

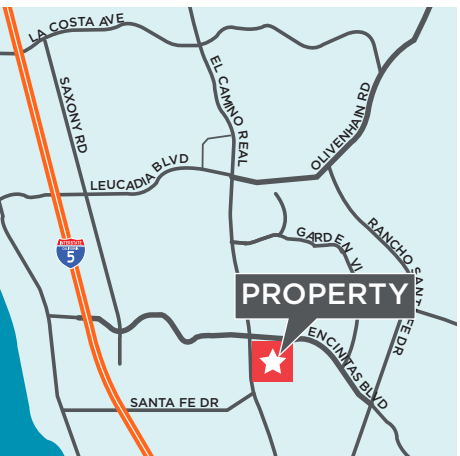
FOR LEASE

ENCINITAS PARK

1439 - 1441 ENCINITAS BLVD., ENCINITAS, CA 92024



Encinitas Blvd. 28,841 ADT



For Lease

±18,460 SF SHOPPING CENTER

5,445 SF AVAILABLE

Property Highlights

- Affluent trade area that exceeds \$150,000 in average household incomes.
- Services the surrounding communities including the high income areas such as Olivenhain & Rancho Santa Fe.
- Very High Traffic intersection Encinitas Blvd/El Camino Real
- Great signage opportunity fronting Encinitas Blvd.

Traffic Counts

- Encinitas Blvd.: 28,841 ADT
- El Camino Real: 41,968 ADT

Source: City of Encinitas

Location

- Located just east of the El Camino Real & Encinitas Blvd. retail corridor.

Demographics

	1 MILE	3 MILES	5 MILES
Pop. (2019)	15,930	76,898	144,113
AHH Income	\$143,741	\$164,175	\$168,739
Daytime Pop.	7,857	32,354	57,635

Tenants in Area



TRADER JOE'S

KOHL'S



LA FITNESS.

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
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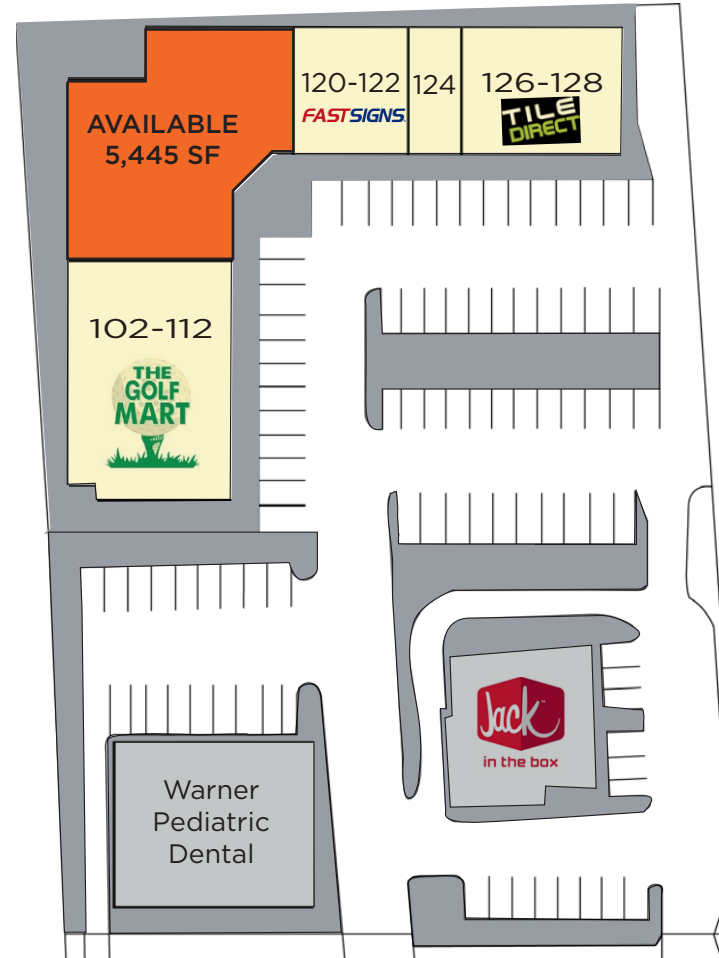
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Availabilities & Site Plan

ENCINITAS PARK

SUITE	TENANT	SQ. FT.
102-112	Golf Mart	6,755
114-118	AVAILABLE	5,445
120-122	FastSigns	2,000
124	Imagine Hair Design	750
126-128	Tile Direct	3,000

