

for lease

ENCINITAS VILLAGE

SQUARE I



1446 - 1486 ENCINITAS BLVD | ENCINITAS | CA | 92024



VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



DEVELOPED BY



Integrated Solutions to Real Estate & Development



±25,432 SF SHOPPING CENTER

MAJOR REMODEL COMPLETE!
ADDITIONAL PARKING
NEW BUILDING & PYLON SIGNAGE
NEW RESTAURANTS & CAFES NOW OPEN!

PROPERTY HIGHLIGHTS

- Located just east of the El Camino Real & Encinitas Blvd. retail corridor.
- Services the surrounding communities including the high income areas such as Olivenhain & Rancho Santa Fe.
- Adjacent to high volume Trader Joe's.

TENANTS

Luna Grill
fresh mediterranean



Peet's Coffee

**POSTAL
DEPOT**



**the Habit
BURGER GRILL**

ADJACENT TENANTS:

TRADER JOE'S®



COMING SOON:

drybar

SEPHORA

ATHLETA

HIGHLIGHTS



TRADE AREA IS UNDER SERVED FOR RETAIL AND RESTAURANTS

Consumer Demand for Retail & Restaurant within 3 miles was **\$1.97B** and Supply **ONLY \$1.3B**, indicating a **SUPPLY SHORTAGE OF \$630M***

**Source: Esri*



BEST IN CLASS PADS & SHOPS AT SIGNALIZED ENTRANCE TO TOP TRADER JOE'S

RALPHS AND TJ combined sales in **EXCESS OF \$75M**



ONE OF TOP RETAIL TRADE AREAS IN SOUTHERN CALIFORNIA

Over **2.2 MILLION SF** of Retail and Restaurant space with **ONLY 2.8% VACANCY**



AFFLUENT CONSUMER BASE DISPOSABLE INCOME

Property services some of the **HIGHEST INCOME COMMUNITIES** in SD County - Rancho Santa Fe / Encinitas / Cardiff / La Costa

