

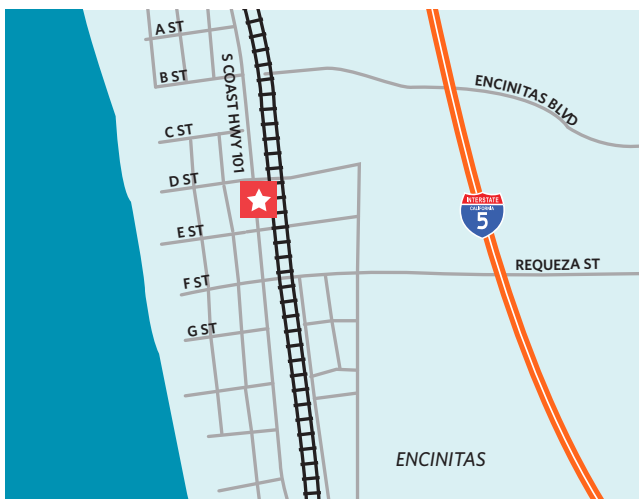
FOR LEASE

COAST HIGHWAY & F STREET

670-682 S. COAST HWY 101, ENCINITAS, CA 92024



PLEASE DO NOT DISTURB TENANT



IN THE HEART OF ENCINITAS VILLAGE!

POTENTIALLY AVAILABLE FOR LEASE

±1,066 SF RETAIL/OFFICE SPACE

Property Highlights

- Located in the heart of the vibrant Downtown Encinitas restaurant and retail corridor
- Surrounded by North County's top destination dining and retail businesses
- Across from the high density residential, office and retail mixed use Pacific Station

Traffic Counts

- S Coast Highway 101: 17,007 ADT
- W E Street: 7,916 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2025)	10,023	57,357	122,748
AHH Income	\$215,993	\$219,900	\$228,056
Daytime Pop.	12,276	31,531	54,052

Tenants in the Area



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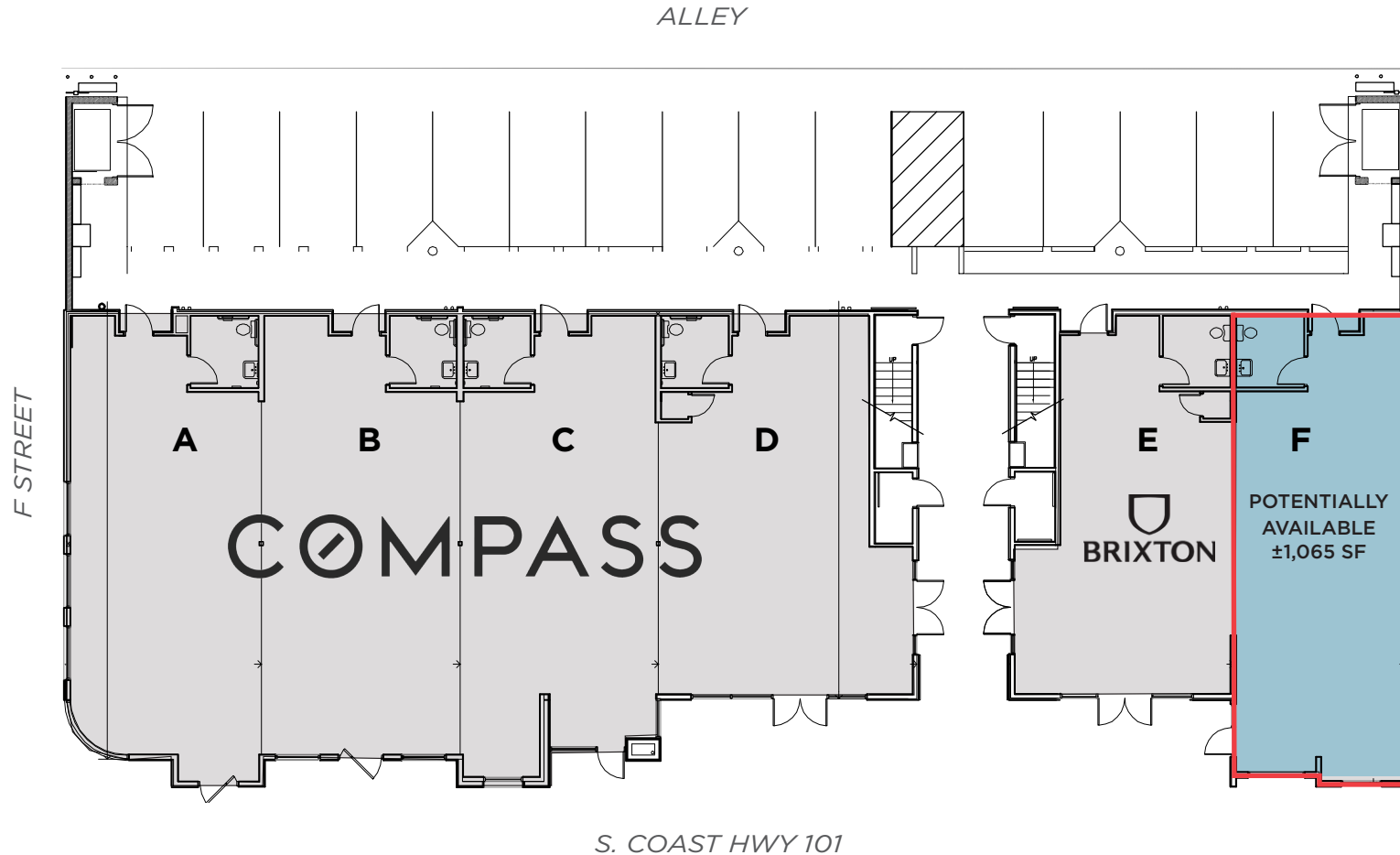
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Site Plan



