

FOR SALE
1232-1234

N. Coast Hwy 101, Encinitas, CA 92024

4,000 SF in Coastal Encinitas

TEASER OFFERING MEMORANDUM

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OFFERING STATEMENT / DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of 1232 - 1234 N. Coast Highway 101, Encinitas, CA, a 3,859 SF commercial/residential building.

This Offering has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the

prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

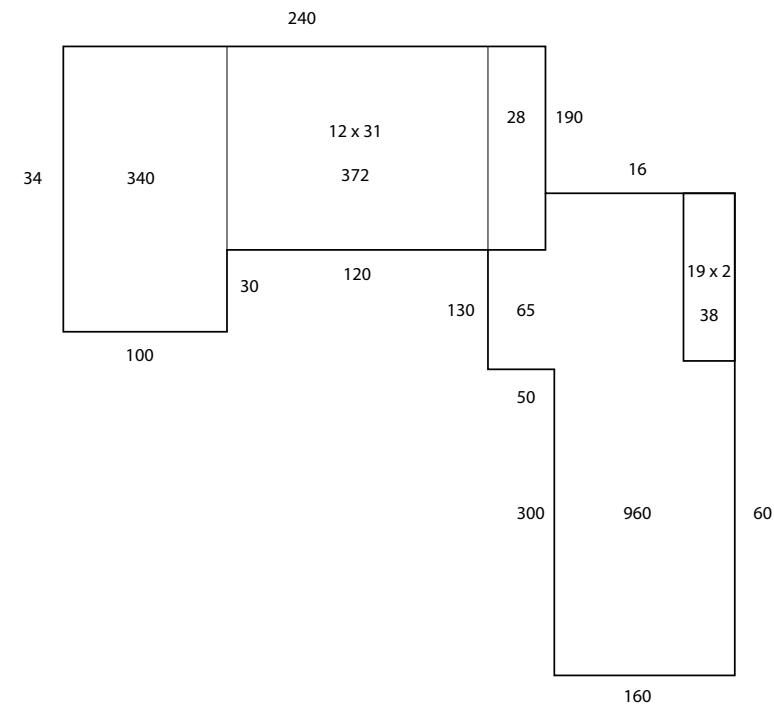
Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

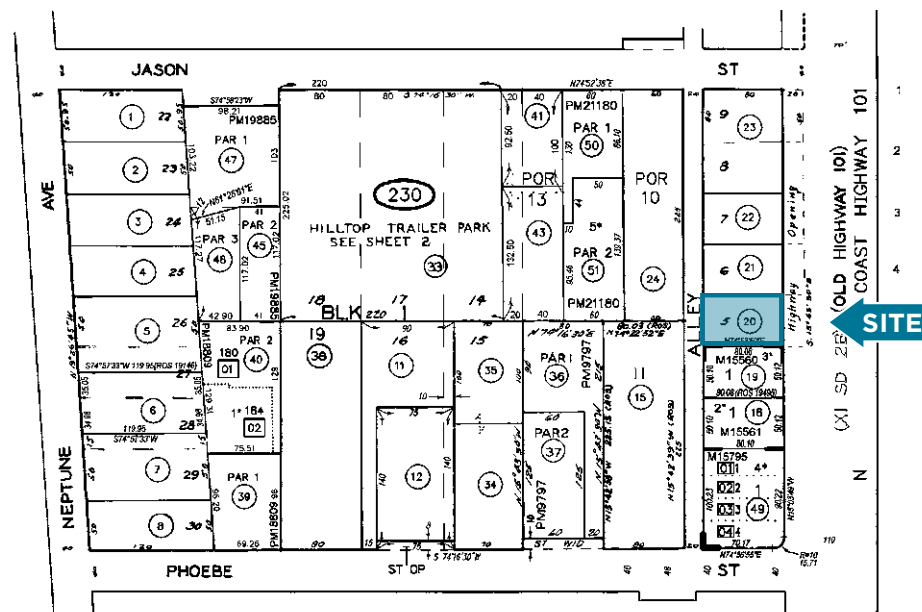
If you have no further interest in the Property, please return this Investment Offering forthwith.



EXISTING FLOOR PLAN



& TAX MAP





FEATURES

- Outstanding North County location situated in the heart of Encinitas on Historical Hwy 101
- Encinitas' most expansive zoning - allowing for most commercial activities, including restaurants, as well as multi-family residential (25 units per acre)
- Well-positioned within the future Leucadia Streetscape Plan, with sidewalks, alcoves, and roundabouts.
- Unsurpassed location in one of San Diego's premier coastal communities offering access to food, shopping, services and the beach



LOCATION

ENCINITAS, CALIFORNIA

Spanning approximately 20 miles along the coast in San Diego's North County, the city of Encinitas is an upscale community and is considered "One of the 20 Best Surf Towns in the World." Located along six miles of Pacific Ocean coastline, Encinitas is bordered by Carlsbad to the north, the Elfin Forest Recreational Reserve and Escondido to the east, and Solana Beach to the south. The city has an estimated resident population of 60,000 who are attracted to the casual oceanfront community for its magnificent beaches, executive residential communities, regional access and numerous amenities and recreational options.



