

For Lease • Olivenhain Platz

RI

RETAIL SPACE AVAILABLE | 2240 ENCINITAS BLVD, ENCINITAS, CA

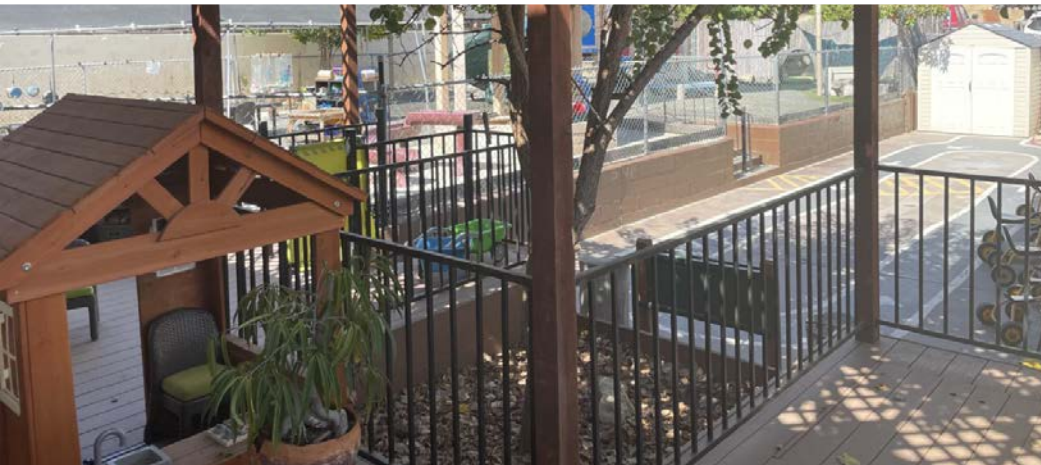


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PROPERTY FEATURES



- 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

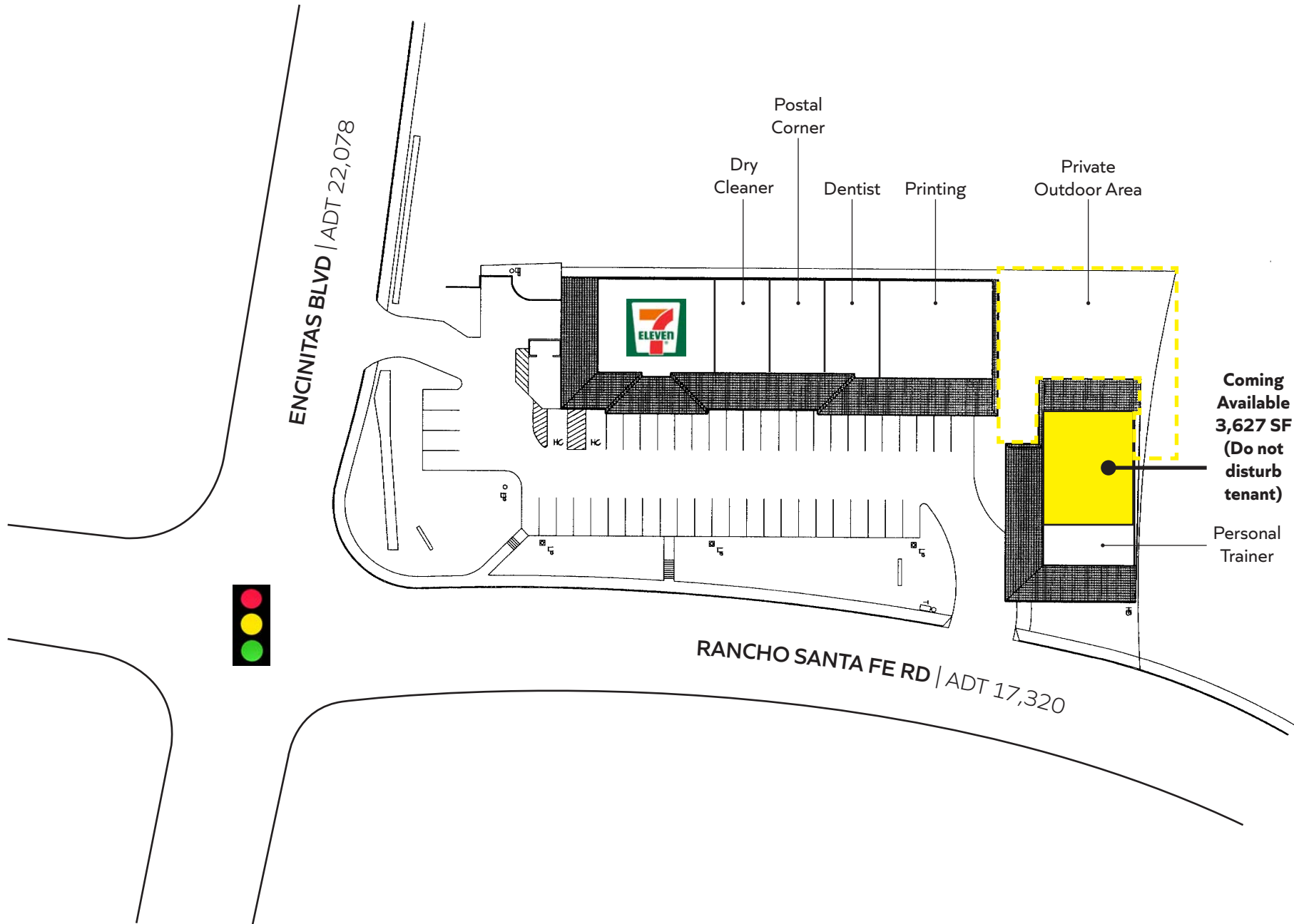
- The coming availability is currently being used as a daycare space with exclusive outdoor area. Owner is open to a variety of uses
- First space availability at the property in over 10 years

