

CALL LISTING AGENT FOR PRICING.

2179-2181 San Elijo Ave Cardiff-By-The-Sea

Bata Wealth Group

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AUDIA

TEVEN





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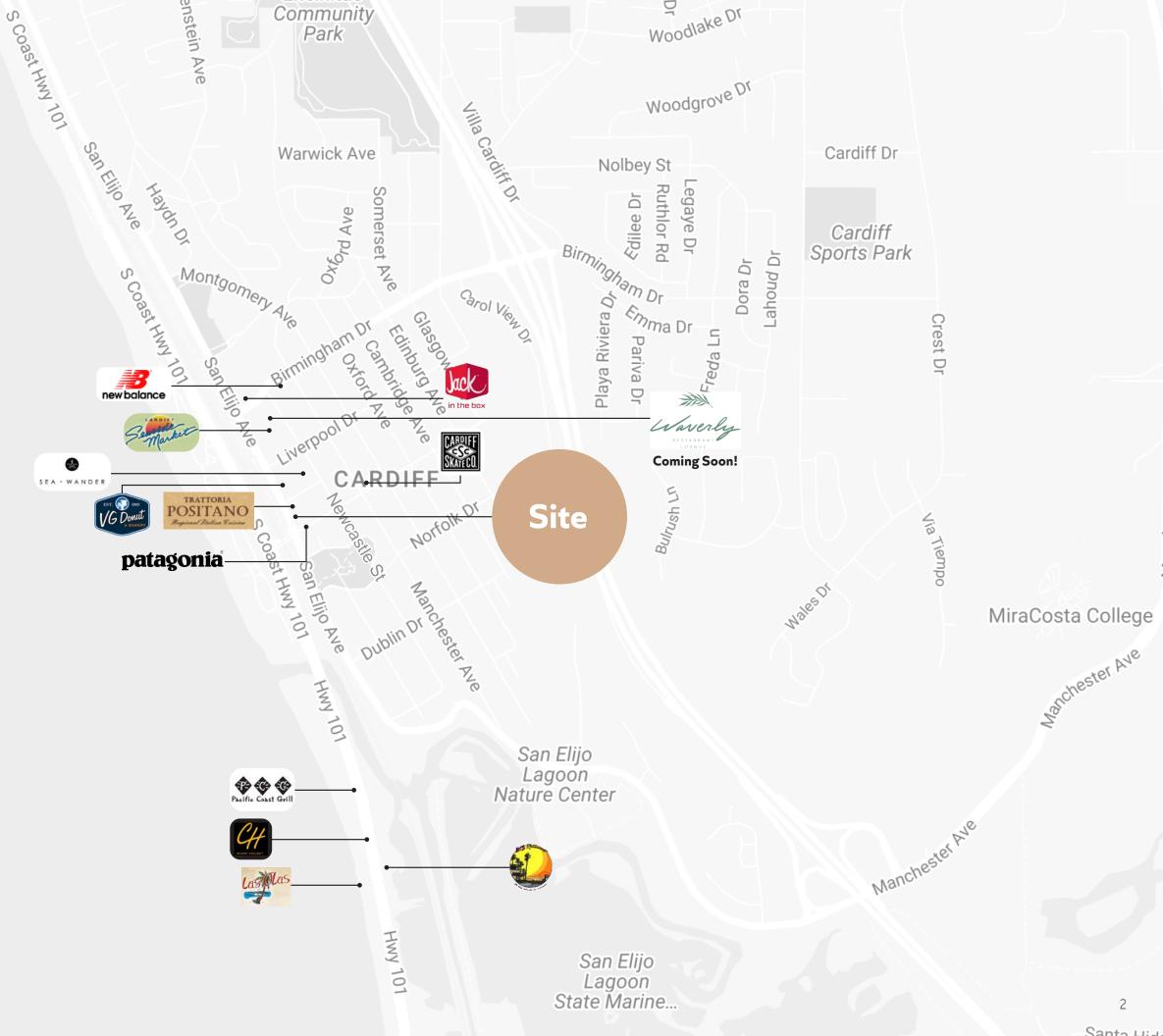
ABOUT THE SITE

- Ground Floor: 1,375 sf retail space available for lease
- Second Floor: 3 bed, 2 bath residential apartment unit (remodeled with ocean view, short term rental in place)
- Iconic mixed-use commercial building for lease situated at the main intersection of Cardiff
- In the heart of Cardiff just steps away from the beach