AREA HIGHLIGHTS

Incorporated in 1986, the city of Encinitas is a picturesque community characterized by beautiful beaches, seaside cliffs, flat-topped coastal areas, steep mesa bluffs and rolling hills.

Encinitas encompasses the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia. These communities offer a unique blend of businesses, residences and amenities, and together create an eclectic, multifaceted city.

Encinitas is known as the "Flower Capital of the World," due to its extensive collection of unique nurseries and gardens, highlighted by the San Diego Botanic Garden, which includes nearly 4,000 plant types from all over the world and over 37 acres of exhibits.



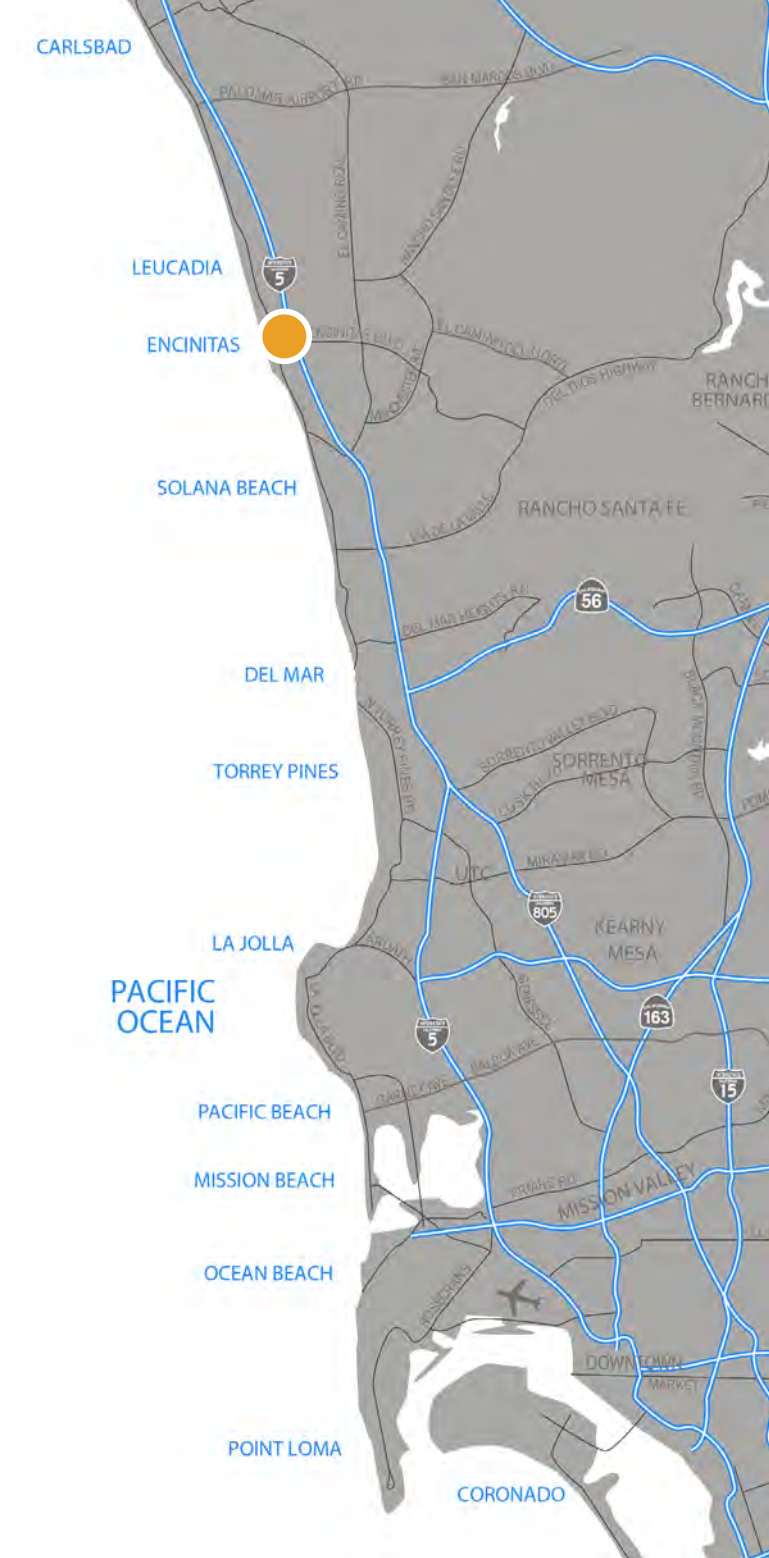
LOCATION & ACCESS

Located approximately 25 miles north of downtown San Diego, Encinitas is served by Interstate 5 and Highway 101, both of which provide north/south access throughout the region.

