

# For Lease • Olivenhain Platz



RETAIL SPACE AVAILABLE | 2240 ENCINITAS BLVD, ENCINITAS, CA



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# PROPERTY FEATURES



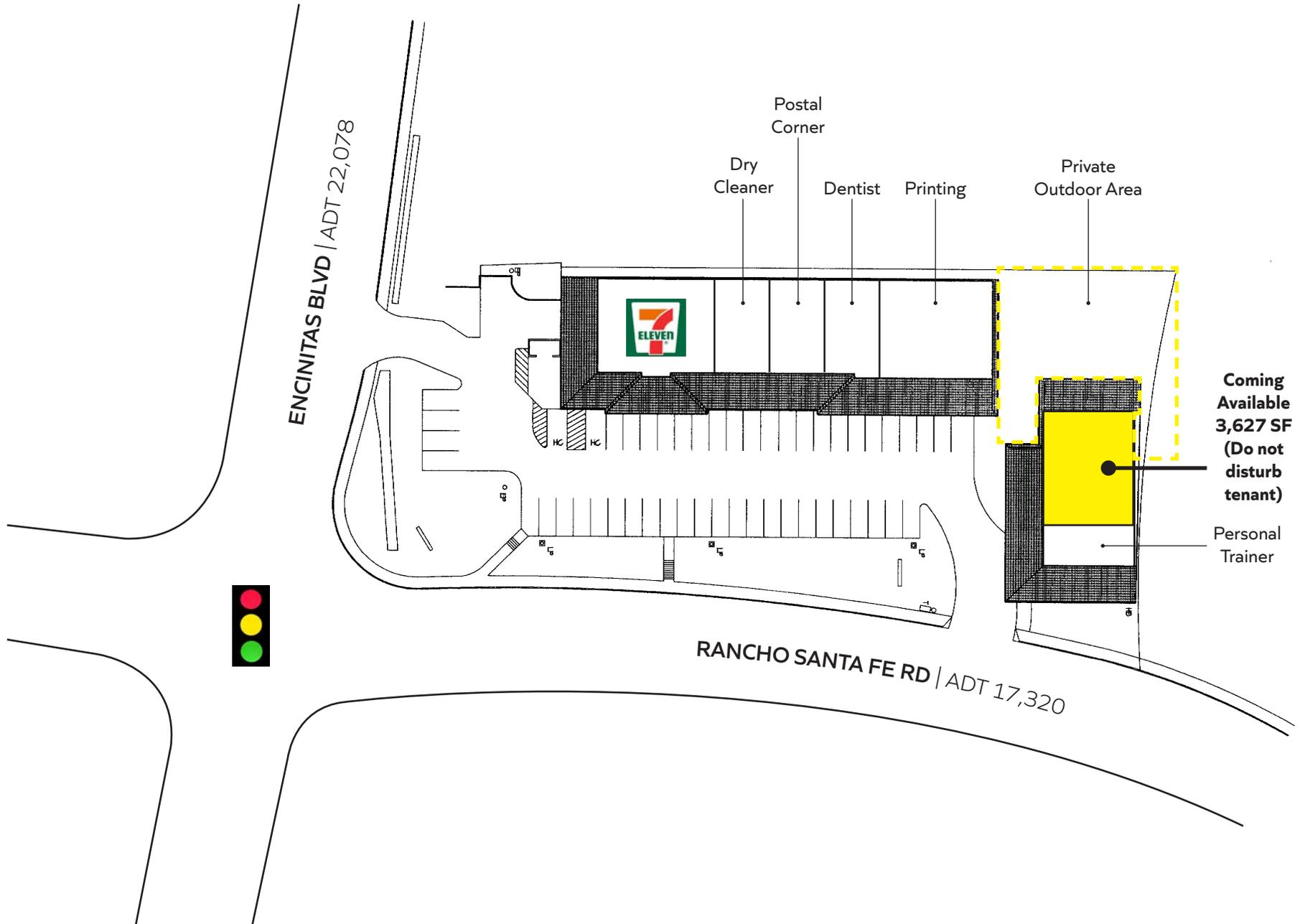
- The property is conveniently located at the gateway of Rancho Santa Fe and Encinitas, making it a regular stop for surrounding residents
- Easy access to nearby retail and the surrounding, affluent community

- The coming availability is currently being used as a daycare space with exclusive outdoor area. Owner is open to a variety of uses
- First space availability at the property in over 10 years

