

for lease

CARDIFF TOWNE CENTER



2005-2093 SAN ELIJO AVENUE, CARDIFF BY THE SEA, CA 92007



+54,495 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Anchored by the renowned Seaside Market, Cardiff Towne Center is one of North SD County's premier coastal neighborhood shopping centers. This Center attracts some of the most affluent demographics in the entire County and is conveniently located one-half mile west of the I-5 Freeway in highly sought after Cardiff-by-the-Sea.
- Notable Co-Tenants include The Waverly, Lost Abbey Brewery/Tasting Room, Starbucks, Chase Bank and more.
- Across from San Elijo State Beach and Campgrounds featuring over 170 camp sites.

TRAFFIC COUNTS

- San Elijo Ave.: 11,694 ADT
- Birmingham Dr.: 12,137 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	8,810	53,166	103,222
AHH Income	\$234,292	\$221,105	\$235,313
Daytime Pop.	2,780	35,001	55,846

TENANTS IN CENTER



AVAILABILITIES

SUITE	TENANT	SF
2003	Chase	2,017
2004	The Waverly	3,561
2007	Lost Abbey	1,307
2011	AVAILABLE	938
2013/15	East Coast Pizza	1,280
2017	Harlan Jewelry	684
2019	Beach Comber Salon	680
2021	Boutique	1,189
2023	Tenant	1,734
2025	Earth Wise Pet	1,750
2027	Spektacles Optometry	1,080
2029	Fowler Surf	1,117
2031	Sambazon Smoothies	987
2033	Postal Annex	1,433
2081	Pacific Surf Gallery	486
2081-A	Starbucks	1,134
2087	Cardiff Seaside Market	13,004
2089	Seaside Cleaners	1,298
2093	Shoreline Properties	985



AERIAL



DEMOCRAPHICS

1MILE

Demographic and Income Profile

2087 San Elijo Ave, Cardiff By The Sea, California, 92007 2

2087 San Elijo Ave, Cardiff By The Sea, California, 92007

Ring: 1 mile radius

Latitude: 33.02129, Longitude: -117.28254



Summary	Census 2010	Census 2020	2025	2030
Population	8,306	8,779	8,810	8,854
Households	3,503	3,614	3,679	3,735
Families	1,972	-	2,176	2,216
Average Household Size	2.37	2.43	2.39	2.37
Owner Occupied Housing Units	1,985	-	2,126	2,196
Renter Occupied Housing Units	1,518	-	1,553	1,538
Median Age	39.4	-	43.3	44.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.10%	0.07%	0.30%	
Households	0.30%	0.33%	0.49%	
Families	0.36%	0.32%	0.44%	
Owner HHs	0.65%	0.49%	0.66%	
Median Household Income	3.40%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	99	2.7%	85	2.3%
\$15,000 - \$24,999	79	2.1%	59	1.6%
\$25,000 - \$34,999	184	5.0%	156	4.2%
\$35,000 - \$49,999	160	4.3%	137	3.7%
\$50,000 - \$74,999	241	6.6%	189	5.1%
\$75,000 - \$99,999	237	6.4%	200	5.4%
\$100,000 - \$149,999	572	15.5%	499	13.4%
\$150,000 - \$199,999	528	14.4%	500	13.4%
\$200,000+	1,579	42.9%	1,909	51.1%
Median Household Income	\$171,890		\$203,188	
Average Household Income	\$234,292		\$258,178	
Per Capita Income	\$98,702		\$109,860	
Population by Age	Census 2010	2025	2030	
0 - 4	404	4.9%	396	4.5%
5 - 9	463	5.6%	496	5.6%
10 - 14	361	4.3%	482	5.5%
15 - 19	373	4.5%	368	4.2%
20 - 24	398	4.8%	382	4.3%
25 - 34	1,498	18.0%	1,085	12.3%
35 - 44	1,332	16.0%	1,444	16.4%
45 - 54	1,377	16.6%	1,271	14.4%
55 - 64	1,215	14.6%	1,121	12.7%
65 - 74	510	6.1%	1,022	11.6%
75 - 84	266	3.2%	613	7.0%
85+	110	1.3%	129	1.5%

