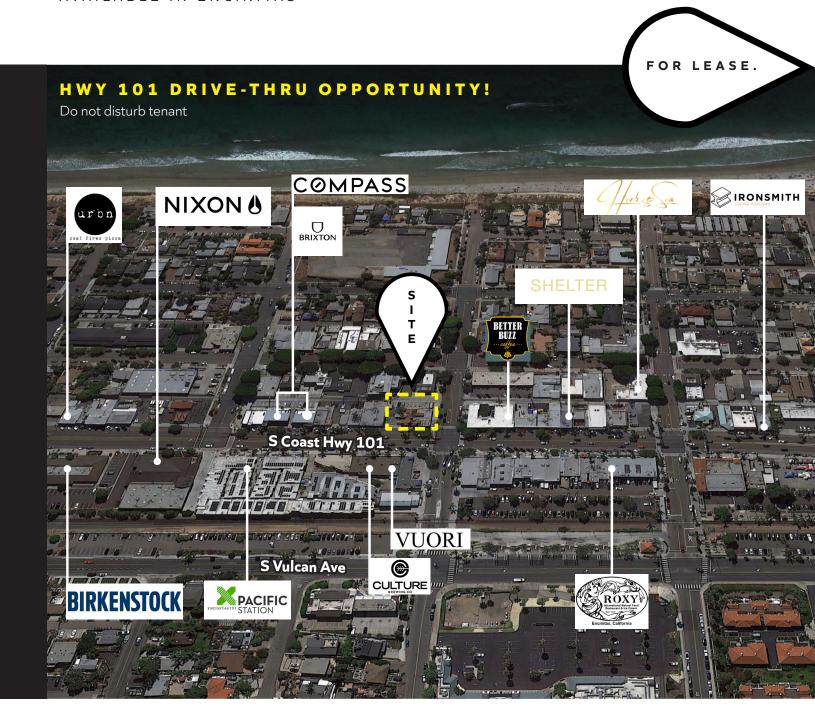
608 S Coast Hwy 101 Encinitas, CA

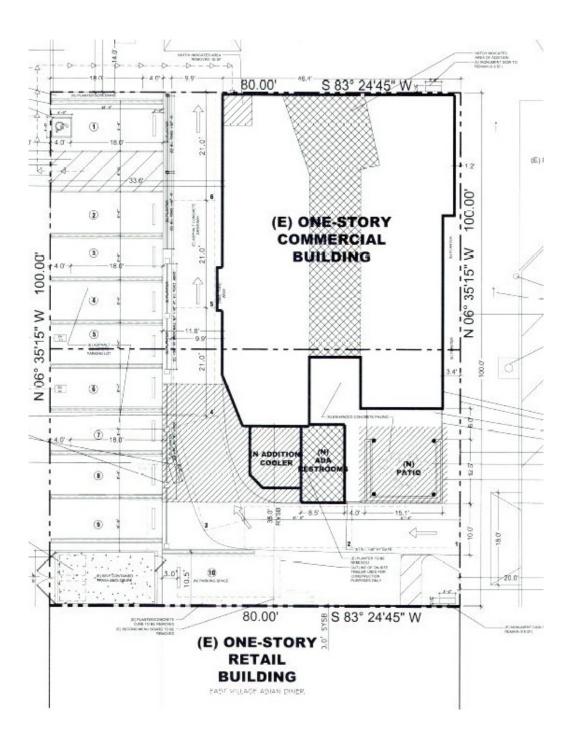
FOR LEASE. ICONIC RESTAURANT