

THE LUMBERYARD

HIGHWAY 101 | ENCINITAS

Cushman & Wakefield | Retail Division
For Lease | The Lumberyard
701 - 1031 S. Coast Highway 101, Encinitas, California 92024

THE LUMBERYARD

The Lumberyard Shopping Center offers retailers an excellent opportunity to locate in the highly sought after trade area of downtown Encinitas in Coastal North County. The Lumberyard is the premiere downtown Encinitas destination providing abundant onsite parking for its customers.

TENANTS



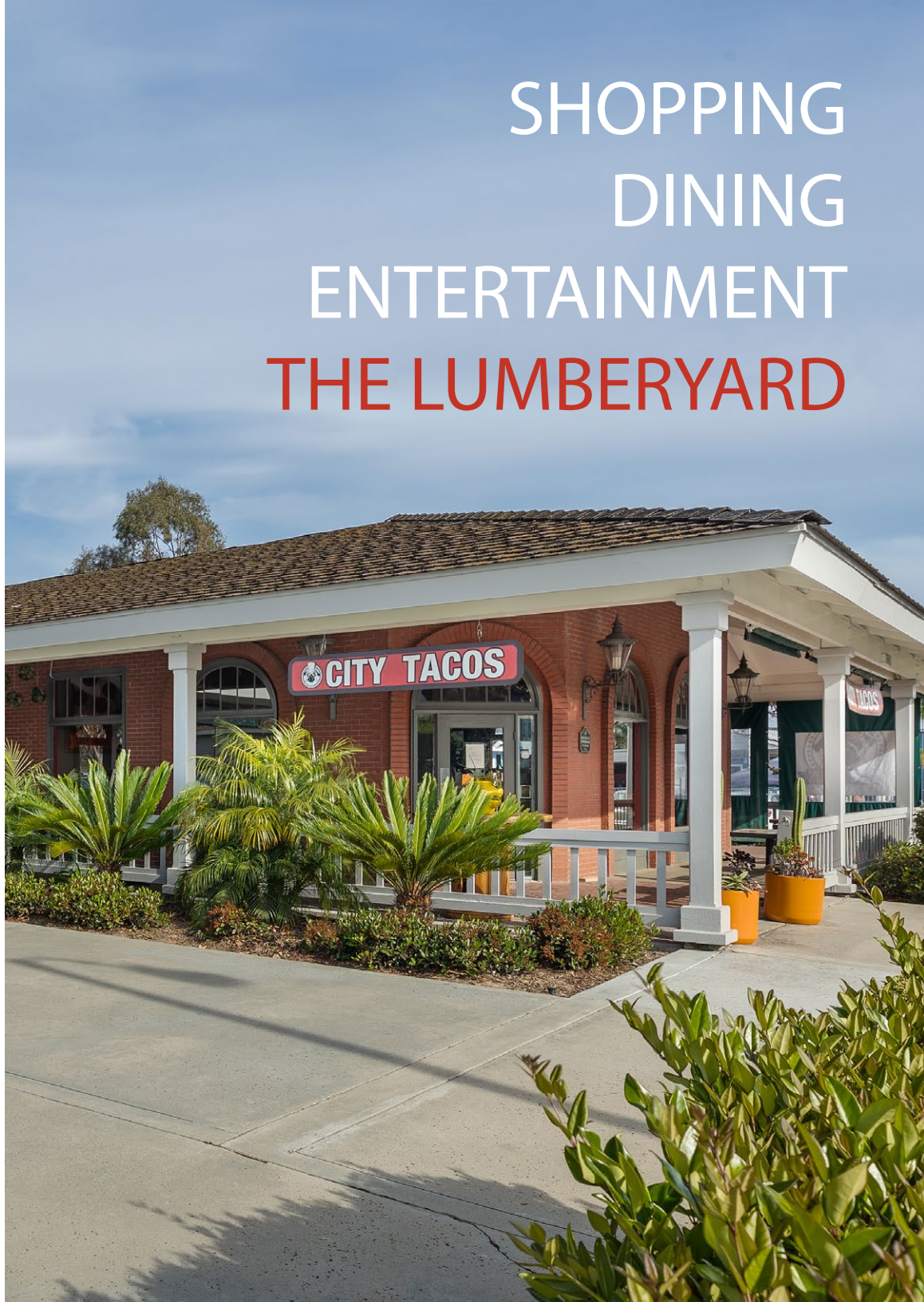
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LOBSTER WEST

