

Moonlight Plaza

305-335 SOUTH COAST HWY 101,
ENCINITAS, CALIFORNIA

TOP LEVEL AVAILABLE FOR LEASE
PANORAMIC OCEAN VIEW



The Opportunity

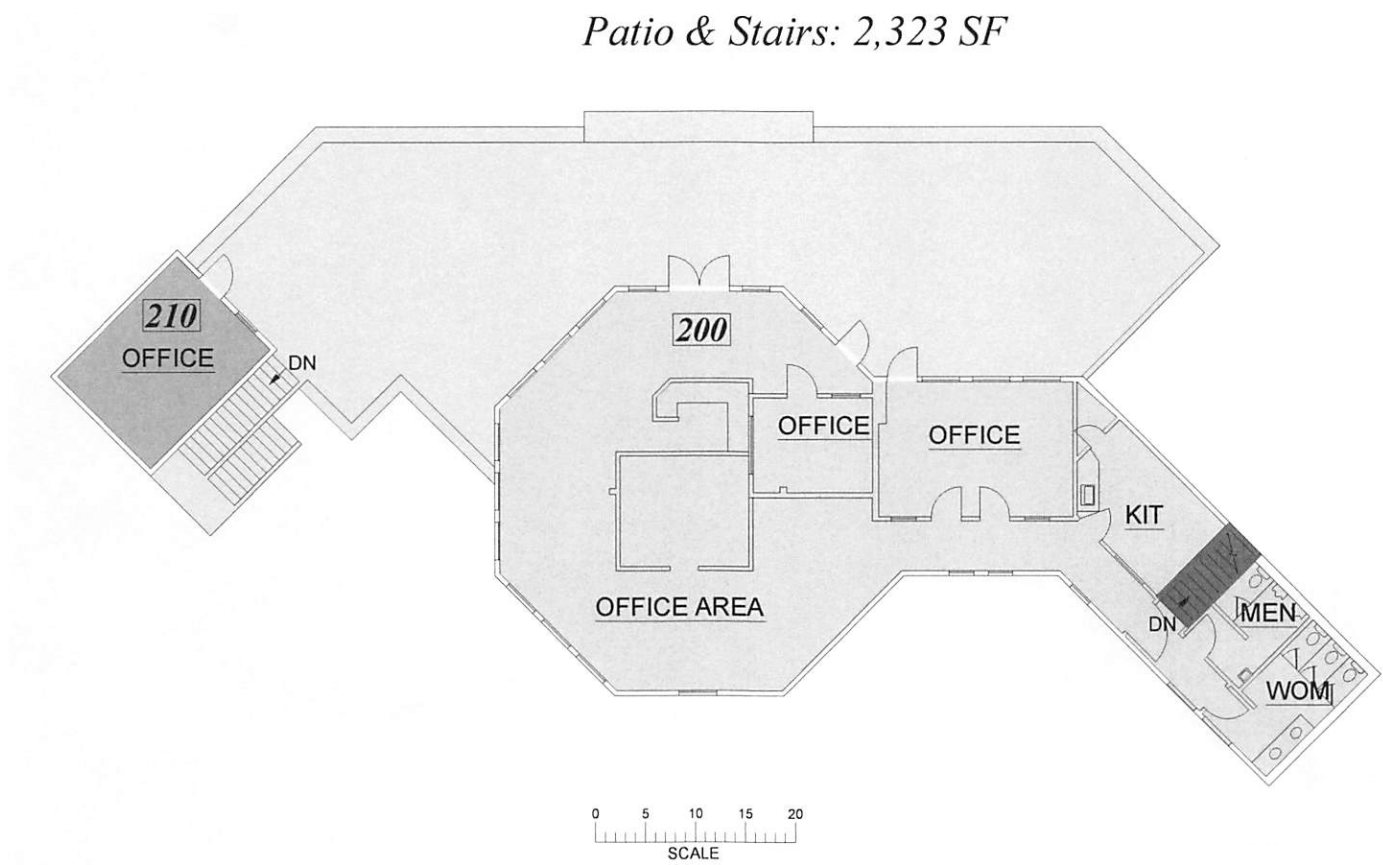
- Approximately 2,373 sf interior space plus ~2,323 sf patio
- Panoramic views of Pacific Ocean, Hwy 101, and Moonlight Beach
- Onsite parking
- Signage available fronting Hwy 101 and Encinitas Blvd





The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Site Plan



FLOOR SUMMARY	SQ.FT.
Total Rentable	2,373
Total Usable	2,373

Suite #	Usable	Rentable
200	2,147.2	2,147.2
210	225.7	225.7

The Neighborhood



MODERN TIMES



HERB & SEA



MOONLIGHT BEACH



ALOHA



THE TACO STAND



BETTER BUZZ



VUORI

Coast Hwy, Encinitas



lofty
COFFEE CO.

