

FOR
LEASE

SOUTH
COAST
HIGHWAY
101



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FOR LEASE

South Coast Highway 101, Encinitas, CA 92024
101's Premier Retail Destination

FEATURES:

2004 Great American Main Street Award Winner

Coaster Train Depot

World famous surf beaches

Tourist destination

Located in San Diego's affluent Coastal North County

Good selection of local restaurant menus

Coast Highway 101 location just 3 blocks west of I-5

Strong traffic counts

Upon completion of the Downtown Streetscape, 4 years ago, retail sales have improved by 44%



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AVAILABILITY:

- :: 1st Floor Retail - 37,544 SF
- :: 2nd Floor Office / Residential - 31,896 SF
- :: 3rd Floor Residential - 35,761 SF
- :: 253 Parking Stalls

JOIN THESE TENANTS:



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**PACIFIC
STATION**

Retail **24/7.**

SOUTH COAST HIGHWAY 101, ENCINITAS, CA 92024 :: 101'S PREMIER RETAIL DESTINATION

RETAIL SPACE

LIVE

WORK

SHOP



SITE

DEMOGRAPHICS:

Retail Leasable: 37,544 SF
Zoning: DCMI (Downtown Commercial Mixed Use)
Traffic:

Coast Highway 101: 18,239 ADT's

West E Street: 7,259 ADT's

(Source: City of Encinitas)

	<u>2 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
Population Estimated 2010:	30,322	119,627	352,789
Population Expected 2015:	31,998	127,879	383,204
Average HH Income 2010:	\$99,277	\$126,148	\$123,455
Estimated Employed 2010:	17,134	62,124	171,168



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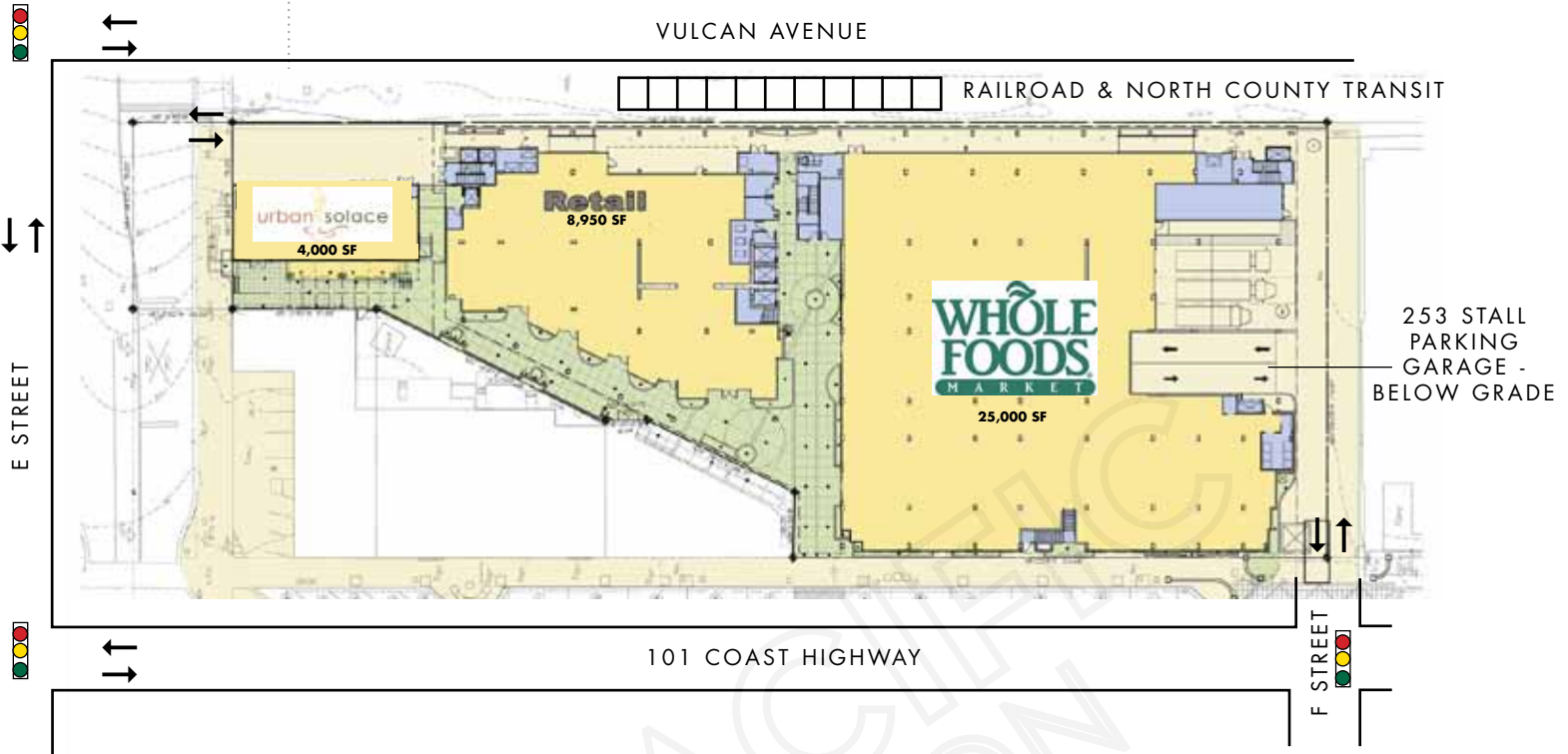


