

±22,500 SF SPACE AVAILABLE

# ENCINITAS RANCH

*Town Center*





Encinitas  
Ranch  
Town  
Center





# Encinitas Ranch Town Center.

Encinitas Ranch Town Center contains approximately 529,000 square feet and offers a strong mix of major tenants along with many specialty stores including: Target, Stater Brothers, Dick's Sporting Goods, Scandinavian Designs, Best Buy, Barnes & Noble, Total Wine & More, Petsmart, Ross, Vans, Chase Bank, US Bank, Cava, Urbane Café, and more. The second phase of Encinitas Ranch Town Center, the Plaza at Encinitas Ranch contains approximately 145,000 square feet and offers a strong mix of major tenants including: Walmart, AT&T, Starbucks Coffee, and Wild Fork.

Major surface streets and Interstate 5 offer excellent access to Encinitas Ranch Town Center and the Plaza at Encinitas Ranch. Tenants enjoy outstanding visibility with over 2,000 lineal feet of street frontage along El Camino Real.

Encinitas Ranch serves the affluent communities of Rancho Santa Fe, Del Mar, Lomas Santa Fe, La Costa, Carlsbad, and Encinitas. The Center rests minutes away from additional retail opportunities, the Encinitas Golf Course, and The Four Seasons Hotel & Resort.





## Property Highlights.

- Dominant retail shopping center in North County
- Affluent demographics and solid family households
- Established retail volumes throughout the center
- One of the top producing Target stores in the county





ENCINITAS RANCH TOWN CENTER



Site Plan.

Suite	Tenant	SF	Suite	Tenant	SF
ENCINITAS RANCH TOWN CENTER			Pad 3	TRE Boutique	1,050
Building A	Target	139,358	Pad 3	Vans	3,016
Building B	Scandinavian Designs	37,500	Pad 3	Wahoo's Fish Tacos	2,585
Building B	Mor Furniture (Coming Soon)	9,851	Pad 3	J.Crew	8,679
Building C	Total Wine & More	30,067	Pad 4	The Joint Chiropractic	1,000
Building D	Salon World Suites	8,504	Pad 4	Hallmark	6,000
Building E	Famous Footwear	7,208	Pad 4	Panda Express	1,800
Building F	Bath & Body Works	3,000	Pad 4	Ultra Beauty Supply Salon	2,000
Building G	Petsmart	27,483	Pad 4	UPS Store	1,200
Building H	Ross Stores	28,053	Pad 6	Chase Bank	5,928
Building I	Barnes & Noble	25,013	Pad 7A	BBQ Galore	5,200
Building I	Barnes & Noble	1,255	Pad 7B	US Bank	4,800
Building J	Cava	2,684	Pad 8	Shell Gas Station/Car Wash/Lube N Tune	4,812
Building J	Juice Stop	804	Pad 9	McDonald's	2,539
Building J	Poki Poki	850			
Building J	Sprint	2,021			
Building J	Starbucks Coffee	1,200			
Building J	Supercuts	1,548			
Building J	Urbane Café	2,241			
Building K	LensCrafters	6,500			
Building K	Men's Wearhouse	4,534			
Building L	Best Buy	25,650			
Building M	Stater Brothers	50,245			
Building N	Dicks Sporting Goods	43,269			
Pad 1	Gaspar Physical Therapy	6,600			
Pad 10	Jersey Mikes	1,000			
Pad 10	KC's Tandoor Indian Cuisine	1,200			
Pad 10	Thai Society	1,000			
Pad 11	Enzo's BBQ (Coming Soon)	6,100			
Pad 2	El Pollo Loco	3,000			
Pad 3	Einstein Bros. Bagels	2,011			

SEPARATE OWNER		
Black Whale Lighting	Pad 5	
Ortho Mattress	Pad 5	
Scripps Health	Pad 5	



Site Plan.



Suite	Tenant	SF
PLAZA AT ENCINITAS RANCH		
1560-D	AT&T	3,335
1588	F&B Coming Soon	5,638
1560-A	Wild Fork	3,354
1590	Lease Pending	22,500
1580	Shell Gas & Carwash	3,000
1560-B	Starbucks Coffee	1,400
1560-C	Subway	1,115
1550	Walmart	104,759
Kiosk	Bank of America ATM	60
Kiosk	My iFix	142