 = NAP



ENCINITAS BOULEVARD

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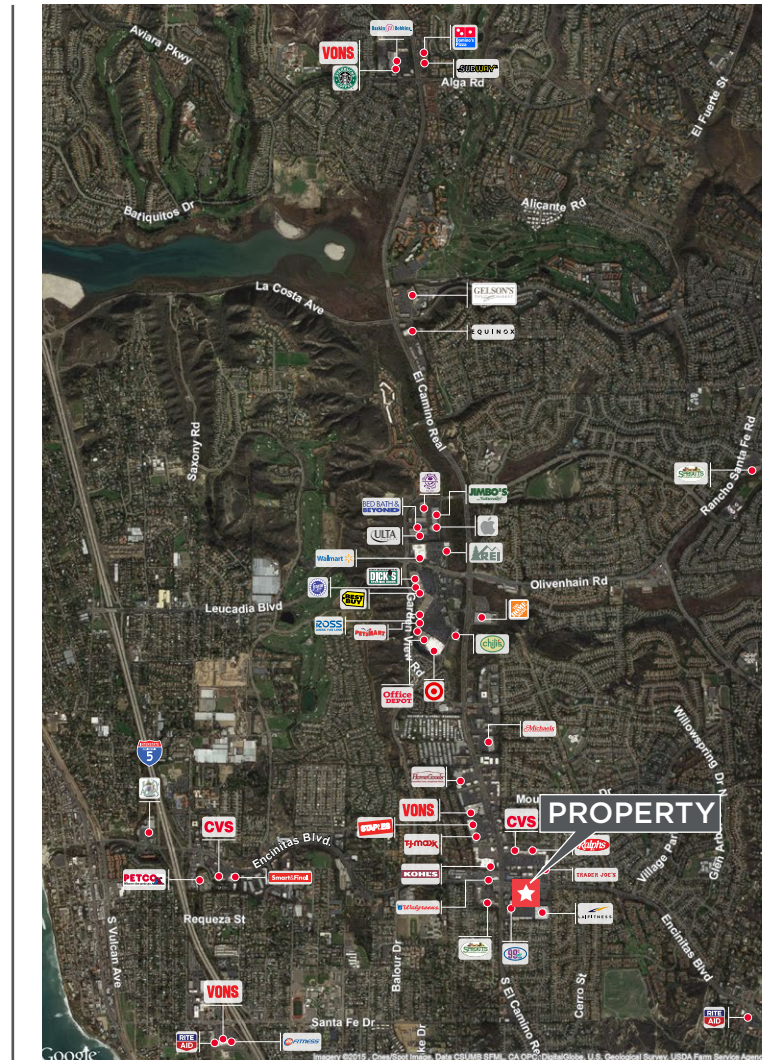
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Aerials



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Demographics

1439 Encinitas Blvd, Encinitas, California, 92024 Ring: 1 mile radius				Prepared by Esri Latitude: 33.04584 Longitude: -117.25797				
Summary	Census 2010	2019	2024					
Population	15,320	15,930	16,301					
Households	6,034	6,283	6,423					
Families	4,047	4,197	4,294					
Average Household Size	2.52	2.52	2.52					
Owner Occupied Housing Units	4,239	4,351	4,490					
Renter Occupied Housing Units	1,795	1,931	1,933					
Median Age	42.6	44.8	45.9					
Trends: 2019 - 2024 Annual Rate	Area	State	National					
Population	0.46%	0.67%	0.77%					
Households	0.44%	0.62%	0.75%					
Families	0.46%	0.62%	0.68%					
Owner HHs	0.63%	0.79%	0.92%					
Median Household Income	2.22%	2.99%	2.70%					
Households by Income	2019		2024					
	Number	Percent	Number	Percent				
<\$15,000	289	4.6%	245	3.8%				
\$15,000 - \$24,999	245	3.9%	196	3.1%				
\$25,000 - \$34,999	234	3.7%	197	3.1%				
\$35,000 - \$49,999	442	7.0%	374	5.8%				
\$50,000 - \$74,999	840	13.4%	746	11.6%				
\$75,000 - \$99,999	870	13.8%	832	13.0%				
\$100,000 - \$149,999	1,299	20.7%	1,343	20.9%				
\$150,000 - \$199,999	777	12.4%	931	14.5%				
\$200,000+	1,286	20.5%	1,560	24.3%				
Median Household Income	\$105,808		\$118,109					
Average Household Income	\$143,741		\$163,970					
Per Capita Income	\$56,392		\$64,285					
Population by Age	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	894	5.8%	801	5.0%	807	5.0%		
5 - 9	908	5.9%	915	5.7%	880	5.4%		
10 - 14	967	6.3%	1,019	6.4%	970	6.0%		
15 - 19	935	6.1%	882	5.5%	907	5.6%		
20 - 24	655	4.3%	742	4.7%	668	4.1%		
25 - 34	1,721	11.2%	1,706	10.7%	1,736	10.6%		
35 - 44	2,088	13.6%	1,945	12.2%	2,012	12.3%		
45 - 54	2,493	16.3%	2,124	13.3%	2,080	12.8%		
55 - 64	2,370	15.5%	2,395	15.0%	2,216	13.6%		
65 - 74	1,118	7.3%	1,994	12.5%	2,178	13.4%		
75 - 84	726	4.7%	893	5.6%	1,280	7.9%		
85+	444	2.9%	514	3.2%	567	3.5%		
Race and Ethnicity	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	12,899	84.2%	12,982	81.5%	13,021	79.9%		
Black Alone	98	0.6%	110	0.7%	115	0.7%		
American Indian Alone	71	0.5%	75	0.5%	78	0.5%		
Asian Alone	662	4.3%	820	5.1%	935	5.7%		
Pacific Islander Alone	24	0.2%	25	0.2%	26	0.2%		
Some Other Race Alone	993	6.5%	1,213	7.6%	1,343	8.2%		
Two or More Races	574	3.7%	704	4.4%	785	4.8%		
Hispanic Origin (Any Race)	2,394	15.6%	2,910	18.3%	3,259	20.0%		