SPACE AVAILABLE IN ENCINITAS

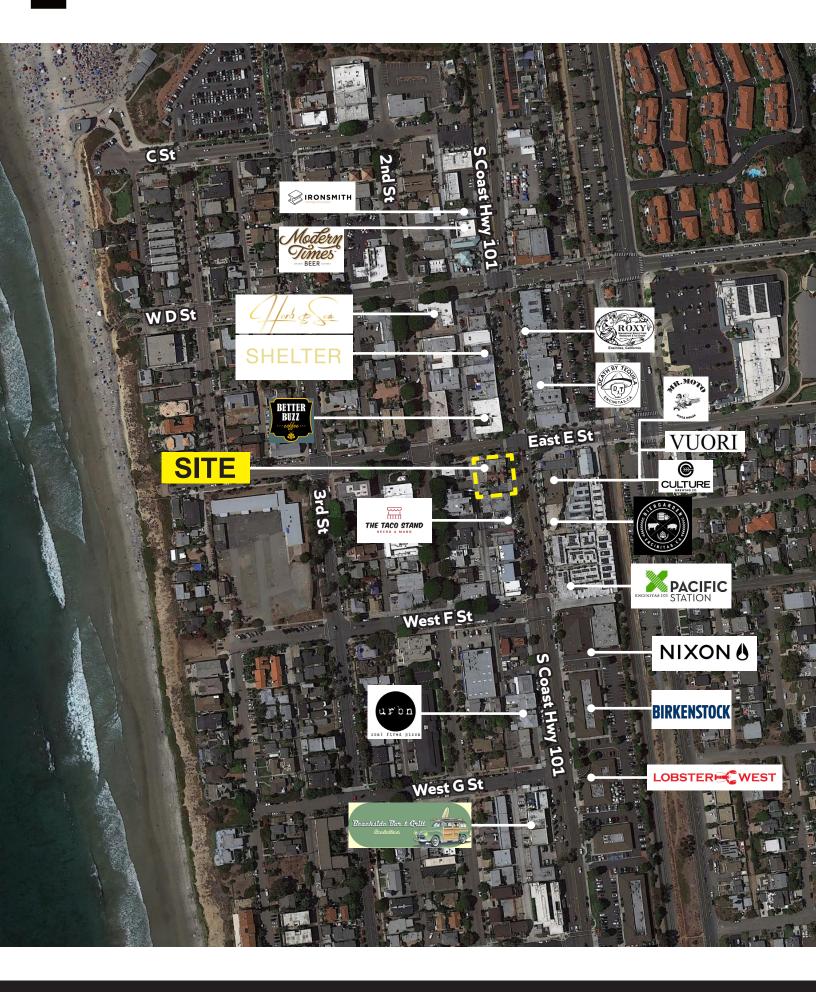




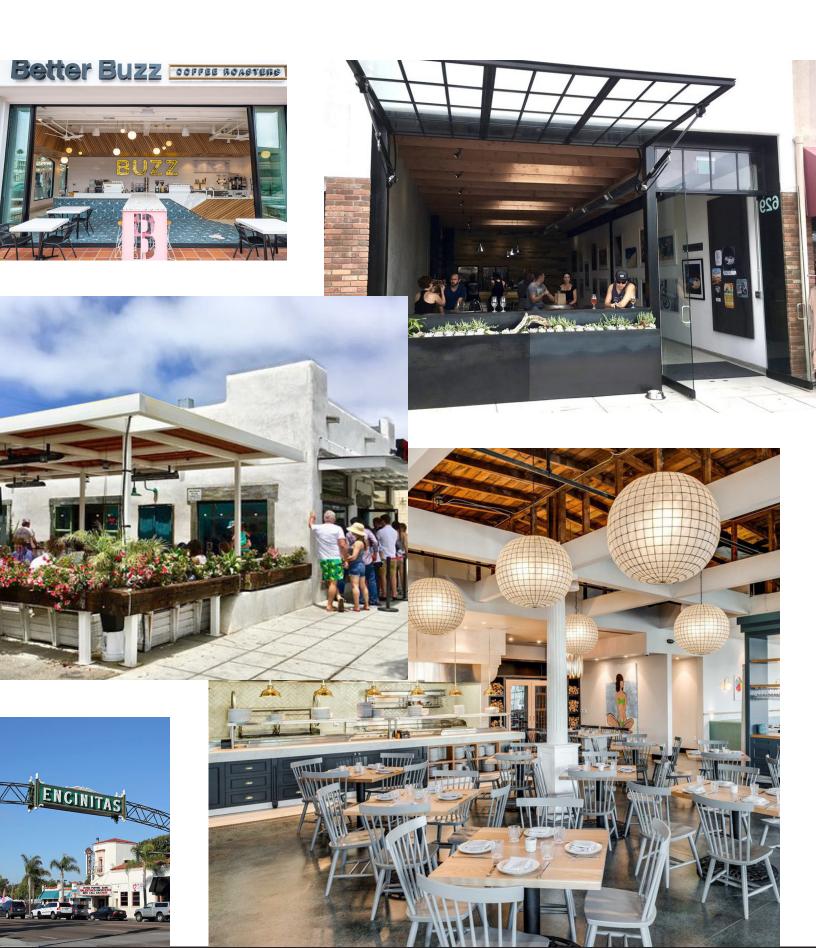
Property Features.

