

FOR LEASE

CBRE

AVAILABLE  
1,516 SF

POTENTIALLY  
AVAILABLE  
3,058 SF

# 1465 Encinitas Blvd

ENCINITAS | CA 92024





## PROPERTY OVERVIEW AT A GLANCE

1465 Encinitas Boulevard is a 15,167 square foot strip center conveniently situated off of Encinitas Blvd and El Camino Real.

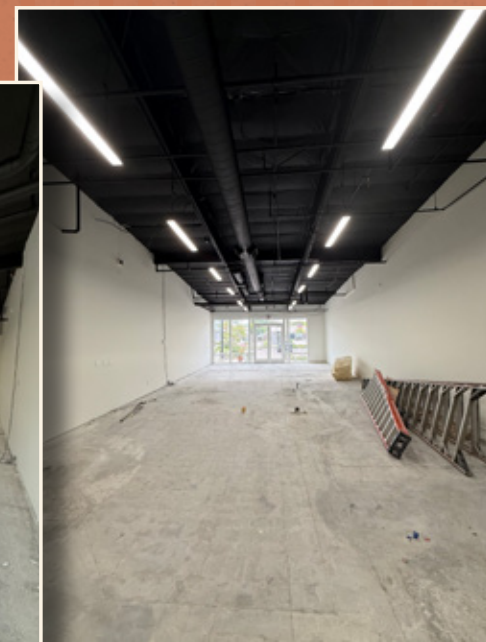
The center features a mix of retail spaces suitable for various business types, providing flexible leasing options. Surrounding amenities and nearby residential communities contribute to a steady flow of potential customers, enhancing the overall appeal of the location for prospective tenants looking to establish a presence in this active market.

### HIGHLIGHTS

- × High Purchasing
  - Power: over \$227,000 HH Income
- × Traffic Counts
  - Encinitas Blvd - 28,558 CPD
  - El Camino Real - 41,698 CPD
- × Signalized intersection



**AVAILABLE**  
SUITE B | +1,516SF





## DEMOGRAPHICS OVERVIEW

WITHIN A 10 MINUTE DRIVE



**67,917**

2024 Population



**\$227,029**

2024 Household Income



**66,684**

2029 Population Projection



**\$255,736**

2029 Household Income Projection



**25,794**

2024 Household



**72,754**

Daytime Population



**26,152**

2029 Household Projection



**20,182**

Bachelor's Degree

# SITE PLAN



| SUITE | TENANT NAME                                       | SIZE     | SUITE | TENANT NAME             | SIZE     |
|-------|---------------------------------------------------|----------|-------|-------------------------|----------|
| A     | Light Gallery Plus                                | 3,312 SF | E-F   | Mexico Viejo Restaurant | 2,506 SF |
| A102  | Performing Arts Workshop<br>POTENTIALLY AVAILABLE | 3,058 SF | G     | Posh Pets Grooming      | 743 SF   |
| B     | AVAILABLE                                         | 1,516 SF | H     | Chiropractor            | 1,426 SF |
| C-D   | Dose Fitness                                      | 2,606 SF |       |                         |          |

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

# AERIAL OVERVIEW



Walgreens  
Bank of America

KOHL'S

FIVE GUYS  
BURGERS and FRIES

BevMo!  
TJ-max

ANYTIME FITNESS  
verizon  
PEPBOYS  
Advance Auto Parts  
100% VONS  
MEADOWS FARMS  
Wendell's Market  
UPS  
FlameGoods

PAINT PAINT  
See's CANDIES  
sleep number  
MISSION  
ME

ENTERPRISE  
BANK & TRUST

DOLLAR TREE

rubio's  
MEXICAN GRILL

DRAKE  
CARTERS

CVS

THE COTTAGE

Chick-fil-e

MY BISTROT'S BISTRO

F Mobile  
SUPERCUTS

HYDRATION BOOM  
nēktar

Ralph's

Great Clips

BODYROK

Shred It Drive

CHASE

DISCOUNT  
TIRE

B  
new balance

drybar

BOZECOMP

ATHLETA

SEPHORA

EL CAMINO REAL

ENCINITAS FORD

MOCHINUT

State Farm

Luna Grill  
high performance

GS  
GOLDWELL BANKERS

TRADER JOE'S

Orto  
MATTRESS

RELAX THE BACK

HomenCook  
ENCINITAS

Habit  
BURGER GRILL

Petco Coffee

ENCINITAS  
CITY GOLF

Jack  
BY THE BAC

water  
PROOFING  
denFal

LightGALLERY  
plus

TACO  
BELL

AVAILABLE  
1,516 SF

DOSE  
FITNESS

MEXICO  
VIEJO

POTENTIALLY  
AVAILABLE  
3,058 SF

ENCINITAS BLVD

UC San Diego Health

U-STORE  
MULTI-USE STORAGE

FASTSIGNS  
Make Your Statement

THE  
GOLF MARY

CHIROPRACTOR

POSH PETS  
GROOMING



# 1465 Encinitas Blvd

ENCINITAS | CA 92024

**REG KOBZI**

Senior Vice President

+1 858 546 4604  
reg.kobzi@cbre.com

Lic. 00917639

**MICHAEL PETERSON**

Senior Vice President

+1 858 646 4749  
michael.peterson@cbre.com

Lic. 01969314

**LANE ROBERTSON**

Associate

+1 858 646 4749  
lane.robertson@cbre.com

Lic. 02206700

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.