BIRKENSTOCK

SHOPPING
DINING
ENTERTAINMENT
THE LUMBERYARD



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TRAFFIC

S. Coast Highway 101 23,646 ADT

West H Street 13,400 ADT



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2025)	9,194	57,357	122,896
Average Household Income	\$213,245	\$219,900	\$228,124
Daytime Population	11,842	31,531	54,124



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THE NEIGHBORS

VUORI



UNION
KITCHEN



BRIXTON

Trattoria
i Trulli
NOUVELLE ITALIAN CUISINE



Herb & Sea

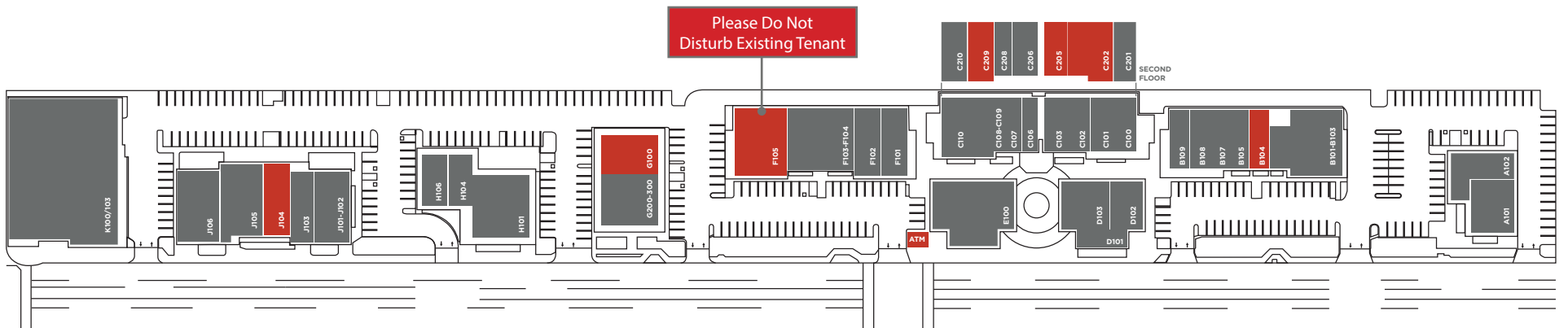


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AVAILABILITIES

Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.
A101	City Tacos	1,485 SF	C108-109	Move Madly	2,186 SF	F101	Willis Allen Real Estate	1,354 SF
A102	Pure Blow Out Bar	1,451 SF	C110	Local Scoop	1,287 SF	F102	Blue Ribbon Artisan Pizzeria	1,047 SF
B101/103	Cocina de Barrio	4,028 SF	C201	Private Office	960 SF	F103-104	Grounded Garden	4,084 SF
B104	Available 360° Virtual Tour	832 SF	C202	Available 360° Virtual Tour	1,425 SF	F105	Available (2nd Gen Restaurant)	4,050 SF
B105	Index Urban	1,591 SF	C205	Available	402 SF	G100	Available 360° Virtual Tour	2,590 SF
B107	Charming Leucadia	630 SF	C206	Jim Lee Financial	746 SF	G200-300	Coldwell Banker	3,530 SF
B108	F45	1,750 SF	C208	Greg Koehler, Attorney at Law	476 SF	H101	Lotus Cafe	2,675 SF
B109	Broadstreet Donuts	1,402 SF	C209	Available 360° Virtual Tour	788 SF	H104	Lobster West	888 SF
C100	Belle Via Spa	1,296 SF	C210	Paxton Consulting	729 SF	H106	Soul Scape	2,017 SF
C101	Magical Child	1,289 SF	D101	Bird Rock Coffee	900 SF	J101-102	Birkenstock	1,775 SF
C102	Wing & Blade	894 SF	D102	Europics	757 SF	J103	Everest Himalayan	1,535 SF
C103	Off Track Gallery	1,024 SF	D103	Mon Cherie Cafe'	1,175 SF	J104	Available	1,368 SF
C106	JoJo's Creamery	768 SF	E100	Scotty Cameron Golf	2,794 SF	J105	Sole Bikes	2,466 SF
C107	Heavenly Nails	736 SF	ATM	Available	131 SF	J106	Pilates Republic	2,700 SF
						K100	Flock Freight	19,913 SF