THE NEIGHBORS



VONS
HomeGoods

BREAKFAST
REPUBLIC
CALIFORNIA

target
BEST BUY
PET SMART
WATER STUFF
DICK'S SPORTING GOODS
Walmart
buy buy BABY
BARNES & NOBLE
ROSS DRESS FOR LESS
REI

CVS
pharmacy

Ralphs

GAP

TRADER JOE'S

CHASE

citi

drybar

ATHLETA

SEPHORA

Ford

Apple
H&M
Anthropologie
Urban Outfitters
ULTA BEAUTY
BED BATH & BEYOND

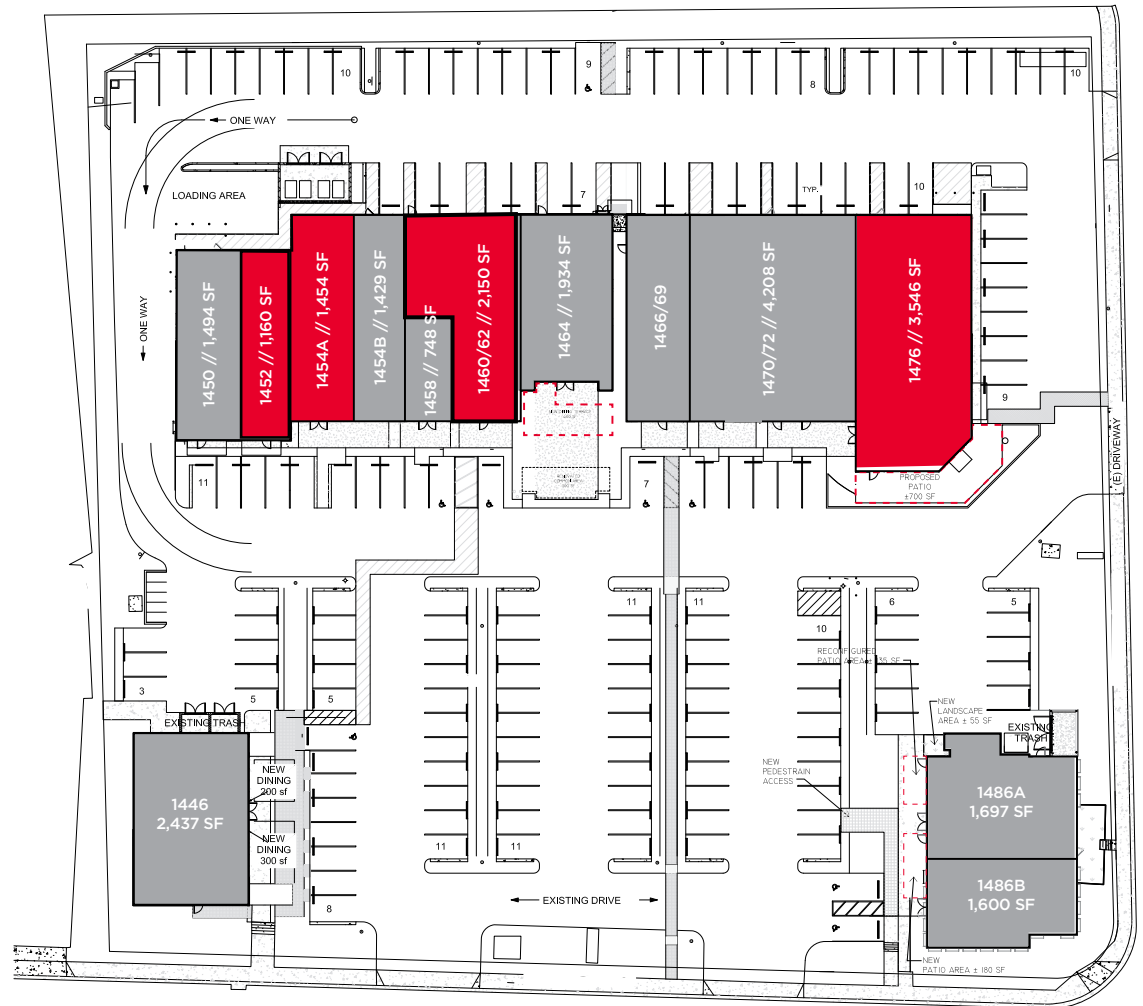
EL CAMINO REAL

ENCINITAS BLVD



AVAILABILITIES

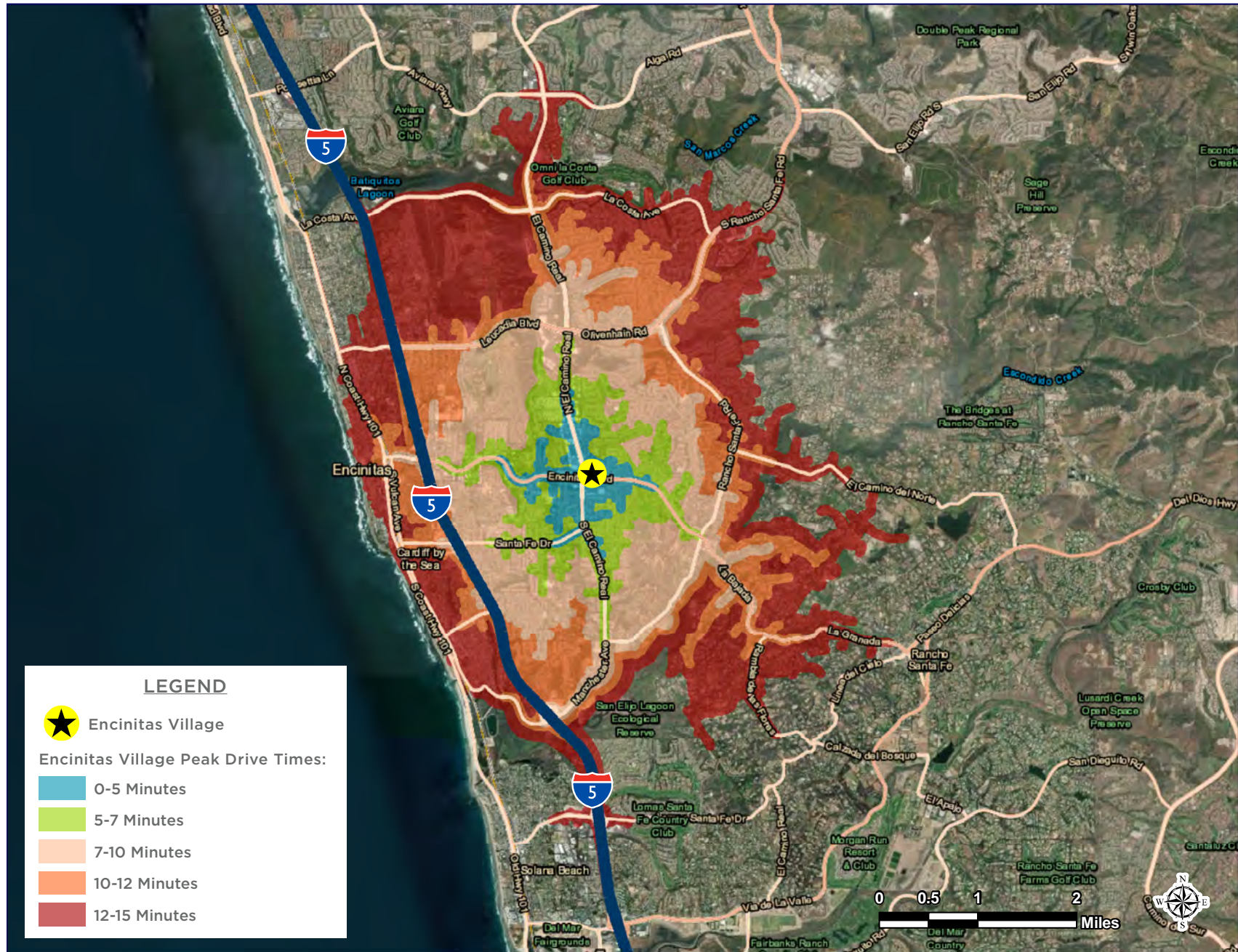
SUITE BLDG.	TENANT	SQ. FT.
1446	The Habit Burger	2,437
1450	Los Tacos	1,494
1452	AVAILABLE (former restaurant)	1,160
1454A	AVAILABLE (former restaurant)	1,454
1454B	Brewers Tap Room	1,429
1458	State Farm Insurance	±748
1460/62	AVAILABLE (former restaurant)	2,150
1464	Luna Grill	1,934
1466/68	Postal Depot	
1470/72	Coldwell Banker	4,208
1476	AVAILABLE (former restaurant)	3,546
1486A	Coastal Medical Aesthetics	±1,697
1486B	Peet's Coffee	±1,600
TOTAL		25,432



