

12,500 SF LOT FOR LEASE

FRONTAGE ALONG COAST HIGHWAY

140 N Coast Highway 101 Encinitas, CA, 92024

\$8,000/Month (67¢/SF)



Zone: Commercial Mixed 2 (N-CM-2)

General Permitted Uses cover a range of activities such as retail (e.g., bookstores, bicycle sales, grocery stores), services (e.g., barber and beauty shops, laundromats, janitorial services), professional offices, medical facilities, and residential units (both single and multi-family). This category also includes creative and artisan uses like art galleries, music conservatories, and craftsman studios.

Minor Use Permits are required for businesses that may have a more significant impact on the surrounding area, such as automobile-related services (e.g., body repair, painting, rental), recreational facilities (e.g., gyms, racquetball courts), and specialized retail (e.g., motorcycle sales, pawnshops). These uses typically need more regulation and oversight to ensure they fit within the community's character.

Major Use Permits are necessary for even more impactful uses, such as bars, hotels, private educational institutions, and public utilities like gas distribution or police stations. These uses usually require significant review and approval processes due to their potential to substantially alter the community's dynamics.

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North Coast Hwy 101

Some Permitted Uses Include:

- Restaurant
- Grocery Store
- Bank
- Barber / Beauty Shop
- Pharmacy
- Medical/Dental Clinic/Office
- Coffee Shop / Café
- Convenience Store
- Pet Shop / Pet Grooming
- Bicycle Sales, Rental and Service
- Veterinarian
- Bookstore
- Florist Shop
- Ice Cream Parlor
- Art Gallery
- Fitness Studio (Yoga, Pilates, Martial Arts)
- Co-Working Space
- Dry Cleaning
- Real Estate Office
- Clothing Store
- Music/Record Store
- Library
- Furniture Sales
- Hardware Store
- Bakery (Retail)
- Fashion Boutique
- Gift Shop
- Stationery Store
- Tailor Shop
- Theaters and Places of Public Assembly
- Post Office
- Artisan Studio
- Appliance Sales & Repairs



VIEW MORE USES ON CITY WEBSITE

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