- + Approximately 2,138 sf freestanding restaurant building
- + One of only 2 drive-thru restaurants on Hwy 101
- + Property offers dedicated parking on-site
- + Approximate lot size: 8,015 sf
- + Newly approved remodel plans for tenant's use
- + Adjacent to high performing restaurants and retailers such as Herb & Sea, Better Buzz Coffee, Vuori, Taco Stand and more.









608 S Coast Hwy 101, Encinitas, CA 92024

| POPULATION | 1 mile | | 3 miles | | 5 miles | |
|---|-----------|--------|-----------|--------|-----------|--------|
| Total Population | 9,973 | | 57,934 | | 125,117 | |
| Projected Population (2022) | 10,132 | | 58,941 | | 127,707 | |
| housing | | | | | | |
| ID HOUSING | | | | | | |
| Total Households | 4,442 | | 23,964 | ŀ | 50,390 | |
| Projected Total Households (2022) | 4,507 | | 24,330 |) | 51,296 | |
| INCOME | | | | | | |
| Median Household Income | \$114,141 | | \$114,843 | 3 | \$121,772 | |
| Average Household Income | \$156,785 | | \$155,641 | | \$165,551 | |
| Per Capita Income | \$66,554 | | \$64,197 | 7 | \$66,732 | |
| Median Disposable Income | \$90,151 | | \$91,175 | | \$97,473 | |
| Average Disposable Income | \$105,929 | | \$106,231 | L | \$111,665 | |
| IQI DAYTIME DEMOS | | | | | | |
| Total Daytime Population | 13,596 | | 61,096 | | 127,464 | |
| Daytime Population Workers | 8,657 | | 30,841 | | 60,602 | |
| Daytime Population Residents | 4,939 | | 30,255 | | 66,862 | |
| TTT RACE & ETHNICITY | | | | | | |
| White | 8,334 | 83.57% | 48.123 | 83.07% | 103,755 | 82.93% |
| Black or African American | 60 | 0.60% | 371 | 0.64% | 988 | 0.79% |
| American Indian& Alaska Native Population | 58 | 0.58% | 293 | 0.51% | 509 | 0.41% |
| Asian Population | 428 | 4.29% | 2,754 | 4.75% | 7,946 | 6.35% |
| Pacific Islander Population | 16 | 0.16% | 93 | 0.16% | 167 | 0.13% |
| Other Race Population | | 6.88% | | 6.77% | | 5.04% |
| Population of Two or More Races | | 3.92% | , | 4.10% | , | 4.35% |
| Hispanic Population | | 17.76% | | 16.51% | | 14.25% |
| Non-Hispanic Population | 8,202 | 82.24% | 48,370 | 83.49% | 107,281 | 85.74% |
| EDUCATION | | | | | | |
| Bachelor's Degree | 2,820 | 37.55% | 15,187 | 35.29% | 32,995 | 36.19% |
| Graduate/Professional Degree | , | 26.78% | | 27.19% | | 28.68% |
| ▲ AGE | | | | | | |
| Median Age | 42.6 | | 44.1 | | 44.6 | |
| nediali Age | 42.0 | | 44.1 | | 44.0 | |



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