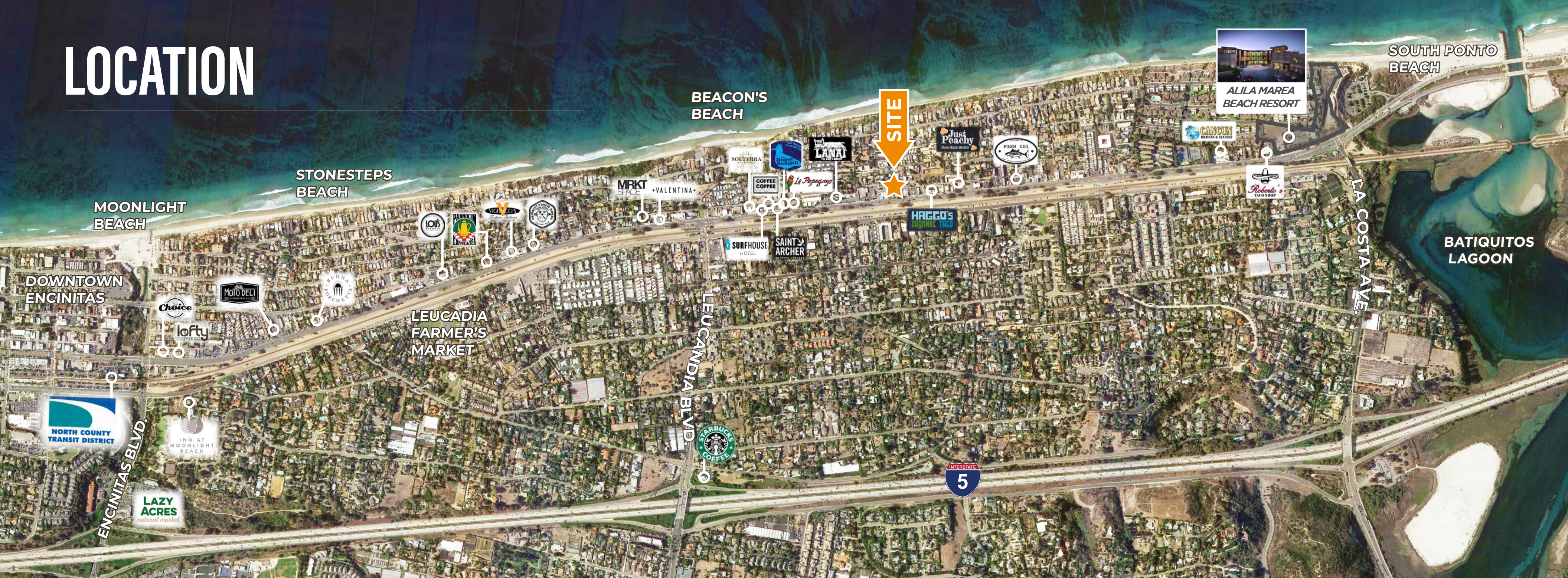
Interstate 5 also provides connections to State Routes 78 and 56, located within 10 miles to the north and south, respectively. These freeways provide direct access to Interstate 15 and North County's inland communities.

Encinitas offers a mass transit station with service by North County Transit's Coaster commuter rail and Amtrak's Pacific Surfliner passenger train. Together, these services provide an ideal alternative for visitors and commuters with convenient access to Orange County, Los Angeles and Downtown San Diego.

In addition to the executive residences offered within Encinitas, several prestigious communities are also located nearby, including Carlsbad, Rancho Santa Fe, Fairbanks Ranch, Del Mar, 4S Ranch, and Solana Beach.



LOCATION



MOONLIGHT BEACH

STONESTEPS BEACH

BEACON'S BEACH

SOUTH PONTO BEACH

DOWNTOWN ENCINITAS

LEUCADIA FARMER'S MARKET

BATIQUITOS LAGOON

ALILA MAREA BEACH RESORT

LEUCANDIA BLVD.

LA COSTA AVE.

SITE

INTERSTATE 5

NORTH COUNTY TRANSIT DISTRICT

LAZY ACRES natural market

Choice

lofty COFFEE CO.