Land Area Approximately: 112,384 SF (2.58 Acres)

Total Parking Provided: ±160 Stalls or Approximately 6.5/1,000 SF

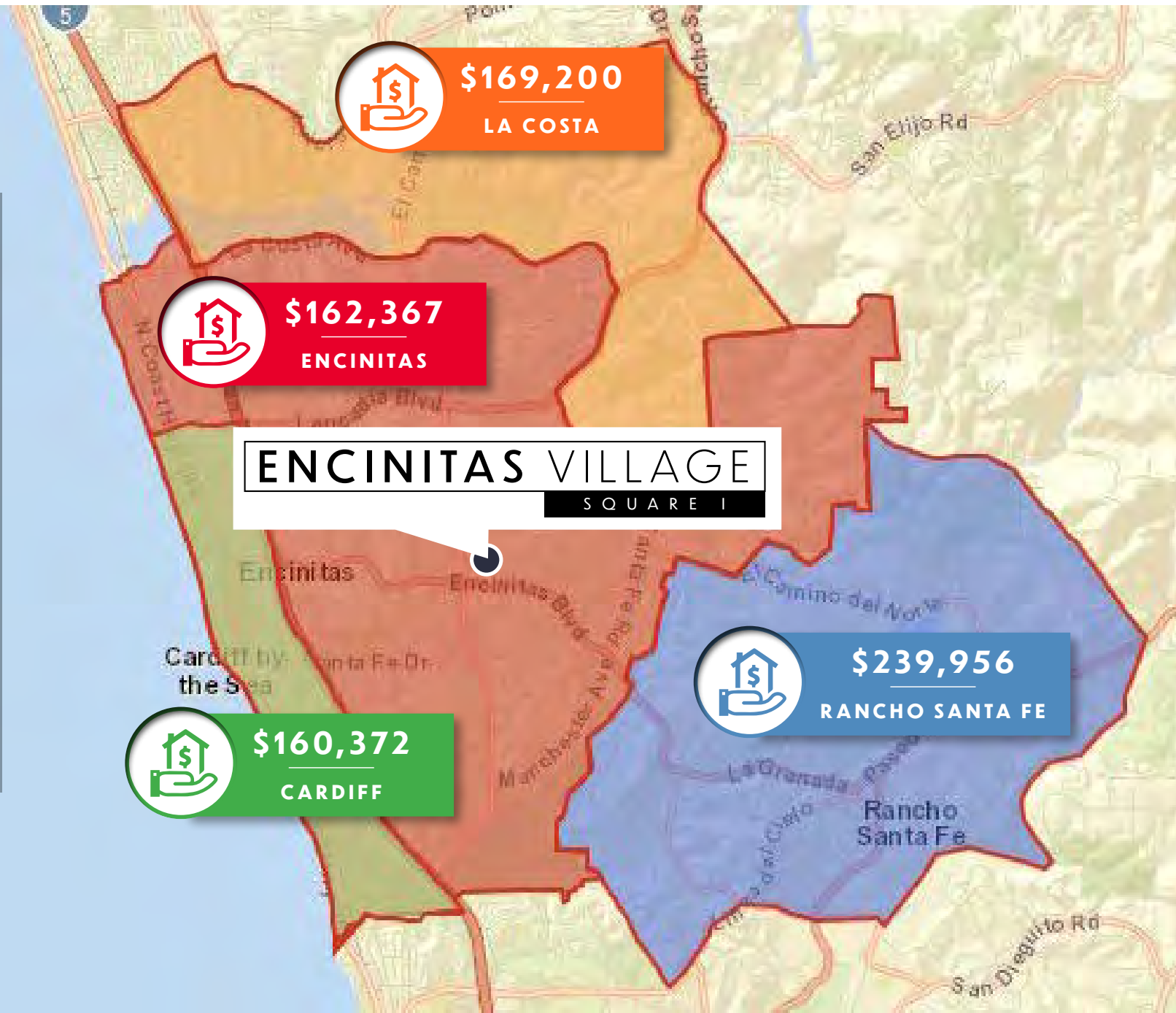
DRIVE TIME



LOCATION

AFFLUENT
CONSUMER
BASE
DISPOSABLE
INCOME

Property services
some of the
HIGHEST
ANNUAL
HOUSEHOLD
INCOME
COMMUNITIES
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ENCINITAS VILLAGE
SQUARE I

GALLERY





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