1439 Encinitas Blvd, Encinitas, California, 92024 Ring: 3 mile radius				Prepared by Esri Latitude: 33.04584 Longitude: -117.25797				
Summary	Census 2010	2019	2024					
Population	73,609	76,898	78,986					
Households	29,037	30,372	31,157					
Families	19,202	20,020	20,559					
Average Household Size	2.51	2.51	2.51					
Owner Occupied Housing Units	19,422	20,080	20,805					
Renter Occupied Housing Units	9,615	10,292	10,352					
Median Age	42.2	44.4	45.2					
Trends: 2019 - 2024 Annual Rate	Area	State	National					
Population	0.54%	0.67%	0.77%					
Households	0.51%	0.62%	0.75%					
Families	0.53%	0.62%	0.68%					
Owner HHs	0.71%	0.79%	0.92%					
Median Household Income	2.54%	2.99%	2.70%					
Households by Income	2019		2024					
	Number	Percent	Number	Percent				
<\$15,000	1,442	4.7%	1,231	4.0%				
\$15,000 - \$24,999	1,302	4.3%	1,058	3.4%				
\$25,000 - \$34,999	1,289	4.2%	1,056	3.4%				
\$35,000 - \$49,999	1,814	6.0%	1,529	4.9%				
\$50,000 - \$74,999	3,300	10.9%	2,957	9.5%				
\$75,000 - \$99,999	3,137	10.3%	2,981	9.6%				
\$100,000 - \$149,999	5,933	19.5%	6,100	19.6%				
\$150,000 - \$199,999	3,970	13.1%	4,658	15.0%				
\$200,000+	8,185	26.9%	9,588	30.8%				
Median Household Income	\$119,527		\$135,487					
Average Household Income	\$164,175		\$185,118					
Per Capita Income	\$64,597		\$72,730					
Population by Age	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	3,876	5.3%	3,563	4.6%	3,663	4.6%		
5 - 9	4,634	6.3%	4,229	5.5%	4,190	5.3%		
10 - 14	4,951	6.7%	4,949	6.4%	4,527	5.7%		
15 - 19	4,472	6.1%	4,530	5.9%	4,359	5.5%		
20 - 24	3,052	4.1%	3,788	4.9%	3,494	4.4%		
25 - 34	8,356	11.4%	8,328	10.8%	9,107	11.5%		
35 - 44	10,535	14.3%	9,679	12.6%	9,992	12.7%		
45 - 54	12,801	17.4%	11,062	14.4%	10,518	13.3%		
55 - 64	10,783	14.6%	11,910	15.5%	11,430	14.5%		
65 - 74	4,760	6.5%	8,455	11.0%	9,639	12.2%		
75 - 84	3,170	4.3%	3,903	5.1%	5,435	6.9%		
85+	2,219	3.0%	2,501	3.3%	2,632	3.3%		
Race and Ethnicity	Census 2010		2019		2024			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	63,587	86.4%	64,577	84.0%	65,167	82.5%		
Black Alone	428	0.6%	482	0.6%	506	0.6%		
American Indian Alone	322	0.4%	351	0.5%	365	0.5%		
Asian Alone	3,345	4.5%	4,186	5.4%	4,802	6.1%		
Pacific Islander Alone	90	0.1%	97	0.1%	101	0.1%		
Some Other Race Alone	3,305	4.5%	4,044	5.3%	4,489	5.7%		
Two or More Races	2,534	3.4%	3,161	4.1%	3,556	4.5%		
Hispanic Origin (Any Race)	8,996	12.2%	11,047	14.4%	12,484	15.8%		