1590 Leucadia Blvd

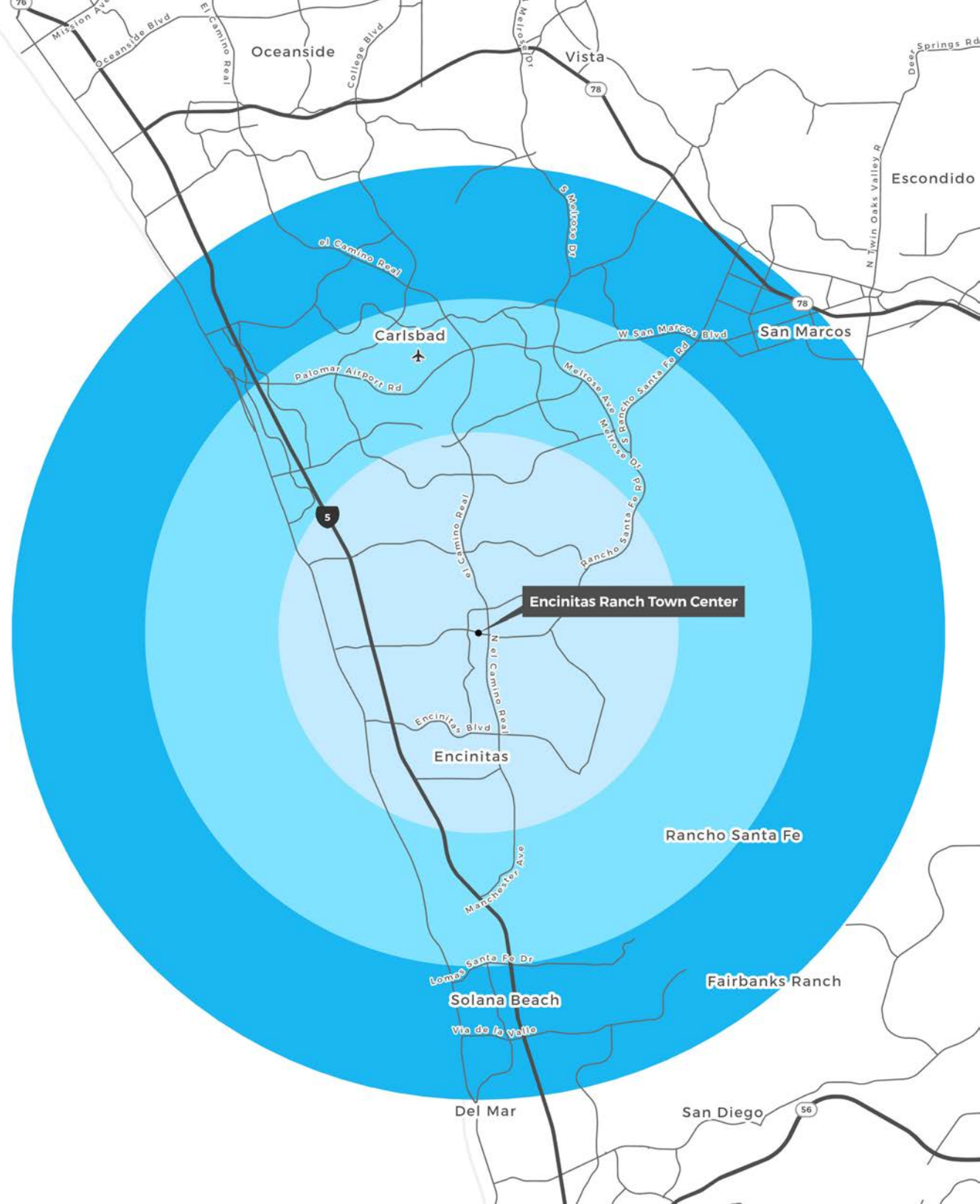
±22,500 sf

- 1st floor: ±12,528 sf
- 2nd floor: ±9,972 sf



1590 LEUCADIA BLVD





# Area Demographics.

**6.87M**  
annual visits to the center,  
making Encinitas Ranch Town  
Center one of the **busiest**  
**centers** in North County

**156K**  
people within a 5-mile  
radius, with an average  
household income of over  
\$166,000 per year

**Total Population**

**Average Household Income**

**Total Households**

**Daytime Population**

**Median Age**

**167K**

daytime employees within a  
5-mile radius of the center

	3 MILES	5 MILES	7 MILES
Total Population	92,289	156,584	227,692
Average Household Income	\$165,367	\$166,081	\$156,969
Total Households	36,259	60,662	88,527
Daytime Population	93,355	167,661	259,174
Median Age	44.4	42.9	42.9

**64%**

of the population in the  
immediate trade area has  
earned a bachelor's degree  
or higher

**Analytics**

mobile data shows  
consistent traffic at the  
center throughout the day



An aerial photograph of a large retail shopping center. The image shows a long, low-profile commercial building with a flat roof and large windows. Several stores are visible, including 'FAMOUS Footwear', 'ULTRA BEAUTY SUPPLY & SALON', 'PET SMART', and 'ROSS'. The building is surrounded by a vast parking lot filled with cars. Palm trees and other landscaping are scattered throughout the property. In the background, there are rolling hills under a clear blue sky with a few wispy clouds.

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