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RETAIL SPACE LIVE WORK SHOP



UPPER LEVEL FLOOR PLANS



2ND FLOOR PLAN VIEW
OFFICE/RESIDENTIAL



3RD FLOOR PLAN VIEW
RESIDENTIAL



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RETAIL SPACE

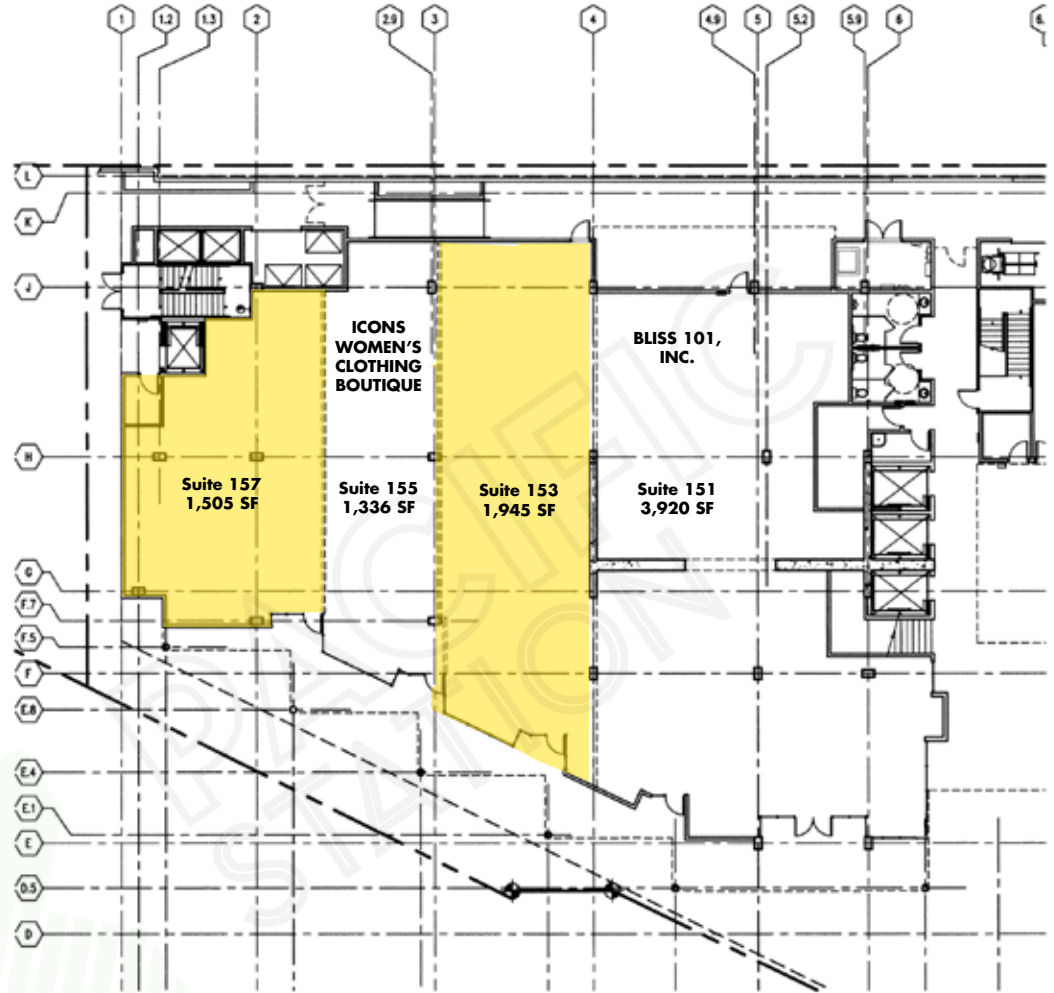
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RETAIL FLOOR PLAN



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