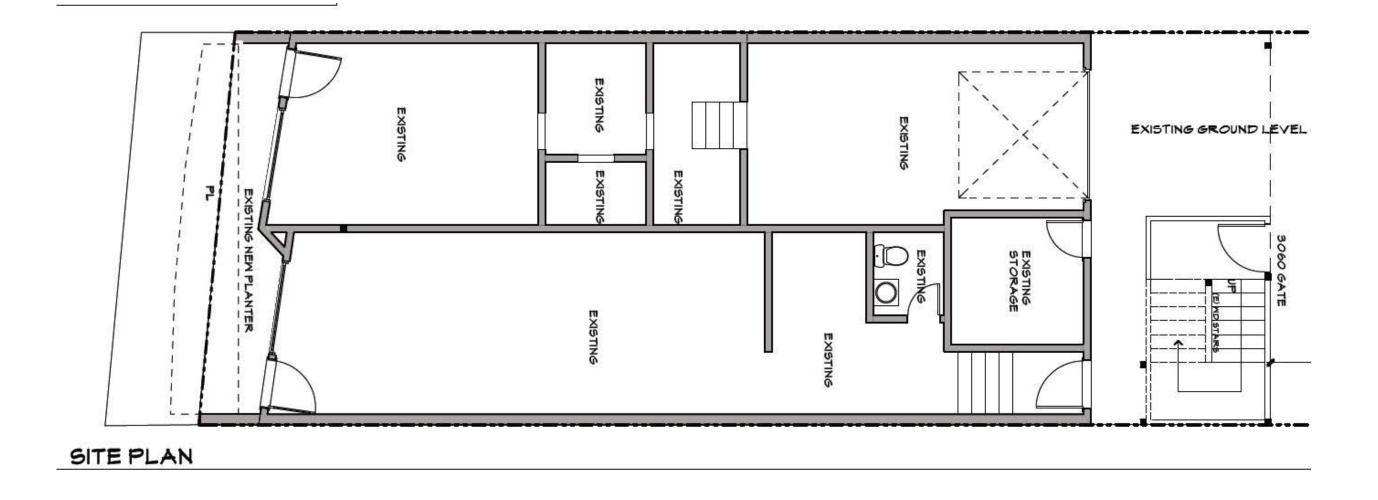
ABOUT THE AREA

Cardiff-by-the-Sea is a coastal community found in Encinitas, bordering Solana Beach to the south in San Diego County, California. The coastline is well-known for wide open sandy beaches, gorgeous cliffs and countless surfing. Cardiff is also known for great camping. San Elijo Beach Campground is a favorite spot for many San Diego locals and visitors with its oceanfront scenery.

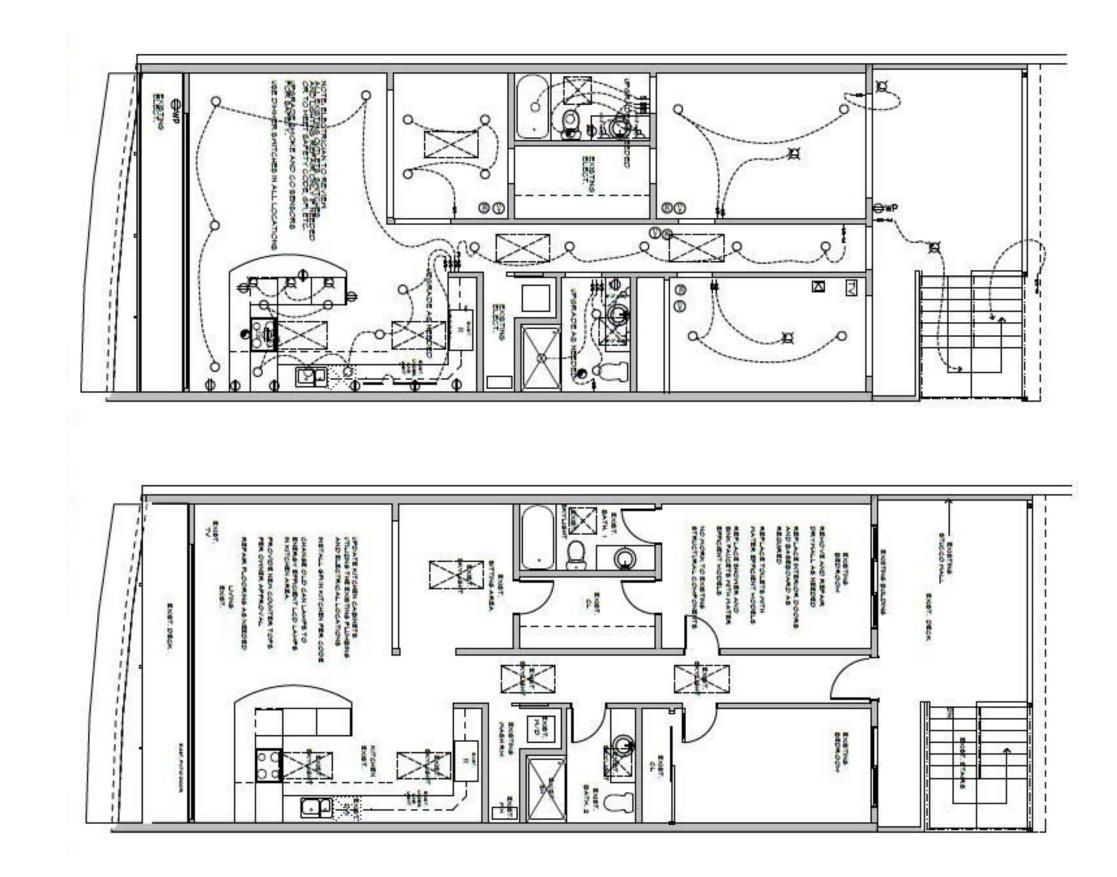
Cardiff has a population of 10,945. The total number of households is 4,674 with 2.34 people per household on average. Total household expenditures in Cardiff-by-the-Sea are above the national average. The median age of the current population is 41.7 with 4,824 people being married and 3,225 being single. The employment numbers show that there are 70% white collar employees and 30% blue collar employees.



1375 SF AVAILABLE



GROUND FLOOR

















EXPANDED DEMOGRAPHIC PROFILE

POPULATION Estimated Population Forecasted Population (2021)

DAYTIME DEMOS

Total Number of Businesses Total Number of Employees

MEDIAN HH INCOME Estimated Median Household Income

Median Family Income

AVG HH INCOME

Estimated Avg Household Income Avg Family Income

OTHER INCOME

Est. Proj. Median Disposable Income

1 Mile	3 Miles	5 Miles
8.983	53,932	107,420
9,263	55,833	114,296

437	3,793	5,497
2,541	27,235	44,556

\$101,297	\$104,057	\$122,049
\$106,919	\$117,039	\$136,568

\$138,250	\$145,780	\$169,432
\$137,122	\$151,393	\$173,059

\$78,711 \$80,599 \$9

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