

Commercial Space for Lease

RARE OPPORTUNITY

# CAMINO ENCINITAS Plaza

The only multi-tenant automotive center in the trade area



318-330 N El Camino Real | Encinitas

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES

# The Property



CAMINO ENCINITAS PLAZA

43,900 CPD  
EL CAMINO REAL

28,441 CPD  
ENCINITAS BLVD



Excellent store front and **Monumental signage** available



Highly desirable Encinitas **Trade Area**



Prime El Camino Real **frontage**



**Median Household Income** \$125,495 (3 mile)



**Reserved parking** available

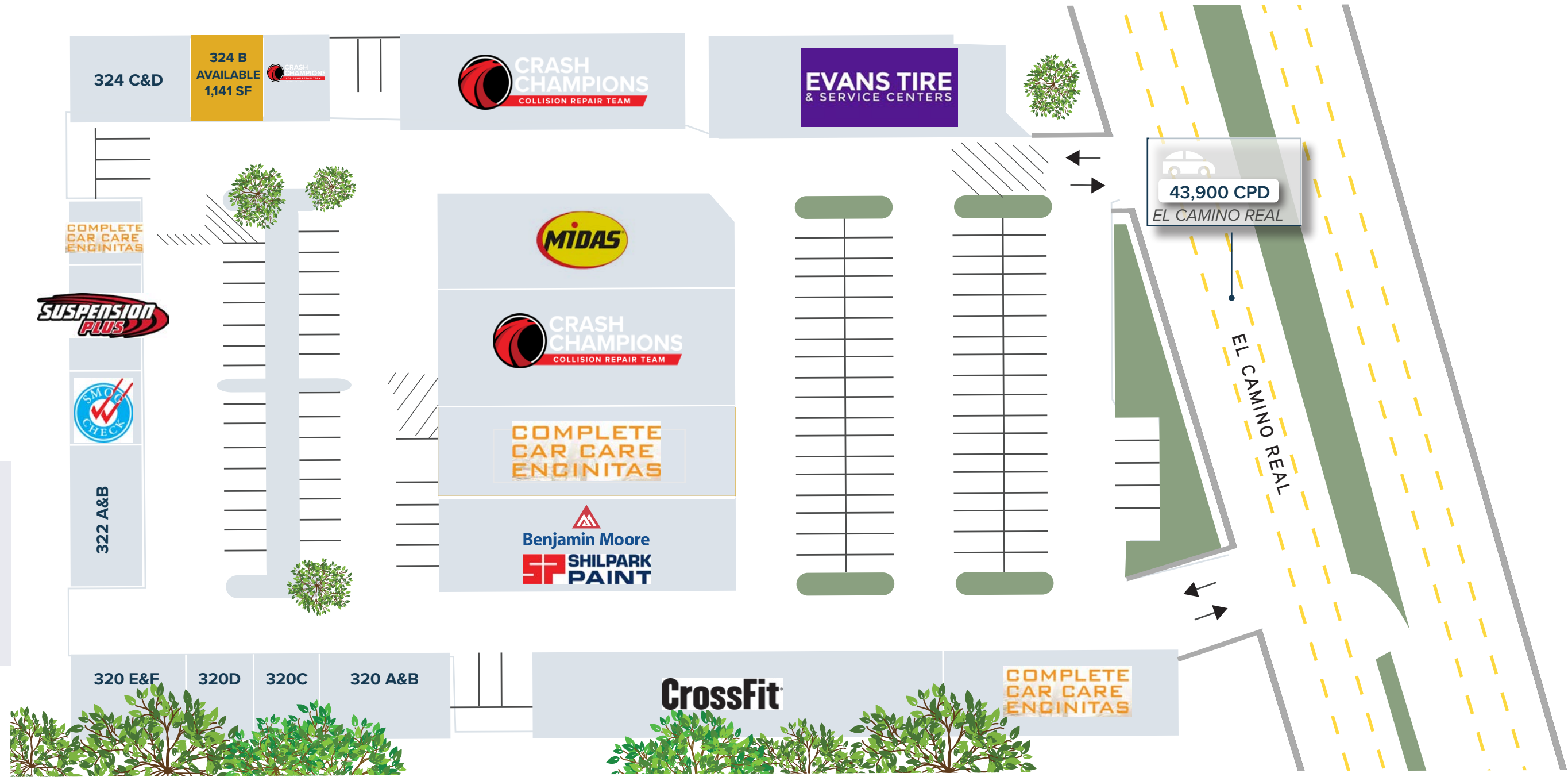


**43,900 cars per day** on El Camino Real



**Excellent access w/** 2 curb-cuts & a left-in turn on El Camino Real

# Site Plan



Most tenants have been successfully operating in the center for 10+ year and vacancies are rare.

Suite	Tenant	Suite	Tenant	Suite	Tenant	Suite	Tenant	Suite	Tenant
318A	Complete Car Care	320A&B	Coast Foreign Auto	322A&B	Encinitas Auto	324A	Crash Champions	328B	Crash Champions
318B	Crossfit Counter Culture	320C	Japanese Car	322C	FIC Smog	324B	Available 1,141 SF	328C	Midas Muffler
		320D	K&B Auto Repair	322D&E	Suspension Plus		North County Independent Audi/VW Services	328A	Complete Car Care
		320E&F	California Body & Paint	322F	Complete Car Care			328D	Shilpark Paint



# The Location

Encinitas, California is an interesting mix of a coastal city filled with beautiful scenery and a bustling town of around 50,000 residents. It's located 25 miles to the north of San Diego, and 95 miles south of Los Angeles, however, the laid-back vibe that permeates the area is closer to that of San Diego than L.A- a unique combination of old beach town atmosphere, a healthy outdoor lifestyle, and beautiful, expansive beaches.

The hippest beach city on the San Diego coastline, this place offers nightlife, restaurants, an historic old theater, plus plenty of shops along the coast highway. A few beach hotels, a classic record store, some real style taco shops, where surfers frequent.

TOTALESCAPE.COM

DEMOS	Population	Employee Population	Avg HH Income	Population Growth
	1 mile	14,320	15,110	\$146,967
3 mile	82,640	78,525	\$163,940	
5 mile	151,275	146,200	\$167,688	

# The Neighborhood



Leucadia Blvd

Encinitas Blvd

### FORUM CARLSBAD

43,900 CPD  
EL CAMINO REAL

CAMINO ENCINITAS PLAZA

THE HOME DEPOT

O'Reilly AUTO PARTS


BMW ENCINITAS

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**43,9000 CPD**  
EL CAMINO REAL

**CAMINO  
ENCINITAS  
PLAZA**

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