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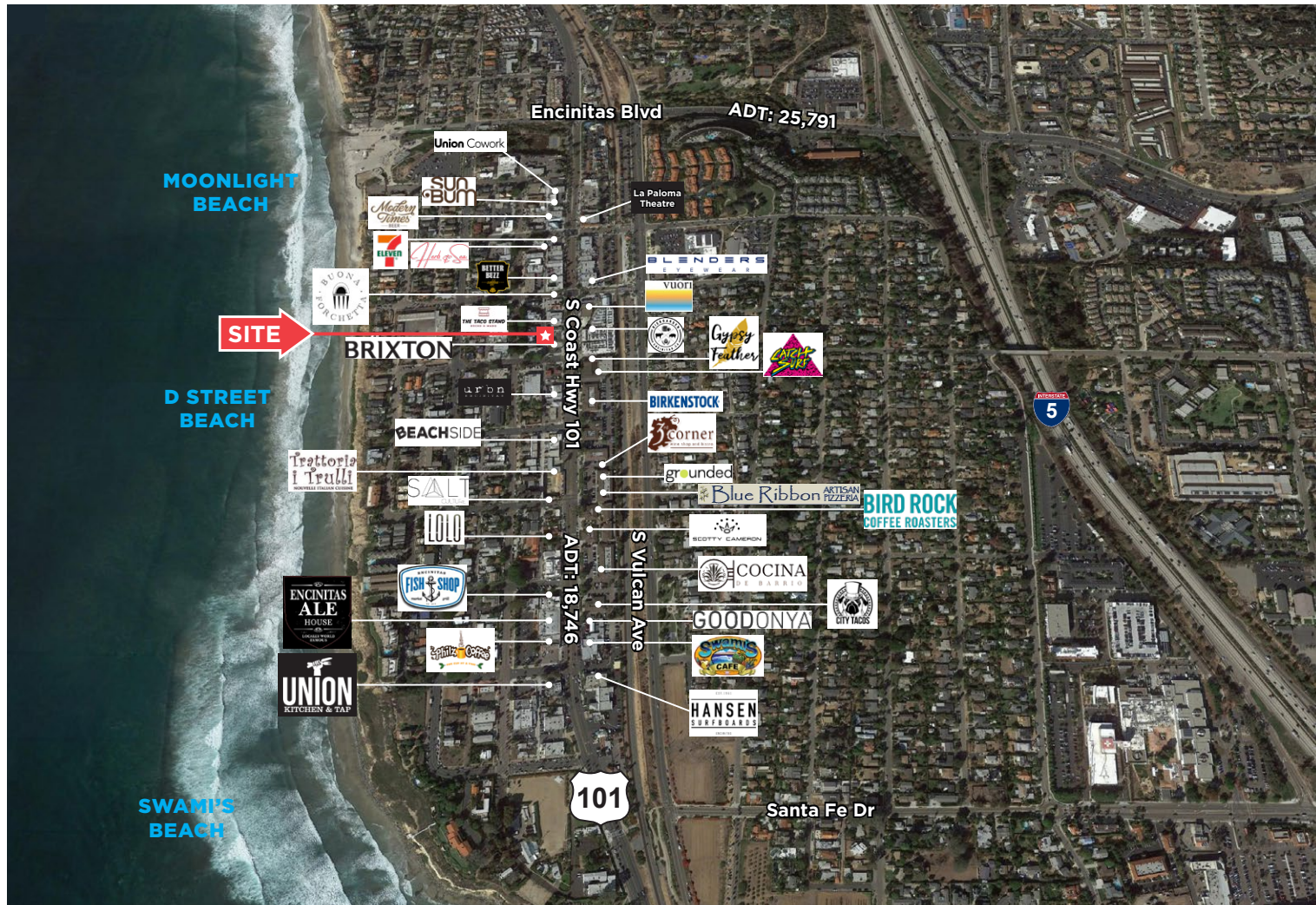
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Aerial