3MILE

Demographic and Income Profile

2087 San Elijo Ave, Cardiff By The Sea, California, 92007 2

2087 San Elijo Ave, Cardiff By The Sea, California, 92007

Ring: 3 mile radius

Latitude: 33.02129, Longitude: -117.28254



Summary	Census 2010	Census 2020	2025	2030
Population	51,891	53,775	53,166	54,074
Households	21,771	21,871	21,953	22,601
Families	12,809	-	13,389	13,796
Average Household Size	2.36	2.42	2.38	2.35
Owner Occupied Housing Units	12,962	-	13,605	13,837
Renter Occupied Housing Units	8,809	-	8,348	8,764
Median Age	41.8	-	45.3	46.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.34%	0.07%	0.30%	
Households	0.58%	0.33%	0.49%	
Families	0.60%	0.32%	0.44%	
Owner HHs	0.34%	0.49%	0.66%	
Median Household Income	2.88%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	785	3.6%	739	3.3%
\$15,000 - \$24,999	484	2.2%	369	1.6%
\$25,000 - \$34,999	850	3.9%	710	3.1%
\$35,000 - \$49,999	1,069	4.9%	935	4.1%
\$50,000 - \$74,999	1,886	8.6%	1,587	7.0%
\$75,000 - \$99,999	1,894	8.6%	1,695	7.5%
\$100,000 - \$149,999	3,399	15.5%	3,243	14.3%
\$150,000 - \$199,999	2,864	13.0%	2,851	12.6%
\$200,000+	8,723	39.7%	10,472	46.3%
Median Household Income	\$158,464		\$182,618	
Average Household Income	\$221,105		\$242,649	
Per Capita Income	\$91,443		\$101,567	
Population by Age	Census 2010	2025	2030	
0 - 4	2,766	5.3%	2,310	4.3%
5 - 9	2,814	5.4%	2,774	5.2%
10 - 14	2,719	5.2%	3,012	5.7%
15 - 19	2,603	5.0%	2,851	5.4%
20 - 24	2,327	4.5%	2,564	4.8%
25 - 34	7,512	14.5%	5,726	10.8%
35 - 44	7,580	14.6%	7,104	13.4%
45 - 54	8,212	15.8%	7,531	14.2%
55 - 64	7,643	14.7%	6,931	13.0%
65 - 74	3,851	7.4%	6,383	12.0%
75 - 84	2,326	4.5%	4,265	8.0%
85+	1,537	3.0%	1,715	3.2%

DEMOGRAPHICS

5 MILE

Demographic and Income Profile

2087 San Elijo Ave, Cardiff By The Sea, California, 92007 2

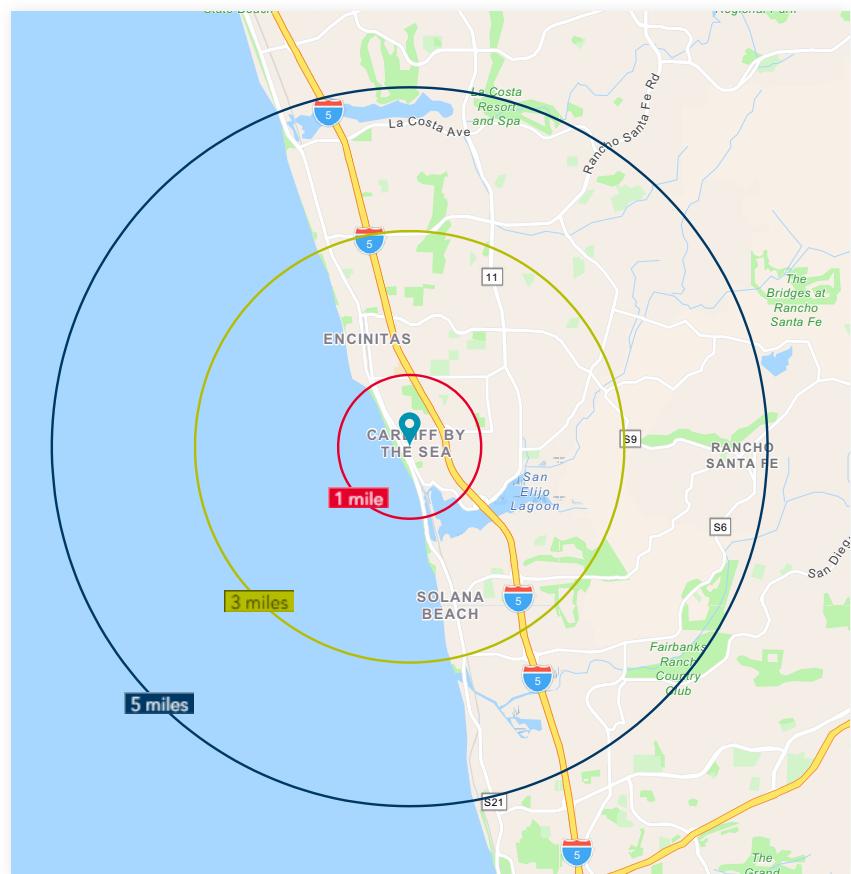
2087 San Elijo Ave, Cardiff By The Sea, California, 92007

