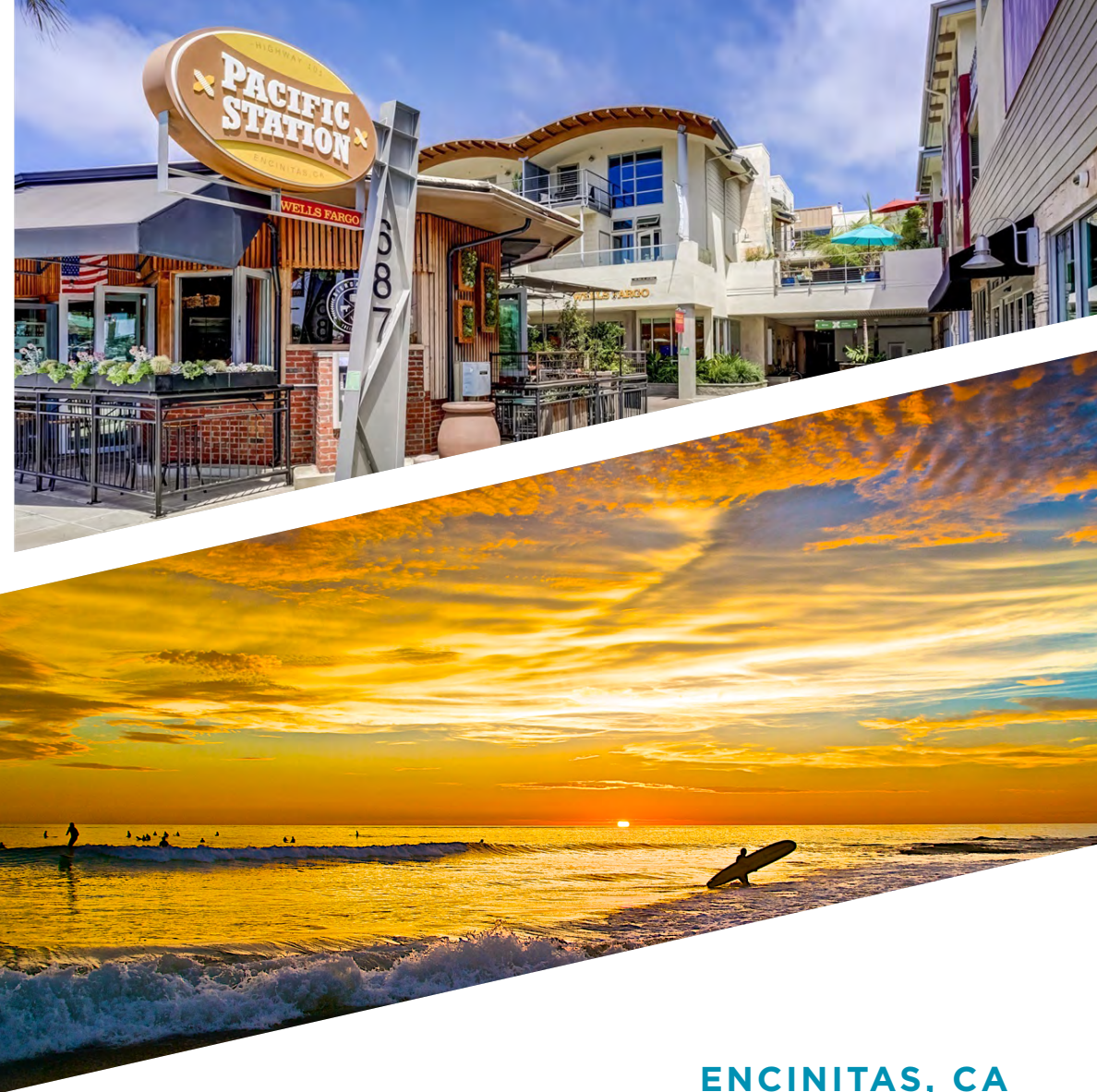
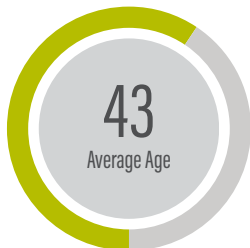
COASTER
STATION

VULCAN AVENUE

THE LUMBERYARD
SHOPPING CENTER

1. Cocina Barrio
2. F45 Training Gym
3. Broad Street Doughnuts
4. Bird Rock Coffee Roasters
5. Echale
6. Scotty Cameron Gallery
7. JoJo's Creamery
8. Blue Ribbon Artisan Pizza
9. 3rd Corner Wine Shop & Bistro
10. Lotus Cafe
11. Lobster West
12. Lemongrass Aveda Spa
13. H Street Viewpoint
14. Darshan Bakery
15. Potato Shack Cafe
16. Encinitas Fish Shop
17. Peace and Love Yoga
18. Trattoria I Trulli
19. The Taco Stand
20. Biergarten
21. Culture Brewing
22. Better Buzz
- Temaki Sushi
- Death x Tequila
- Q'ero Peruvian
- 101 Diner
- Saloon / Shelter
- Prager Bros. Bread
- The Roxy
- Maurizio's Italian
- Club Pilates
- Herb & Sea

