

608 S Coast Hwy 101 Encinitas, CA

FOR LEASE. ICONIC RESTAURANT SPACE
AVAILABLE IN ENCINITAS



HWY 101 DRIVE-THRU OPPORTUNITY!

Do not disturb tenant





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

Total Households	4,442	23,964	50,390
Projected Total Households (2022)	4,507	24,330	51,296



INCOME

Median Household Income	\$114,141	\$114,843	\$121,772
Average Household Income	\$156,785	\$155,641	\$165,551
Per Capita Income	\$66,554	\$64,197	\$66,732
Median Disposable Income	\$90,151	\$91,175	\$97,473
Average Disposable Income	\$105,929	\$106,231	\$111,665



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



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	686 6.88%	3,923 6.77%	6,306 5.04%
Population of Two or More Races	391 3.92%	2,376 4.10%	5,447 4.35%
Hispanic Population	1,771 17.76%	9,564 16.51%	17,835 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	2,011 26.78%	11,703 27.19%	26,144 28.68%



AGE

Median Age	42.6	44.1	44.6
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