# TRADE AREA AERIAL



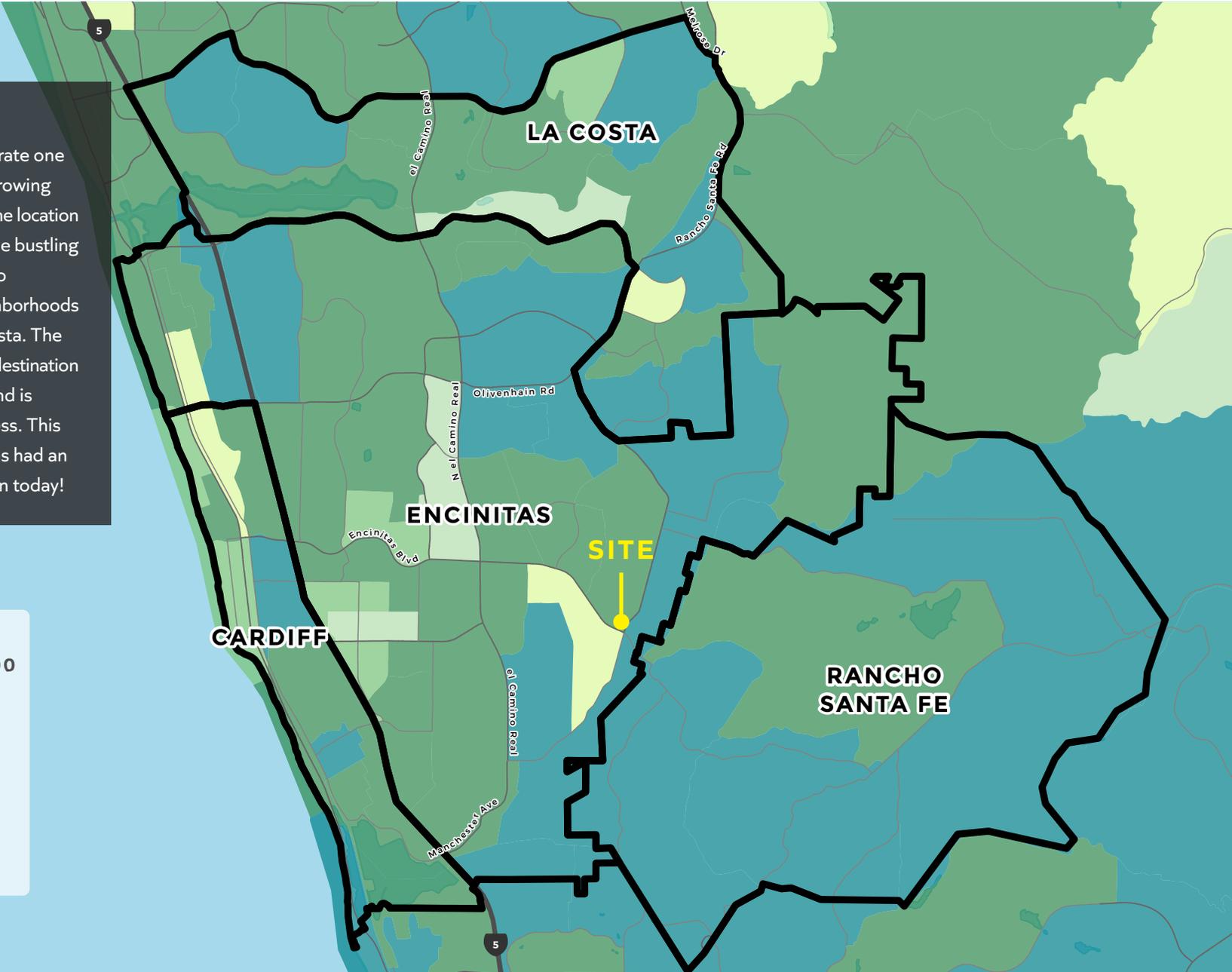
# SITE PLAN



# LOCATION



Olivenhain Platz provides an excellent opportunity to penetrate one of the wealthiest and fastest-growing neighborhoods in San Diego. The location provides easy accessibility to the bustling Encinitas corridor in addition to connectivity to the nearby neighborhoods of Rancho Santa Fe and La Costa. The property has become a regular destination for a variety of service needs and is positioned for continued success. This is the first time the property has had an availability in over 10 years, join today!



# DEMOGRAPHICS



ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## 2240 Encinitas Blvd, Encinitas, California, 92024

### POPULATION

	1 mile	3 miles	5 miles
Total Population	8,294	63,378	137,156
Projected Population (2027)	8,452	63,234	137,030

### HOUSING

	1 mile	3 miles	5 miles
Total Households	3,229	23,857	53,116
Projected Total Households (2027)	3,304	23,821	53,068

### INCOME

Median Household Income	\$150,846	\$151,734	\$150,728
Average Household Income	\$212,332	\$204,702	\$204,528
Per Capita Income	\$81,837	\$76,940	\$78,991
Median Disposable Income	\$114,481	\$113,333	\$113,201
Average Disposable Income	\$138,579	\$134,221	\$134,126

### DAYTIME DEMOS

Total Daytime Population	6,755	61,397	135,876
Daytime Population Workers	2,716	29,379	66,650
Daytime Population Residents	4,039	32,018	69,226

### RACE & ETHNICITY

White	6,587 <b>79.43%</b>	48,909 <b>77.17%</b>	103,316 <b>75.33%</b>
Black or African American	35 <b>0.42%</b>	374 <b>0.59%</b>	1,012 <b>0.74%</b>
American Indian & Alaska Native Population	35 <b>0.42%</b>	331 <b>0.52%</b>	658 <b>0.48%</b>
Asian Population	332 <b>4.00%</b>	3,405 <b>5.37%</b>	9,071 <b>6.61%</b>
Pacific Islander Population	6 <b>0.07%</b>	95 <b>0.15%</b>	192 <b>0.14%</b>
Other Race Population	382 <b>4.61%</b>	3,033 <b>4.79%</b>	6,604 <b>4.81%</b>
Population of Two or More Races	916 <b>11.05%</b>	7,230 <b>11.41%</b>	16,304 <b>11.89%</b>
Hispanic Population	1,013 <b>12.21%</b>	8,688 <b>13.71%</b>	18,987 <b>13.84%</b>
Non-Hispanic Population	7,281 <b>87.79%</b>	54,690 <b>86.29%</b>	118,169 <b>86.16%</b>

### EDUCATION

Bachelor's Degree	2,426 <b>39.40%</b>	17,944 <b>39.19%</b>	39,442 <b>39.68%</b>
Graduate/Professional Degree	1,850 <b>30.05%</b>	13,321 <b>29.09%</b>	28,536 <b>28.71%</b>

### AGE

Median Age	48.4	44.8	44.4
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