

777 2ND STREET  
ENCINITAS, CA 92024



Retail and office space **coming soon** to the heart of downtown Encinitas

**PETER CURRY**

Executive Director  
peter.curry@cushwake.com  
+1 (760) 310 0882  
LIC# 01241186

**BROOKS CAMPBELL**

Senior Director  
brooks.campbell@cushwake.com  
+1 (760) 500 7720  
LIC# 01380901

**OWEN CURRY**

Director  
owen.curry@cushwake.com  
+1 (760) 415 3052  
LIC# 01972528



# PROPERTY DETAILS & HIGHLIGHTS

New construction mixed-use development in the heart of downtown Encinitas, featuring modern buildouts suitable for **retail, office, or medical space** with upper-level residential units. Situated along Second Street, this rare opportunity offers a vibrant coastal setting within walking distance to the **Encinitas Coaster station**, as well as local **restaurants, cafés, and boutique retail shops**, all just a short half-mile stroll to the beach. The property also provides convenient interstate access, located just **three blocks from I-5**.

The project is surrounded by a dynamic mix of established local businesses and **steady pedestrian activity**. The building benefits from **strong visibility** and a built-in customer base drawn to Encinitas' lifestyle. Its central location and modern construction make it especially well-suited for tenants seeking a polished, move-in ready storefront space in a highly sought-after North County submarket.

Space Available For Lease:	600 - 1,200 RSF Suites
Floors:	2
Utilities:	Grease trap capability, venting, electrical capacity (200 amps per 600 SF)
Ceiling Heights:	11'6"

RETAIL/MEDICAL/ OFFICE SPACE  
NOW PRE-LEASING

RESIDENTIAL UNITS



# PROPERTY AVAILABILITIES

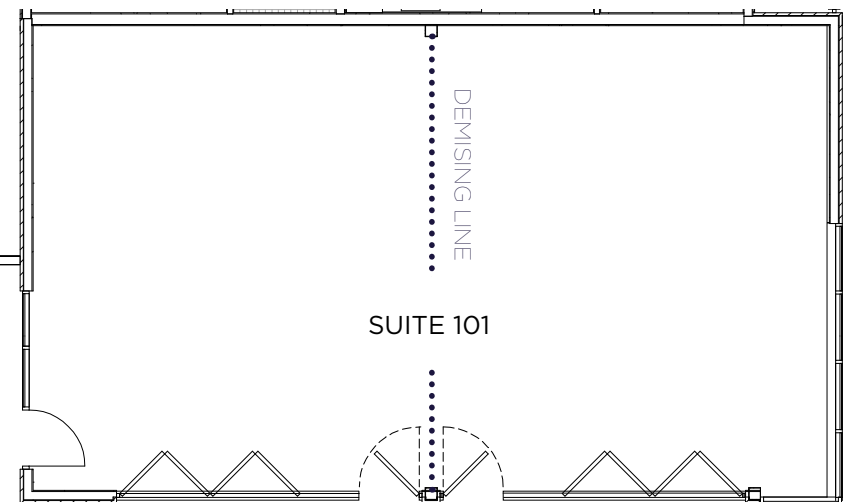
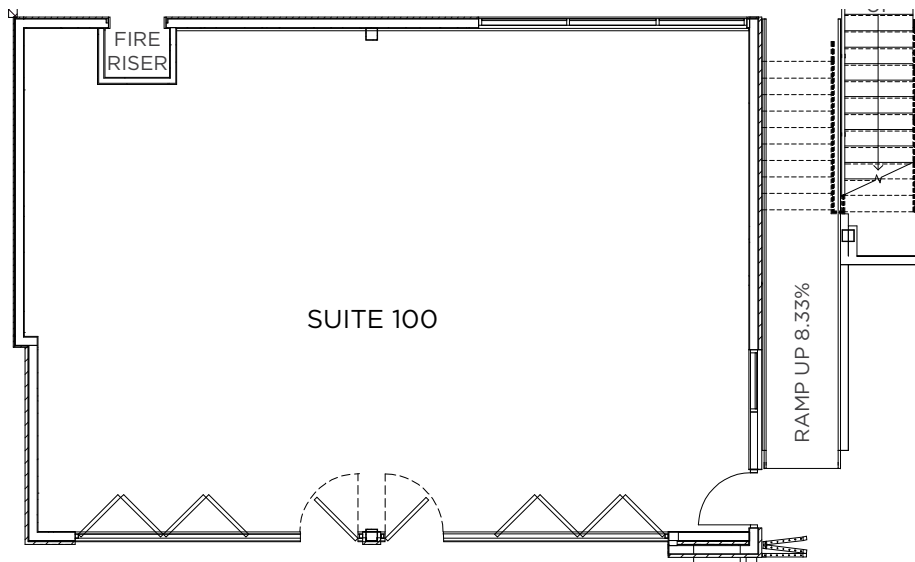
## SUITE 100 - 1,200 SF

\*SEEKING A FOOD & BEVERAGE TENANT



## SUITE 101 - 1,200 SF

\*CAN BE DEMISED DOWN TO 600 SF



# PROJECT RENDERINGS





# ENCINITAS DEMOGRAPHICS



**777 2ND STREET**



POPULAR BEACHES



CAFES & EATERIES



WALKABLE RETAIL



BOTANICAL GARDENS



PUBLIC TRANSIT STATIONS

**STONESTEPS BEACH**

**MOONLIGHT BEACH**

**LEUCADIA FARMER'S MARKET**

**DOWNTOWN ENCINITAS**



**ENCINITAS BLVD.**



Street-Name

# SWAMIS BEACH



## The Lumberyard

- Bella Via Spa
- Bird Rock Coffee Roasters
- Birkenstock of Encinitas
- Blue Ribbon Artisan Pizzeria
- Broad Street Dough Co.
- Charming Leucadia
- City Tacos
- Cocina De Barrio Everest
- Himalayan Cuisine
- Europtics
- F45 Training Encinitas Central
- Flock Freight
- Gregory W. Koehler  
Attorney at Law
- Grounded
- Heavenly Nails
- Index Urban
- Jim Lee Financial
- JoJo's Creamery
- Lobster West
- Lotus Café
- Magical Child
- Mon Cheri Café & Bistro
- Move Madly
- Off Track Gallery
- Pilates Republic
- Pure Blowout Bar
- Shine Natural Market
- Scotty Cameron Gallery
- Solé Bicycles
- Soulscape Books & Gifts
- The Third Corner Wine Shop  
& Bistro
- Willis Allen Real Estate
- Wing & Blade Barber



SCOAST HWY 101

WG STREET





# CONTACT INFORMATION

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