

**FOR LEASE**



**605 3rd Street Encinitas, CA 92024**

14,398 SF Demisable Office Building  
\$4.85/RSF + U & J



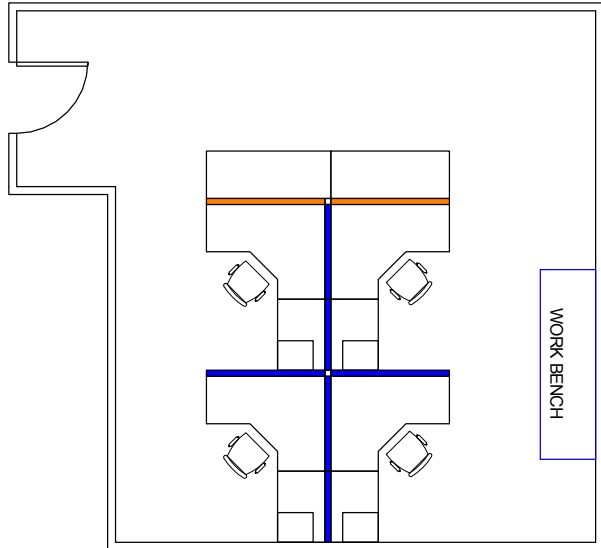
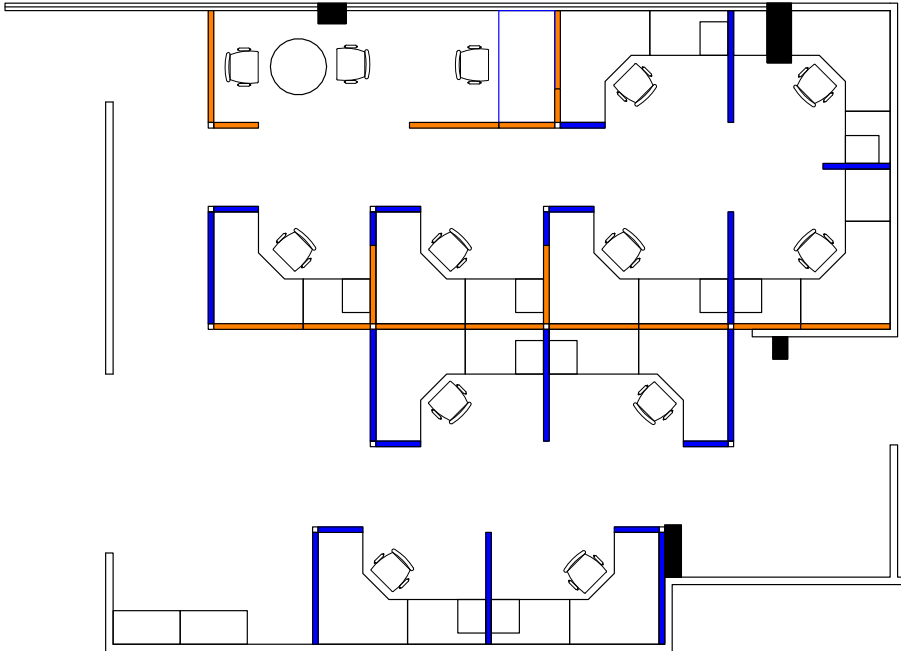