Ring: 5 mile radius

Latitude: 33.02129, Longitude: -117.28254



Summary	Census 2010		Census 2020		2025	2030
	Population	Households	Population	Households	Population	Population
Population	100,731	40,804	104,357	41,527	103,222	103,862
Households					41,682	42,467
Families	26,219		-		27,056	27,550
Average Household Size	2.45		2.48		2.45	2.42
Owner Occupied Housing Units	26,703		-		28,053	28,456
Renter Occupied Housing Units	14,101		-		13,629	14,011
Median Age	43.0		-		46.3	46.9
Trends: 2024-2029 Annual Rate						
Population	0.12%		0.07%		0.30%	
Households	0.37%		0.33%		0.49%	
Families	0.36%		0.32%		0.44%	
Owner HHs	0.29%		0.49%		0.66%	
Median Household Income	3.12%		2.33%		2.57%	
Households by Income						
	Number	Percent	Number	Percent	2025	2030
<\$15,000	1,448	3.5%	1,311	3.1%		
\$15,000 - \$24,999	755	1.8%	555	1.3%		
\$25,000 - \$34,999	1,205	2.9%	971	2.3%		
\$35,000 - \$44,999	1,703	4.1%	1,402	3.3%		
\$50,000 - \$74,999	3,000	7.2%	2,448	5.8%		
\$75,000 - \$99,999	3,238	7.8%	2,779	6.5%		
\$100,000 - \$149,999	6,252	15.0%	5,642	13.3%		
\$150,000 - \$199,999	5,791	13.9%	5,582	13.1%		
\$200,000+	18,290	43.9%	21,778	51.3%		
Median Household Income	\$174,463		\$203,426			
Average Household Income	\$235,313		\$257,812			
Per Capita Income	\$95,090		\$105,458			
Population by Age						
	Number	Percent	Number	Percent	2025	2030
0 - 4	5,033	5.0%	4,209	4.1%	4,239	4.1%
5 - 9	5,942	5.9%	5,249	5.1%	4,801	4.6%
10 - 14	6,475	6.4%	6,199	6.0%	5,842	5.6%
15 - 19	5,891	5.8%	6,037	5.8%	5,835	5.6%
20 - 24	4,157	4.1%	5,217	5.1%	5,141	4.9%
25 - 34	11,759	11.7%	10,469	10.1%	10,956	10.5%
35 - 44	14,100	14.0%	12,422	12.0%	12,570	12.1%
45 - 54	17,270	17.1%	14,512	14.1%	13,988	13.5%
55 - 64	15,184	15.1%	14,346	13.9%	13,903	13.4%
65 - 74	7,453	7.4%	12,832	12.4%	12,635	12.2%
75 - 84	4,594	4.6%	8,396	8.1%	9,941	9.6%
85+	2,873	2.9%	3,333	3.2%	4,013	3.9%





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