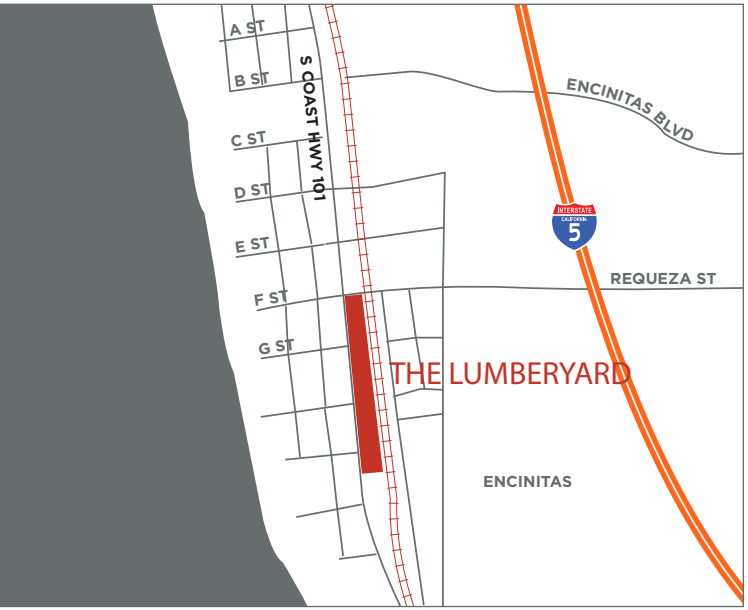
SITEPLAN



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LOCATION OVERVIEW



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GALLERY



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GALLERY





DEMOGRAPHICS IN DETAIL

Demographic and Income Profile

701 S Coast Highway 101, Encinitas, California, 92024 2

701 S Coast Highway 101, Encinitas, California, 92024

Ring: 1 mile radius

Latitude: 33.04331, Longitude: -117.29341



Summary	Census 2010	Census 2020	2025	2030
Population	8,924	9,282	9,194	9,490
Households	3,847	3,795	3,818	3,971
Families	1,993	-	2,139	2,241
Average Household Size	2.24	2.31	2.28	2.27
Owner Occupied Housing Units	1,786	-	1,957	2,005
Renter Occupied Housing Units	2,061	-	1,861	1,967
Median Age	40.6	-	44.5	45.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.64%	0.07%	0.30%	
Households	0.79%	0.33%	0.49%	
Families	0.94%	0.32%	0.44%	
Owner HHs	0.49%	0.49%	0.66%	
Median Household Income	1.88%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	136	3.6%	132	3.3%
\$15,000 - \$24,999	48	1.3%	38	1.0%
\$25,000 - \$34,999	173	4.5%	151	3.8%
\$35,000 - \$49,999	204	5.3%	195	4.9%
\$50,000 - \$74,999	266	7.0%	229	5.8%
\$75,000 - \$99,999	359	9.4%	324	8.2%
\$100,000 - \$149,999	663	17.4%	648	16.3%
\$150,000 - \$199,999	582	15.2%	598	15.1%
\$200,000+	1,387	36.3%	1,656	41.7%
Median Household Income		\$153,860	\$168,846	
Average Household Income		\$213,245	\$230,689	
Per Capita Income		\$87,648	\$95,676	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	473	5.3%	391	4.3%
5 - 9	435	4.9%	441	4.8%
10 - 14	393	4.4%	443	4.8%
15 - 19	376	4.2%	445	4.8%
20 - 24	420	4.7%	488	5.3%
25 - 34	1,585	17.8%	1,090	11.9%
35 - 44	1,334	15.0%	1,363	14.8%
45 - 54	1,389	15.6%	1,275	13.9%
55 - 64	1,292	14.5%	1,152	12.5%
65 - 74	509	5.7%	1,056	11.5%
75 - 84	336	3.8%	631	6.9%
85+	379	4.2%	420	4.6%