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Demographics

Demographic and Income Profile

670 South Coast Highway 101, Encinitas, California, 92024

Ring: 1 mile radius

Latitude: 33.04384, Longitude: -117.29387



Summary	Census 2010	Census 2020	2025	2030
Population	9,736	10,132	10,023	10,315
Households	4,200	4,155	4,175	4,328
Families	2,196	-	2,342	2,445
Average Household Size	2.25	2.32	2.29	2.27
Owner Occupied Housing Units	2,047	-	2,198	2,249
Renter Occupied Housing Units	2,153	-	1,977	2,080
Median Age	40.5	-	44.5	45.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.58%	0.07%	0.30%	
Households	0.72%	0.33%	0.49%	
Families	0.86%	0.32%	0.44%	
Owner HHs	0.46%	0.49%	0.66%	
Median Household Income	2.03%	2.33%	2.57%	
Households by Income	2025	2030		
	Number	Percent	Number	Percent
<\$15,000	139	3.3%	134	3.1%
\$15,000 - \$24,999	51	1.2%	41	0.9%
\$25,000 - \$34,999	184	4.4%	160	3.7%
\$35,000 - \$49,999	220	5.3%	209	4.8%
\$50,000 - \$74,999	304	7.3%	261	6.0%
\$75,000 - \$99,999	383	9.2%	344	7.9%
\$100,000 - \$149,999	706	16.9%	685	15.8%
\$150,000 - \$199,999	612	14.7%	628	14.5%
\$200,000+	1,576	37.7%	1,867	43.1%
Median Household Income	\$156,281		\$172,790	
Average Household Income	\$215,993		\$233,391	
Per Capita Income	\$88,990		\$96,992	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	516	5.3%	432	4.3%
5 - 9	477	4.9%	490	4.9%
10 - 14	428	4.4%	479	4.8%
15 - 19	407	4.2%	478	4.8%
20 - 24	454	4.7%	516	5.1%
25 - 34	1,729	17.8%	1,195	11.9%
35 - 44	1,496	15.4%	1,495	14.9%
45 - 54	1,511	15.5%	1,403	14.0%
55 - 64	1,414	14.5%	1,274	12.7%
65 - 74	556	5.7%	1,147	11.4%
75 - 84	363	3.7%	681	6.8%
85+	384	3.9%	433	4.3%