TRADE AREA AERIAL



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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

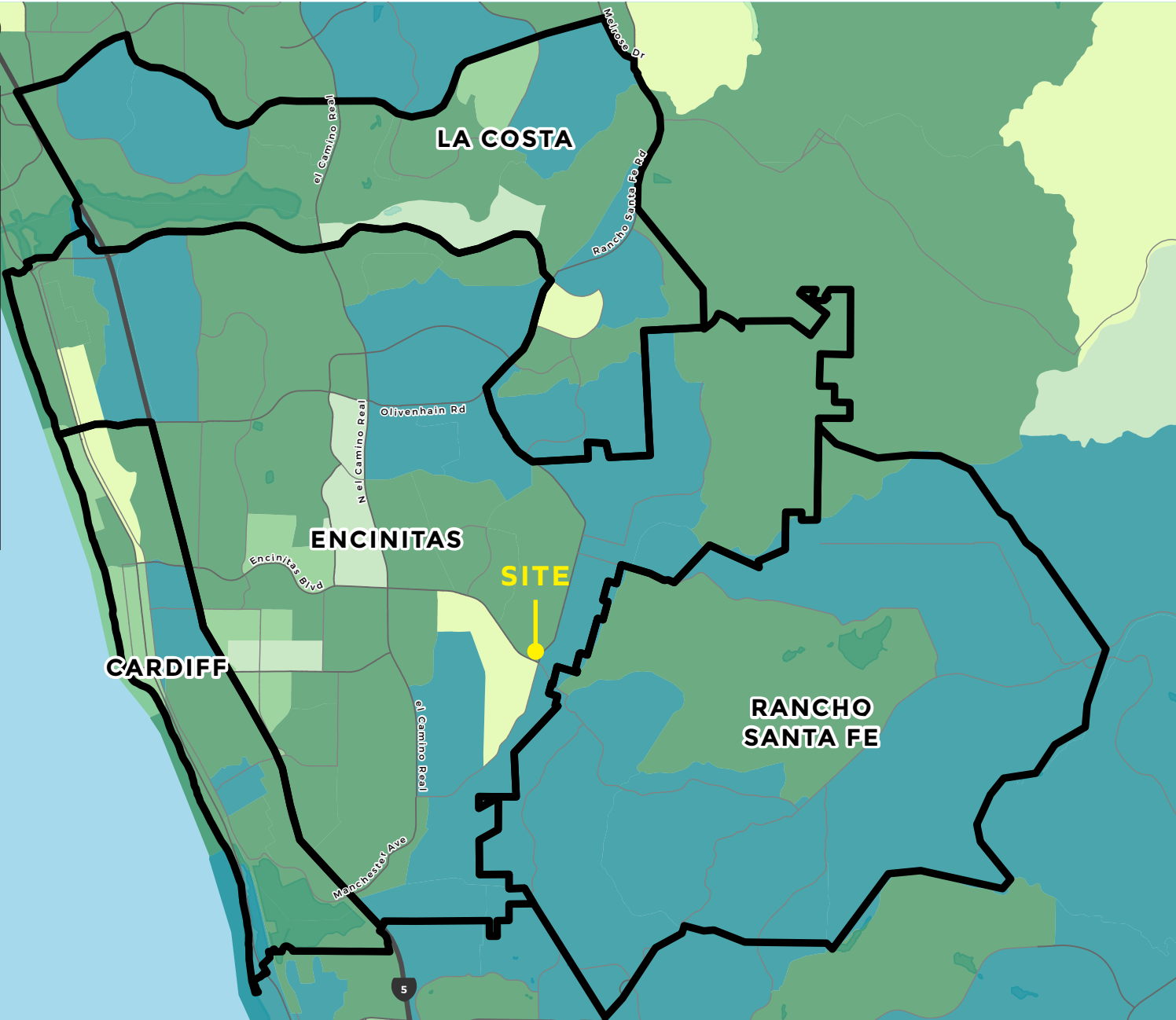
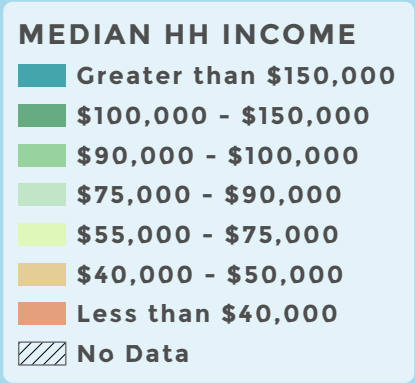
SITE PLAN



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!



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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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
White	6,587 79.43%	48,909 77.17%	103,316 75.33%
Black or African American	35 0.42%	374 0.59%	1,012 0.74%
American Indian & Alaska Native Population	35 0.42%	331 0.52%	658 0.48%
Asian Population	332 4.00%	3,405 5.37%	9,071 6.61%
Pacific Islander Population	6 0.07%	95 0.15%	192 0.14%
Other Race Population	382 4.61%	3,033 4.79%	6,604 4.81%
Population of Two or More Races	916 11.05%	7,230 11.41%	16,304 11.89%
Hispanic Population	1,013 12.21%	8,688 13.71%	18,987 13.84%
Non-Hispanic Population	7,281 87.79%	54,690 86.29%	118,169 86.16%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,426 39.40%	17,944 39.19%	39,442 39.68%
Graduate/Professional Degree	1,850 30.05%	13,321 29.09%	28,536 28.71%



AGE

	1 mile	3 miles	5 miles
Median Age	48.4	44.8	44.4

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