AREA HIGHLIGHTS



ENCINITAS, CA

Spanning approximately 20 miles along the coast in San Diego's North County, the city of Encinitas is an upscale community and is considered "One of the 20 Best Surf Towns in the World." Located along six miles of Pacific Ocean coastline, Encinitas is bordered by Carlsbad to the north, the Elfin Forest Recreational Reserve and Escondido to the east, and Solana Beach to the south. The city has an estimated resident population of 60,000 who are attracted to the casual oceanfront community for its magnificent beaches, executive residential communities, regional access and numerous amenities and recreational options.



MARKET OVERVIEW

SALE COMPS



264 N. Coast Highway 101 264 N. Coast Highway 101, Encinitas
Size/Type: 1,530 SF Retail/Office (0.13 AC)
Year Built: 1936 / Ren. 2005
Sale Date: 1/20/2022
Sale Price: \$2,725,000 (\$1,886/SF \$481/SF Land)
Sale Type: Owner-User
CAP Rate: Not applicable
Buyer: Andrew Siew
Seller: Hwy 101 Encinitas LLC
Comments: None.



476 S Coast Highway 101 476 S Coast Highway 101, Encinitas
Size/Type: 1,604 SF Retail (0.23 AC)
Year Built: n/a
Sale Date: 6/6/2023
Sale Price: \$3,900,000 (\$2,431/SF \$389/SF Land)
Sale Type: Investment/Redevelopment
CAP Rate: not applicable
Buyer: RAF Pacifica Group
Seller: Schubert Family Trust
Comments: Buyer plans to renovate for restaurant use.



141 N Acacia Ave 141 N Acacia Ave., Solana Beach
Size/Type: 1,329 SF Medical Office (0.09 AC)
Year Built: 2006
Sale Date: 10/24/2022
Sale Price: \$2,795,000 (\$2,103/SF \$713/SF Land)
Sale Type: Investment
CAP Rate: not provided
Buyer: Carl Spackler LLC
Seller: Delbert L. Secrist Jr., a medical corp.
Comments: Off market transaction.



Leucadia Office/Retail 745 N Vulcan Ave, Encinitas
Size/Type: 1,141 SF Office/Retail (0.15 AC)
Year Built: 1977
Sale Date: 5/9/2022
Sale Price: \$2,250,000 (\$1,972/SF \$344/SF Land)
Sale Type: Owner-User
CAP Rate: Not applicable
Buyer: Milikowsky-Spivack Family Trust
Seller: Jeff & Krista Watts
Comments: Buyer will operate a tax attorney office on-site.



Downtown Encinitas 526-530 2nd St, Encinitas
Size/Type: 2,280 SF Office (0.11 AC)
Year Built: 1960
Sale Date: 3/2/2022
Sale Price: \$2,850,000 (\$1,250/SF \$594/SF Land)
Sale Type: Investment
CAP Rate: Not provided
Buyer: Swell Property Inc.
Seller: William Howell & Elizabeth Dickinson
Comments: Originally a single-family home but is currently configured as an office building with three separate units.



136 N Acacia Ave 136 N Acacia Ave., Solana Beach
Size/Type: 1,033 SF Retail/Office (0.09 AC)
Year Built: 1956
Sale Date: 8/3/2021
Sale Price: \$1,650,000 (\$1,597/SF \$412/SF Land)
Sale Type: Owner-User
CAP Rate: not applicable
Buyer: Jake's Design-Build Remodeling
Seller: Barksdale Trust
Comments: None.



826 2nd Street 826 2nd Street, Encinitas
Size/Type: 1,850 SF Office (0.11 AC)
Year Built: 1952
Sale Date: 6/1/2021
Sale Price: \$1,955,000 (\$1,057/SF \$408/SF Land)
Sale Type: Owner-User
CAP Rate: n/a
Buyer: Persall Group
Seller: Sanschagrin Family Trust
Comments: Buyer owns building next door.



Downtown Encinitas 204-208 W. J Street, Encinitas
Size/Type: 3,250 SF Bldg (0.11 AC)
Year Built: n/a
Sale Date: 7/5/2018
Sale Price: \$1,750,000 (\$350/SF Land)
Sale Type: Investment
CAP Rate: n/a
Buyer: ABP Capital
Seller: Keith Harrison
Comments: Existing structure is 1,800 SF duplex. Mixed-use project approved for 2 residential units over commercial.





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