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Demographics

1439 Encinitas Blvd, Encinitas, California, 92024 Ring: 5 mile radius			Prepared by Esri Latitude: 33.04584 Longitude: -117.25797			
Summary	Census 2010	2019			2024	
Population	133,881	144,113			149,308	
Households	53,331	57,062			58,920	
Families	35,590	38,063			39,390	
Average Household Size	2.50	2.51			2.52	
Owner Occupied Housing Units	36,283	38,780			40,466	
Renter Occupied Housing Units	17,048	18,283			18,454	
Median Age	42.1	44.0			44.4	
Trends: 2019 - 2024 Annual Rate	Area	State			National	
Population	0.71%	0.67%			0.77%	
Households	0.64%	0.62%			0.75%	
Families	0.69%	0.62%			0.68%	
Owner HHs	0.85%	0.79%			0.92%	
Median Household Income	2.63%	2.99%			2.70%	
Households by Income			2019			2024
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,901	5.1%	2,498	4.2%	2,498	4.2%
\$15,000 - \$24,999	2,284	4.0%	1,857	3.2%	1,857	3.2%
\$25,000 - \$34,999	2,269	4.0%	1,858	3.2%	1,858	3.2%
\$35,000 - \$49,999	3,251	5.7%	2,740	4.7%	2,740	4.7%
\$50,000 - \$74,999	6,026	10.6%	5,376	9.1%	5,376	9.1%
\$75,000 - \$99,999	5,687	10.0%	5,378	9.1%	5,378	9.1%
\$100,000 - \$149,999	11,278	19.8%	11,631	19.7%	11,631	19.7%
\$150,000 - \$199,999	7,168	12.6%	8,441	14.3%	8,441	14.3%
\$200,000+	16,198	28.4%	19,140	32.5%	19,140	32.5%
Median Household Income	\$122,123		\$139,032		\$139,032	
Average Household Income	\$168,739		\$190,445		\$190,445	
Per Capita Income	\$66,561		\$74,866		\$74,866	
Population by Age	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,568	5.7%	7,231	5.0%	7,569	5.1%
5 - 9	8,703	6.5%	8,289	5.8%	8,423	5.6%
10 - 14	8,933	6.7%	9,279	6.4%	8,735	5.9%
15 - 19	7,590	5.7%	8,258	5.7%	7,979	5.3%
20 - 24	5,332	4.0%	6,915	4.8%	6,482	4.3%
25 - 34	15,092	11.3%	15,394	10.7%	17,538	11.7%
35 - 44	19,607	14.6%	18,451	12.8%	19,062	12.8%
45 - 54	22,375	16.7%	20,213	14.0%	19,418	13.0%
55 - 64	19,349	14.5%	21,829	15.1%	20,965	14.0%
65 - 74	9,939	7.4%	16,390	11.4%	18,238	12.2%
75 - 84	5,946	4.4%	7,777	5.4%	10,468	7.0%
85+	3,447	2.6%	4,087	2.8%	4,430	3.0%
Race and Ethnicity	Census 2010	2019		2024		
	Number	Percent	Number	Percent	Number	Percent
White Alone	113,906	85.1%	118,666	82.3%	120,510	80.7%
Black Alone	1,092	0.8%	1,298	0.9%	1,386	0.9%
American Indian Alone	537	0.4%	593	0.4%	614	0.4%
Asian Alone	7,349	5.5%	9,561	6.6%	11,062	7.4%
Pacific Islander Alone	184	0.1%	204	0.1%	214	0.1%
Some Other Race Alone	5,903	4.4%	7,455	5.2%	8,340	5.6%
Two or More Races	4,911	3.7%	6,337	4.4%	7,183	4.8%
Hispanic Origin (Any Race)	16,363	12.2%	20,665	14.3%	23,515	15.7%

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