Demographic and Income Profile

670 South Coast Highway 101, Encinitas, California, 92024

Ring: 3 mile radius

Latitude: 33.04384, Longitude: -117.29387



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%

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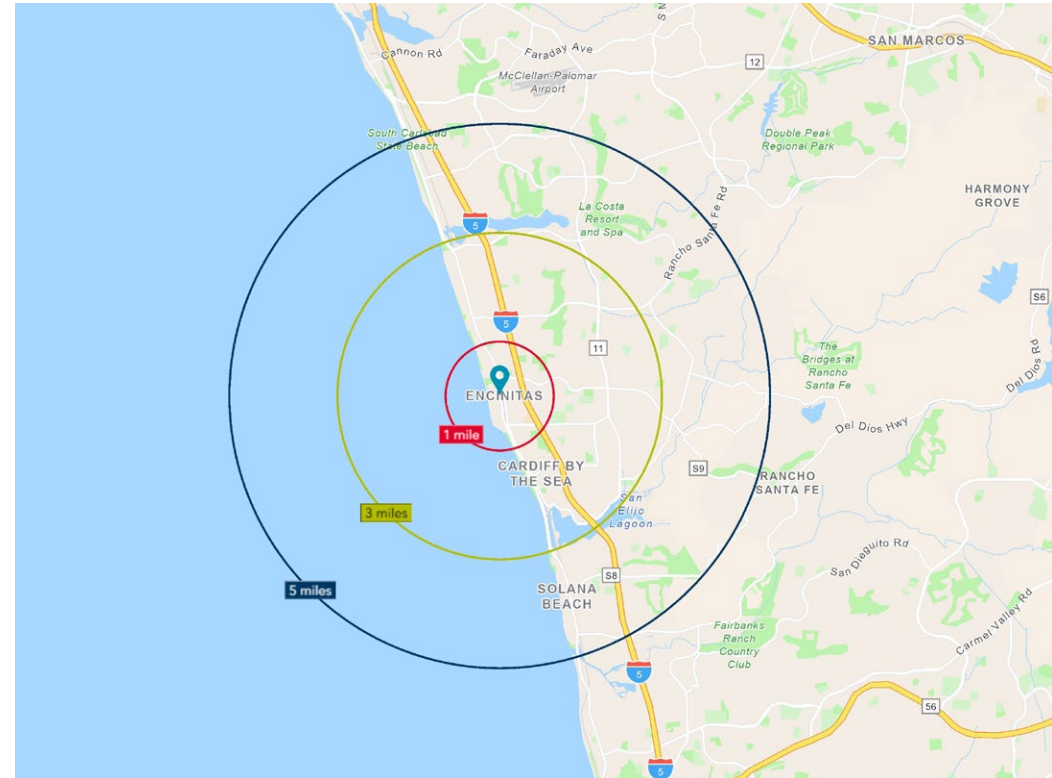
670 South Coast Highway 101, Encinitas, California, 92024

Ring: 5 mile radius

Latitude: 33.04384, Longitude: -117.29387



Summary	Census 2010	Census 2020	2025	2030
Population	118,012	124,142	122,748	123,826
Households	47,476	49,077	49,299	50,322
Families	30,994	-	32,522	33,185
Average Household Size	2.47	2.51	2.47	2.44
Owner Occupied Housing Units	31,496	-	33,555	34,043
Renter Occupied Housing Units	15,980	-	15,744	16,278
Median Age	42.3	-	45.9	46.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.18%	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	1,763	3.6%	1,574	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	2,149	4.4%	1,748	3.5%
\$50,000 - \$74,999	3,572	7.2%	2,907	5.8%
\$75,000 - \$99,999	3,881	7.9%	3,340	6.6%
\$100,000 - \$149,999	7,418	15.0%	6,734	13.4%
\$150,000 - \$199,999	7,090	14.4%	6,900	13.7%
\$200,000+	21,065	42.7%	25,282	50.2%
Median Household Income		\$171,141		\$200,635
Average Household Income		\$228,056		\$250,670
Per Capita Income		\$91,558		\$101,814
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	6,405	5.4%	5,115	4.2%
5 - 9	7,395	6.3%	6,420	5.2%
10 - 14	7,679	6.5%	7,741	6.3%
15 - 19	6,739	5.7%	7,391	6.0%
20 - 24	4,780	4.1%	6,142	5.0%
25 - 34	13,622	11.5%	12,134	9.9%
35 - 44	17,148	14.5%	14,946	12.2%
45 - 54	20,052	17.0%	17,522	14.3%
55 - 64	17,071	14.5%	17,021	13.9%
65 - 74	8,625	7.3%	15,057	12.3%
75 - 84	5,331	4.5%	9,639	7.9%
85+	3,166	2.7%	3,621	2.9%



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