CHI!KO

SITE

Leucadia
Pizzeria & Italian Restaurant

Modern
Times
BEER

SĀGO

DEATH BY TEQUILA
MODERN SAJA C-ROAD | TOSTA-A BAR

Moonlight
Beach

GELATO 101
ENCINITAS LOCAL
No Franchise Opportunity Since 1991

TEMAKI BAR
HANDROLLS • BURGERS • SAKÉ

Herb & Sea

BETTER
BUZZ
...coffee...

The Baked Bear
Custom Ice Cream Sandwiches

Gelati & Peccati
gelato e pizza

THE TACO STAND
RECNO & MAND

VUORI

1ST
STREET
BAR
HWY 101 & BROADWAY, CA

CULTURE
BREWING CO

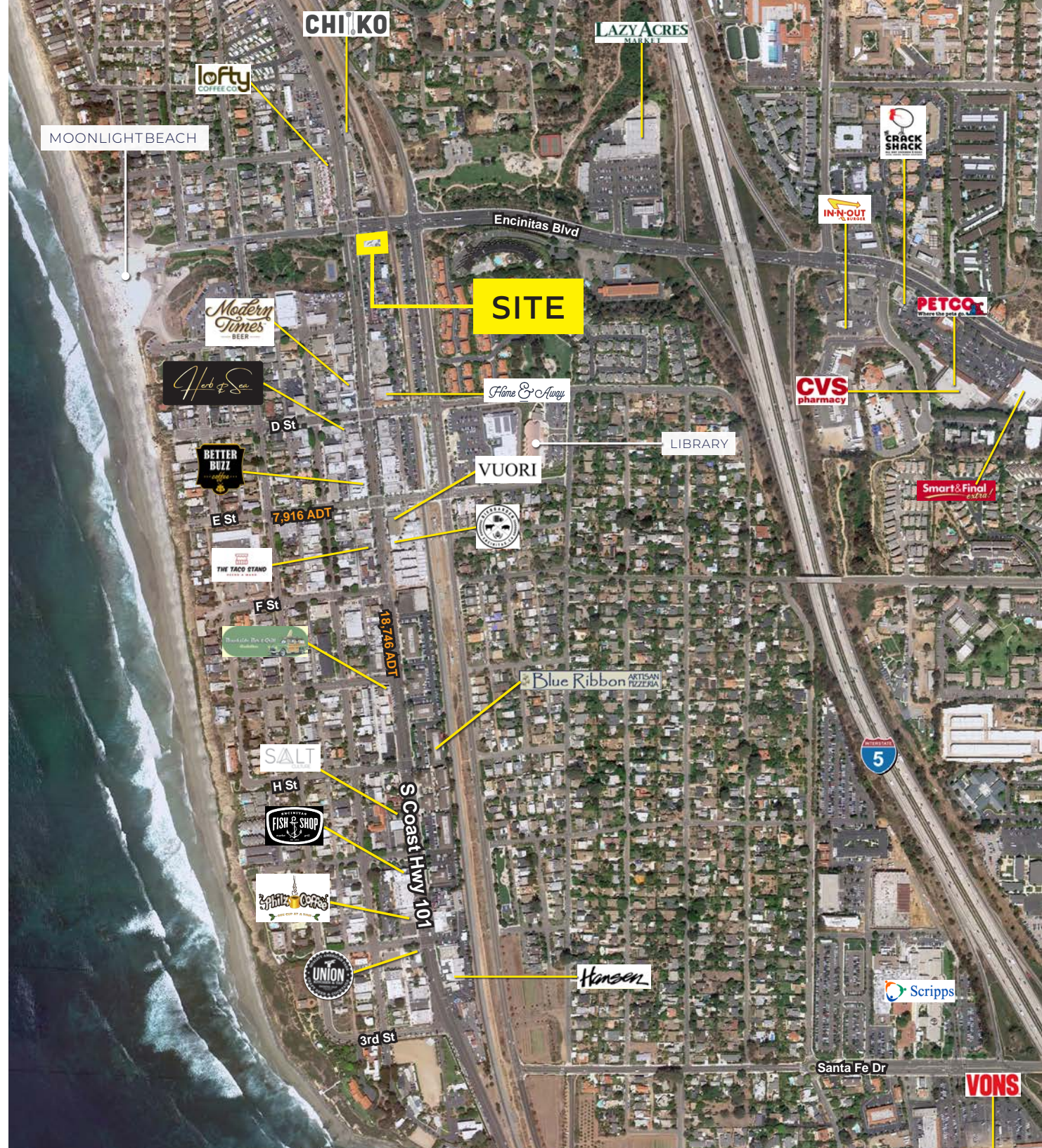
BRIXTON

BIERGARDEN
ENCINITAS, CA

ALOHA
COLLECTION

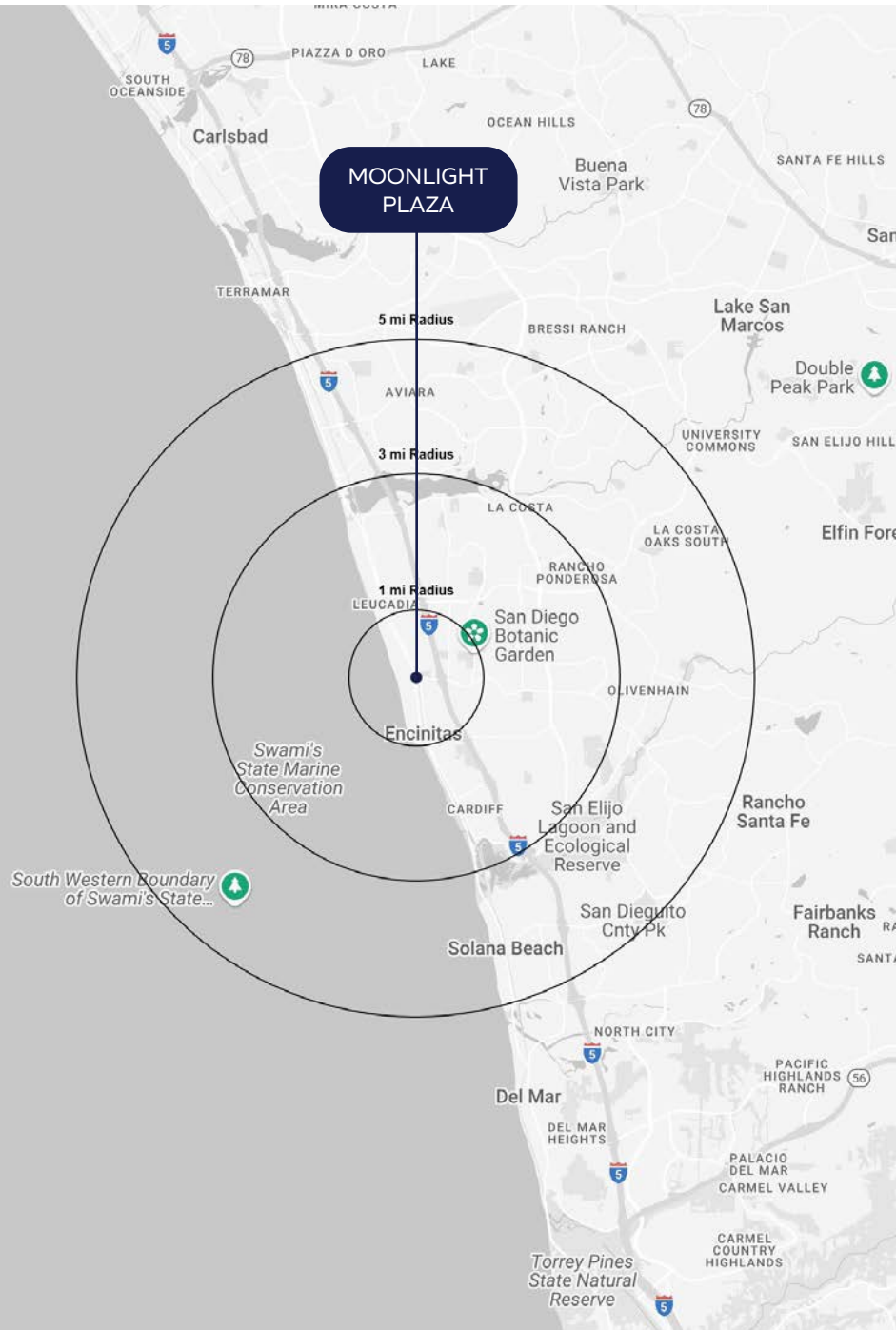
COAST HWY 101 | APT 18, 746

Downtown Encinitas



Demographics

EXPANDED DEMOGRAPHIC PROFILE



Population	1 Mile	3 Miles	5 Miles
Estimated Population	10,998	61,413	131,808
Forecasted Population (2029)	11,205	60,842	129,726

Daytime Demos			
Total Businesses	1,654	4,819	9,852
Total Employees	10,086	27,067	58,502

Household Income			
Estimated Median Household Income	\$153,452	\$165,883	\$168,340
Estimated Average Household Income	\$223,539	\$224,736	\$233,767

Number of Households			
Estimated Number of Households	4,650	24,875	52,797
Projected Number of Households	4,725	24,689	52,111

Age			
Median Age	43.8	43.8	44.4

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