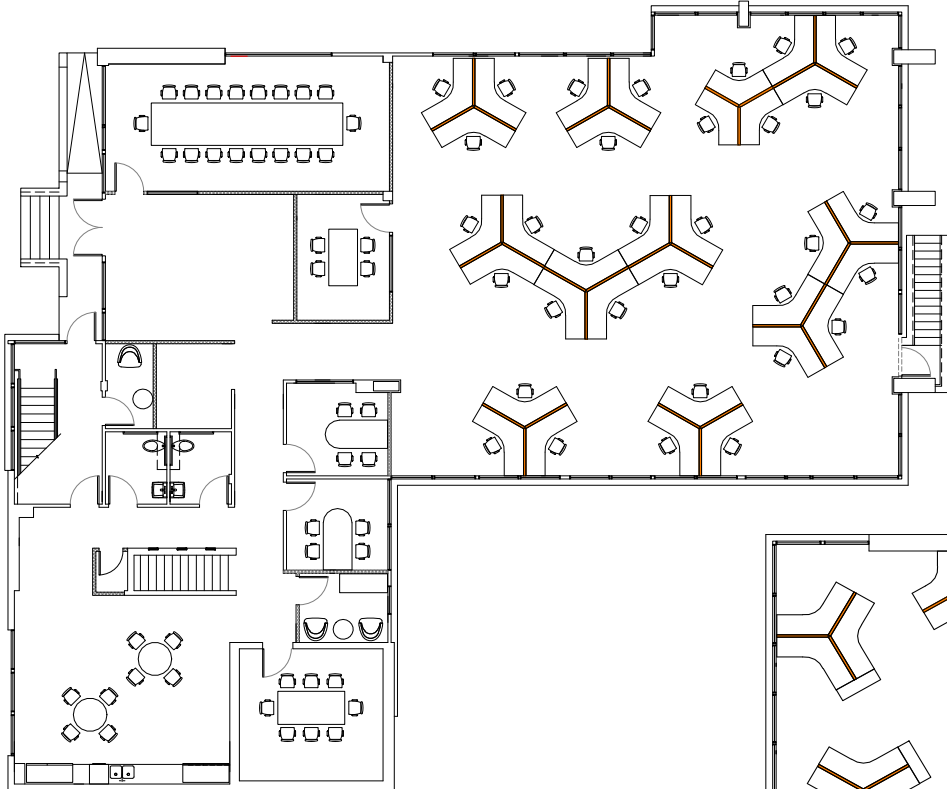
# AS BUILT FLOOR PLAN

## FIRST FLOOR

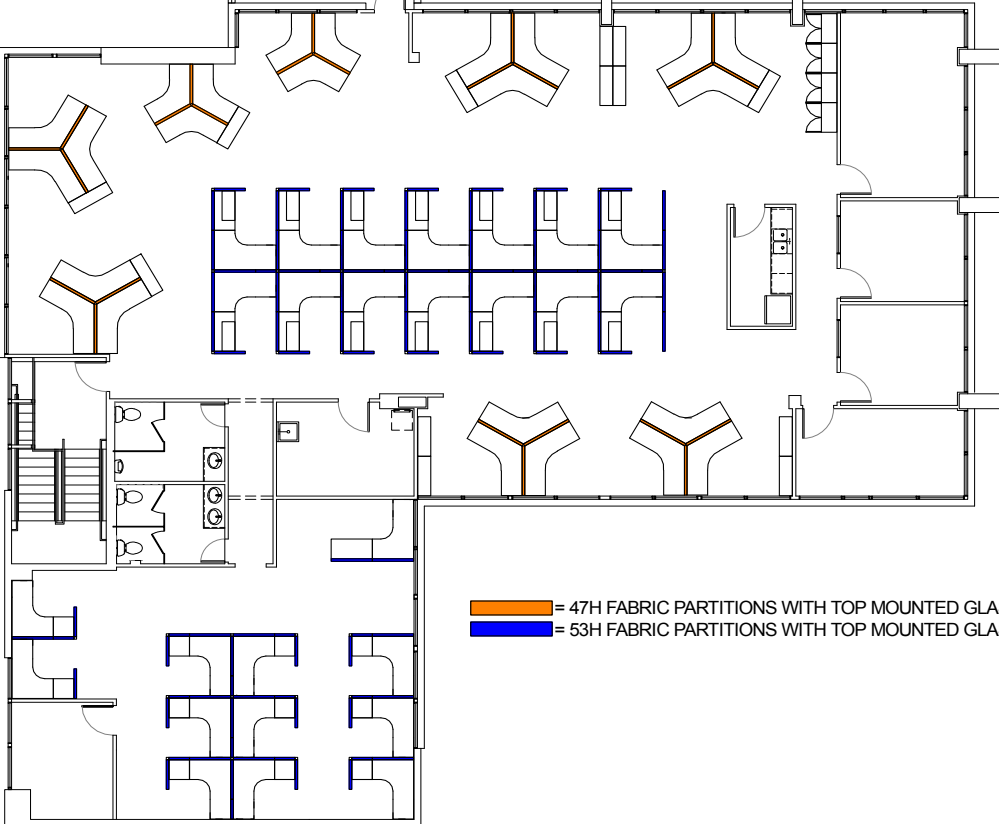


— = 47H FABRIC PARTITIONS WITH TOP MOUNTED GLASS  
— = 53H FABRIC PARTITIONS WITH TOP MOUNTED GLASS

## SECOND FLOOR



## 3RD FLOOR



— = 47H FABRIC PARTITIONS WITH TOP MOUNTED GLASS  
— = 53H FABRIC PARTITIONS WITH TOP MOUNTED GLASS



# PROPERTY HIGHLIGHTS

## ADDRESS

605 3rd Street  
Encinitas, CA  
92024

## SUBMARKET

Encinitas – North  
Beach Cities

## TOTAL SF

14,398  
Square Feet

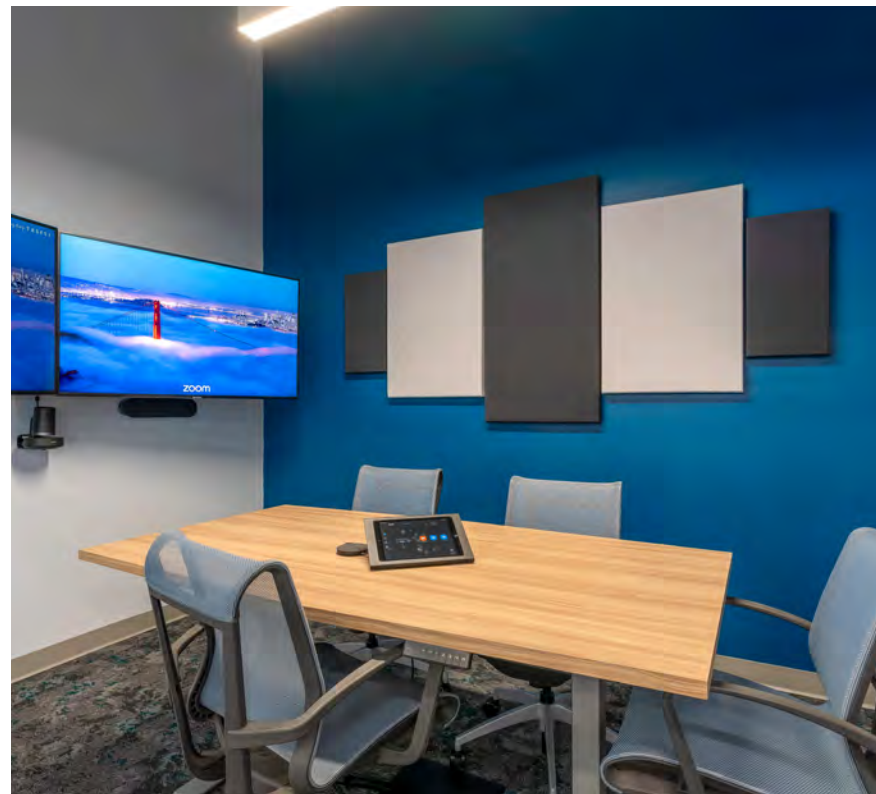
## ZONING

D-OM

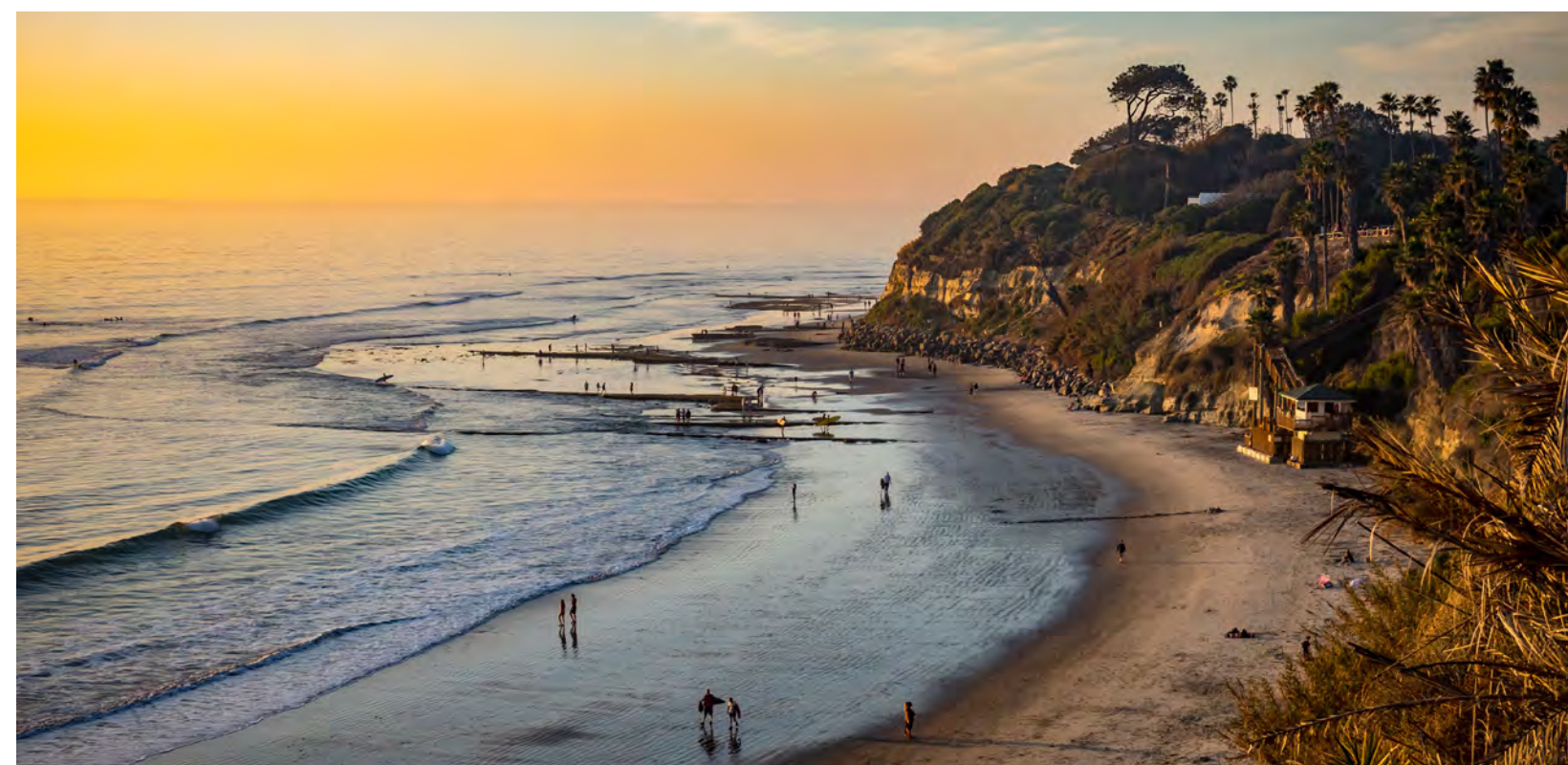
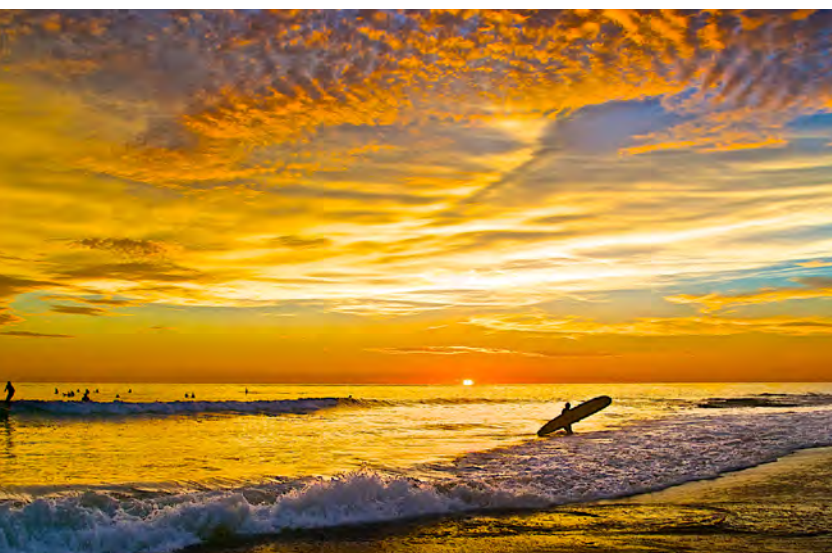