Demographic and Income Profile

701 S Coast Highway 101, Encinitas, California, 92024 2

701 S Coast Highway 101, Encinitas, California, 92024

Ring: 3 mile radius

Latitude: 33.04331, Longitude: -117.29341



Summary	Census 2010	Census 2020	2025	2030
Population	55,058	57,531	57,357	58,124
Households	22,740	23,165	23,403	23,966
Families	13,674	-	14,319	14,690
Average Household Size	2.39	2.44	2.41	2.38
Owner Occupied Housing Units	13,627	-	14,649	14,962
Renter Occupied Housing Units	9,113	-	8,754	9,004
Median Age	41.8	-	45.2	46.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.27%	0.07%	0.30%	
Households	0.48%	0.33%	0.49%	
Families	0.51%	0.32%	0.44%	
Owner HHs	0.42%	0.49%	0.66%	
Median Household Income	2.97%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	917	3.9%	838	3.5%
\$15,000 - \$24,999	442	1.9%	321	1.3%
\$25,000 - \$34,999	801	3.4%	662	2.8%
\$35,000 - \$49,999	1,161	5.0%	983	4.1%
\$50,000 - \$74,999	1,722	7.4%	1,414	5.9%
\$75,000 - \$99,999	1,986	8.5%	1,729	7.2%
\$100,000 - \$149,999	3,773	16.1%	3,468	14.5%
\$150,000 - \$199,999	3,377	14.4%	3,331	13.9%
\$200,000+	9,224	39.4%	11,220	46.8%
Median Household Income		\$160,621	\$185,965	
Average Household Income		\$219,900	\$242,836	
Per Capita Income		\$89,905	\$100,309	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	2,990	5.4%	2,509	4.4%
5 - 9	3,063	5.6%	3,090	5.4%
10 - 14	2,999	5.4%	3,349	5.8%
15 - 19	2,806	5.1%	3,070	5.4%
20 - 24	2,501	4.5%	2,786	4.9%
25 - 34	7,671	13.9%	6,033	10.5%
35 - 44	8,022	14.6%	7,717	13.5%
45 - 54	8,937	16.2%	8,051	14.0%
55 - 64	8,109	14.7%	7,285	12.7%
65 - 74	3,542	6.4%	6,883	12.0%
75 - 84	2,480	4.5%	4,425	7.7%
85+	1,938	3.5%	2,158	3.8%



DEMOGRAPHICS IN DETAIL

Demographic and Income Profile

701 S Coast Highway 101, Encinitas, California, 92024 2

701 S Coast Highway 101, Encinitas, California, 92024

Ring: 5 mile radius

Latitude: 33.04331, Longitude: -117.29341



Summary	Census 2010	Census 2020	2025	2030		
Population	118,157	124,291	122,896	123,973		
Households	47,516	49,117	49,339	50,362		
Families	31,027	-	32,554	33,217		
Average Household Size	2.47	2.51	2.47	2.44		
Owner Occupied Housing Units	31,533	-	33,590	34,079		
Renter Occupied Housing Units	15,984	-	15,749	16,283		
Median Age	42.3	-	45.9	46.6		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.17%	0.07%	0.30%			
Households	0.41%	0.33%	0.49%			
Families	0.40%	0.32%	0.44%			
Owner HHs	0.29%	0.49%	0.66%			
Median Household Income	3.23%	2.33%	2.57%			
Households by Income			2025	2030		
	Number	Percent	Number	Percent		
<\$15,000	1,765	3.6%	1,575	3.1%		
\$15,000 - \$24,999	837	1.7%	619	1.2%		
\$25,000 - \$34,999	1,525	3.1%	1,217	2.4%		
\$35,000 - \$49,999	2,150	4.4%	1,749	3.5%		
\$50,000 - \$74,999	3,573	7.2%	2,908	5.8%		
\$75,000 - \$99,999	3,883	7.9%	3,342	6.6%		
\$100,000 - \$149,999	7,421	15.0%	6,736	13.4%		
\$150,000 - \$199,999	7,093	14.4%	6,903	13.7%		
\$200,000+	21,092	42.7%	25,313	50.3%		
Median Household Income		\$171,205		\$200,691		
Average Household Income		\$228,124		\$250,740		
Per Capita Income		\$91,585		\$101,841		
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,408	5.4%	5,120	4.2%	5,169	4.2%
5 - 9	7,402	6.3%	6,426	5.2%	5,924	4.8%
10 - 14	7,692	6.5%	7,749	6.3%	7,146	5.8%
15 - 19	6,750	5.7%	7,400	6.0%	7,297	5.9%
20 - 24	4,784	4.0%	6,151	5.0%	6,238	5.0%
25 - 34	13,628	11.5%	12,147	9.9%	12,716	10.3%
35 - 44	17,157	14.5%	14,956	12.2%	14,880	12.0%
45 - 54	20,078	17.0%	17,537	14.3%	17,033	13.7%
55 - 64	17,102	14.5%	17,044	13.9%	16,623	13.4%
65 - 74	8,643	7.3%	15,082	12.3%	14,995	12.1%
75 - 84	5,341	4.5%	9,657	7.9%	11,515	9.3%
85+	3,171	2.7%	3,626	3.0%	4,436	3.6%



THE LUMBERYARD

HIGHWAY 101 | ENCINITAS

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