



FOR LEASE 101 LEUCADIA BLVD \approx ENCINITAS / CA Dre-of-a-kind Freestanding building just steps from the Beach and Coast Hwy IDI

location

101 Leucadia Blvd is situated at the corner of Leucadia Blvd and Vulcan Ave, just steps from Coast Highway 101 offering tenants unparalelled visibility and access to local amenities.

Property Information



4,679 SF Freestanding Building, Divisible to 1,182 SF



Expansive Zoning allows for Retail, Office & Medical Uses



High Visibility at Heavy Traffic Intersection of Leucadia Blvd (14,933 cars per day) & N Vulcan Ave (6,200 cars per day) near Highway 101 (19,145 cars per day)



Walking Distance to abundant Retail Amenities and Beach



Gated and Secured Parking Lot



Heavy Power



Exceptional Demographics -Average Household Income is \$208,600 within 1-mile radius



Asking Rent (Modified Gross) Retail: \$5.25/RSF Medical: \$4.85/RSF Office: \$3.75/RSF





Floor Plan

GROUND FLOOR 3,497 RSF

Entry Utility Room 0 101 Conference Storage/ Workroom Office Reception E E Office Open Office Office Stairway Office Office ta Office Excluded

BASEMENT 1,182 RSF

Property Photos -









SOUTH VIEW





NORTH VIEW



Local Area Ata Glance

5 MILE RADIUS







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