MOJO DELI

BUONA PASTICCERIA

LOUIS

PANNIKIN

VIGNA CFS

THE FARMER'S MARKET

MRKT SPACE

+VALENTINA+

SOLTERRA

COFFEE COFFEE

Le Papagayo

LANAI ISLAND CUISINE

Just Peachy

FISH 101

CANCUN MEXICAN & SEAFOOD

Roberto's TACO SHOP

HAGGO'S ORGANIC TACO

SURFHOUSE HOTEL

SAINT ARCHER

STARBUCKS COFFEE

AREA IMPROVEMENTS

LEUCADIA STREETScape PLAN

The Leucadia Streetscape plan focuses on preserving and revitalizing the N Coast Highway 101 Corridor. It strives to restore the landscape of the corridor while evolving how this public space serves the community. The project vision is to create an environment that enhances the lives of residents and visitors in a wide variety of ways. This includes encouraging community engagement, offering space for community gathering, sidewalk dining, the display of retail goods, outdoor public seating and the showcasing of public art.

- Improved safety, walkability & bicycle access via wider sidewalks, dedicated bike lanes, roundabouts
- Installation of street lighting in historic style to support nighttime pedestrian use and activities
- Art nodes will be installed throughout the corridor featuring public art, community seating and providing a space to gather
- Reforest Hwy 101 with close to 1,000 new trees, creating negative carbon offset & preservation of 92.5% of the existing tree canopy
- Installation of 4-6 roundabouts will calm traffic and also offer new space for public art and native landscaping
- Increase of the existing parking by nearly 25% through the use of drive lane narrowing and diagonal reverse angle parking
- Addition of East Side Hwy 101 parking pods in the NCTD rail corridor





LOCAL AMENITIES

Recently named among the 20 best surf towns in the world by National Geographic, Encinitas offers some of the world's most desirable beaches along its six miles coastline. A local favorite is Swami's beach, which was immortalized in the song "Surfin' USA" by the Beach Boys. Additionally, Moonlight State Beach offers recreation and fire rings for post-sunset bonfires and barbecues.

The city is host to nearly 300 retail stores and includes more than 10 shopping centers. Popular shopping centers include Camino Village Plaza, Camino Encinitas Plaza, El Camino Promenade and El Camino Commons.

Downtown Encinitas is over 100 years old and features historic architecture, boutiques, sidewalk cafes, and restaurants, together creating the Downtown 101 coastal shopping district. Downtown 101 also features several cultural offerings including a theatre and art galleries.

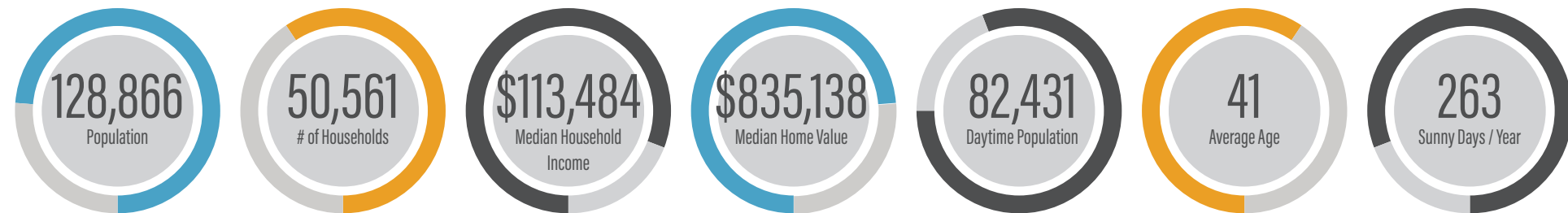
The city is celebrated for its San Diego Botanic Garden, which includes nearly 4,000 types of plants and over 37 acres of exhibits, desert gardens, a tropical rainforest, Mediterranean climate landscapes, an undersea succulent garden, a subtropical fruit garden and the largest interactive children's garden on the West Coast.

An abundance of outdoor recreation is offered at the city's local beaches and the 900-acre San Elijo Lagoon Reserve, including surfing, hiking, boating, tennis, fishing, hang gliding, bicycling, and camping. Home to nearly 300 different bird species throughout the year, the San Elijo Lagoon Reserve also offers some of the world's best bird watching.

Other key destinations in and near Encinitas include the 18-hole championship Encinitas Ranch Golf Course, the Park Hyatt Aviara Resort Golf Club & Spa, Torrey Pines Golf Course, Legoland, Del Mar Thoroughbred Club race track, and the Omni La Costa Resort & Spa.



LOCAL AREA AT A GLANCE - 5 MILE RADIUS



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