## RENTAL RATE

\$4.85/SF +  
Utilities &  
Janitorial

- Located in walkable Downtown Encinitas
- Modern wood and stone exterior finishes
- Glass line ideal for executive offices
- Prominent signage opportunities at the corner of Third and E Street before Sunset Vista Point, the Boneyard Beach lookout
- Some furniture may be available
- Private offices, coworking stations with fabric & glass partitions, conference and meeting rooms, copy and break rooms
- Situated 0.3 miles/ 3 blocks from Moonlight Beach and .8 miles / 6 minutes from The I-5 Freeway via Encinitas Blvd
- Exceptional demographics with an average household income of \$162,963 and median home value of \$999,738 in a 5-mile radius









# Local Amenities



GRANDVIEW BEACH

BEACON'S BEACH

STONESTEPS BEACH

MOONLIGHT BEACH

LEUCADIA FARMER'S MARKET

DOWNTOWN ENCINITAS



COMING SOON!  
RESIDENTIAL DEVELOPMENT



COMING SOON!  
THE CAPTAIN

ENCINITAS BLVD.

LEUCADIA BLVD.



BETTER BUZZ

Herb & Sea

Choice

lofty COFFEE CO.

INN AT MOONLIGHT BEACH

BUONA TORCHETTA

LOUIS

PANNIKIN COFFEE & TEA

VIGILCCI'S

PRODUCE PURCHASE

MRKT SPACE

+VALENTINA+

SOLTERRA

COFFEE COFFEE

Le Papangayo

THE CANAL

HAGGO'S ORGANIC TACO

Just Peachy

FISH 101

SURFHOUSE HOTEL

SAINT ARCHER

STARBUCKS COFFEE





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