

FOR LEASE

CBRE

AVAILABLE  
1,516 SF

POTENTIALLY  
AVAILABLE  
3,058 SF

# 1465 Encinitas Blvd

ENCINITAS | CA 92024





## PROPERTY OVERVIEW

### AT A GLANCE

1465 Encinitas Boulevard is a 15,167 square foot strip center conveniently situated off of Encinitas Blvd and El Camino Real.

The center features a mix of retail spaces suitable for various business types, providing flexible leasing options. Surrounding amenities and nearby residential communities contribute to a steady flow of potential customers, enhancing the overall appeal of the location for prospective tenants looking to establish a presence in this active market.

### HIGHLIGHTS

- × High Purchasing Power: over \$227,000 HH Income
- × Traffic Counts
  - Encinitas Blvd - 28,558 CPD
  - El Camino Real - 41,698 CPD
- × Signalized intersection



## DEMOGRAPHICS OVERVIEW

WITHIN A 10 MINUTE DRIVE



**67,917**

2024 Population



**\$227,029**

2024 Household Income



**66,684**

2029 Population Projection



**\$255,736**

2029 Household Income Projection



**25,794**

2024 Household



**72,754**

Daytime Population



**26,152**

2029 Household Projection



**20,182**

Bachelor's Degree

# SITE PLAN



SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
A	Light Gallery Plus	3,312 SF	E-F	Mexico Viejo Restaurant	2,506 SF
A102	Performing Arts Workshop POTENTIALLY AVAILABLE	3,058 SF	G	Posh Pets Grooming	743 SF
B	AVAILABLE	1,516 SF	H	Chiropractor	1,426 SF
C-D	Dose Fitness	2,606 SF			

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

# AERIAL OVERVIEW



Walgreens  
Bank of America

KOHL'S

FIVE GUYS  
BURGERS and FRIES

BevMo!  
TJ-max

DOLLAR TREE

Chick-fil-e

CHASE

DISCOUNT  
TIRE

new balance

drybar

CVS

THE COTTAGE

Ralph's

Great Clips

BODYROK

Great Clips

TRADER JOE'S

Orto  
MATTRESS

RELAX THE BACK

HomeCook  
ENCINITAS

Jack  
BY THE BAKERY

AVAILABLE  
1,516 SF

DOSE  
FITNESS

MEXICO  
VIEJO

CHIROPRACTOR

POSH PETS  
GROOMING

POTENTIALLY  
AVAILABLE  
3,058 SF

LightGALLERY  
plus

ENCINITAS BLVD

UC San Diego Health

U-STORE  
MULTI-USE CENTER

EL CAMINO REAL

ENCINITAS FORD

Habit  
BURGER BELL

MOCHINUT

State Farm

Luna Grill  
high performance

GOLDWELL BANKERS

Petco Coffee

TACO BELL

ANYTIME FITNESS

verizon

PEPBOYS Auto Parts

VONS

MEADOWS FARMS

PAINT PAINT  
See's CANDIES

sleep number

ENTERPRISE BANK & TRUST

DRAKE

MY BISTER'S BISTRO

DISCOUNT TIRE

new balance

MOCHINUT

Habit

LightGALLERY plus

AVAILABLE 1,516 SF

DOSE FITNESS

MEXICO VIEJO

CHIROPRACTOR

POSH PETS GROOMING

POTENTIALLY AVAILABLE 3,058 SF

MISSION

ME

ENTERPRISE BANK & TRUST

DRAKE

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DISCOUNT TIRE

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