



RETAIL INVESTMENT OPPORTUNITY



# Rancho Santa Fe Plaza

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ENCINITAS, CALIFORNIA









# Investment Summary

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Retail Insite is pleased to announce the sale of Rancho Santa Fe Plaza, a neighborhood shopping center located in the prestigious Rancho Santa Fe and Encinitas trade area. This shopping has a unique mix of Restaurants, specialty food tenants, health and Wellness and professional offices.

Price:	Unpriced -Best Offer	
NOI:	± \$1,647,000	
GLA:	Rancho Santa Fe Plaza - ± 60,492 SF	
Lot Sizes:	APN 259-191-25-00	3.99 acres
	APN 259-191-31-00	2.1 acres
	APN 259-191-32-00	5.09 acres
Occupancy:	± 92%	

# Investment Highlights

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- **Long Term Grocery Anchored** - Harvest Ranch supermarket provides an ideal anchor for this center to service the affluent communities of Encinitas and Rancho Santa Fe. Sales are strong and stable.
- **Stable tenancy With Repositioning Potential** - Many of the existing tenants have been in place for extended periods of time with a history of lease extensions. In addition, a large number are on shorter term leases providing flexibility to upgrade the property and allow new ownership to position with a vision to the future.
- **Strong Trade Area Demographics and Affluence** - Average HH incomes are over \$176,000/year. This affluence provides for a great customer base to buy goods and services from the center's tenants. South Rancho Santa Fe Road and Manchester Ave both serve as arterioles directly into these households.





# Investment Highlights

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- **Rental Growth and Upside** - Property rents are below market overall which allows for income growth. In addition, there are a handful of vacant suites providing new ownership with an opportunity to upgrade and merchandise the center to its highest potential use.
- **Excess Vacant Land** - There are vacant land parcels directly adjacent to the shopping center which is currently positioned as overflow area for parking or utilization for special events. New ownership may creatively review and determine best ways to maximize this to its highest and best use.
- **High barriers to entry** - There is limited to no vacant land in the immediate vicinity for development .
- **Strong Executive Suite and Small office Demand** - Due to its strategic location and positioning at edge of Rancho Santa Fe there are many office users desiring a close and convenient space. This is evidenced by the lack of historic vacancy of these spaces within the property.



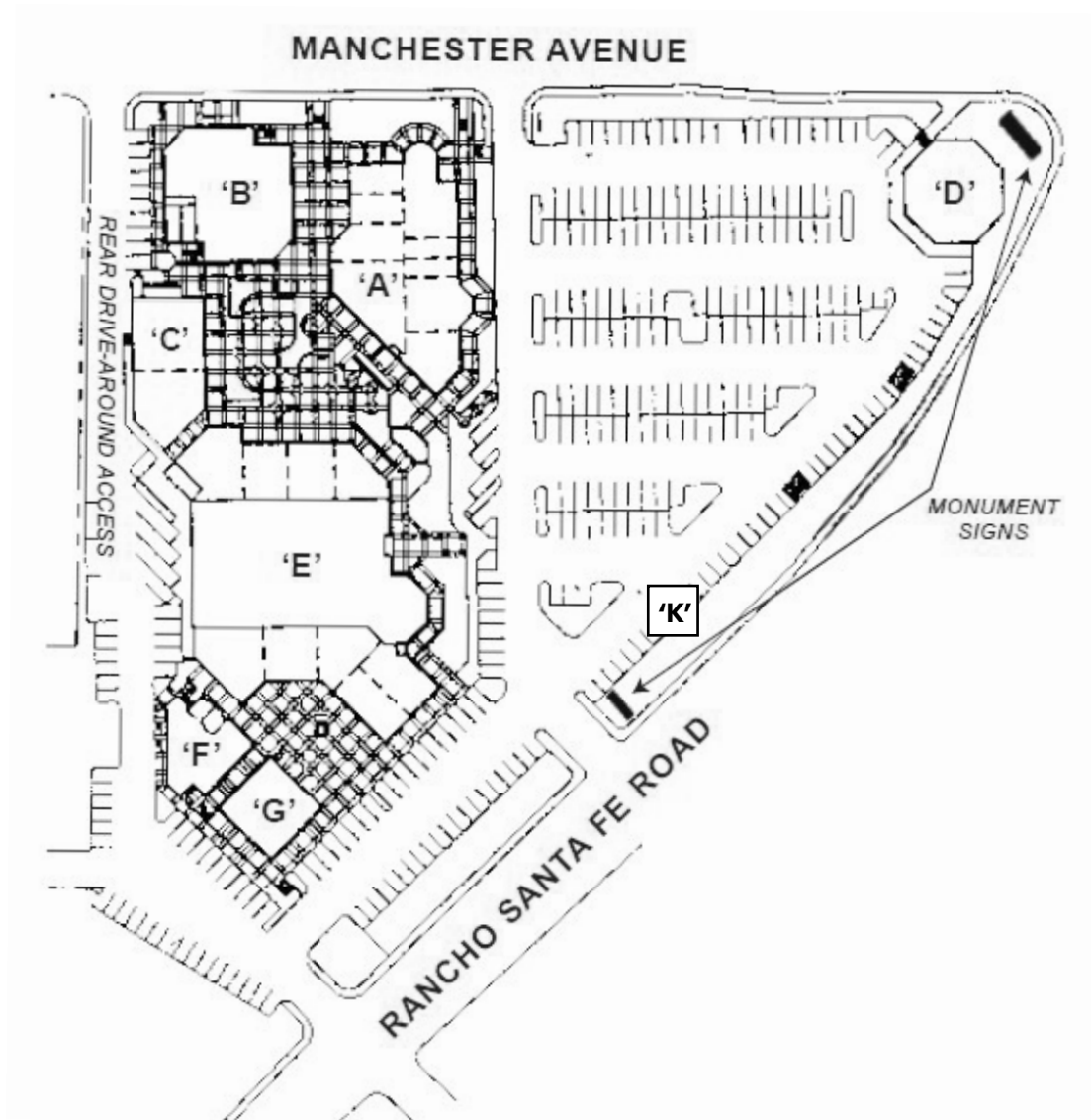
# Property Overview

Address:	162 S Rancho Santa Fe Rd, Encinitas CA	
Type:	Grocery Anchored Neighborhood Shopping Center	
GLA:	± 60,492 SF	
Lot Sizes:	APN 259-191-25-00	3.99 acres
	APN 259-191-31-00	2.1 acres
	APN 259-191-32-00	5.09 acres
Year Built:	1988	
Parking:	288 spaces	
Zoning:	259-191-25-00 C-6 259-191-32-00 C-6/RRFP <a href="#">Zoning</a> 259-191-31-00 A70 <a href="#">Zoning</a>	
Anchor Tenants:	Harvest Ranch Market Meritage Wine Original Pancake House	





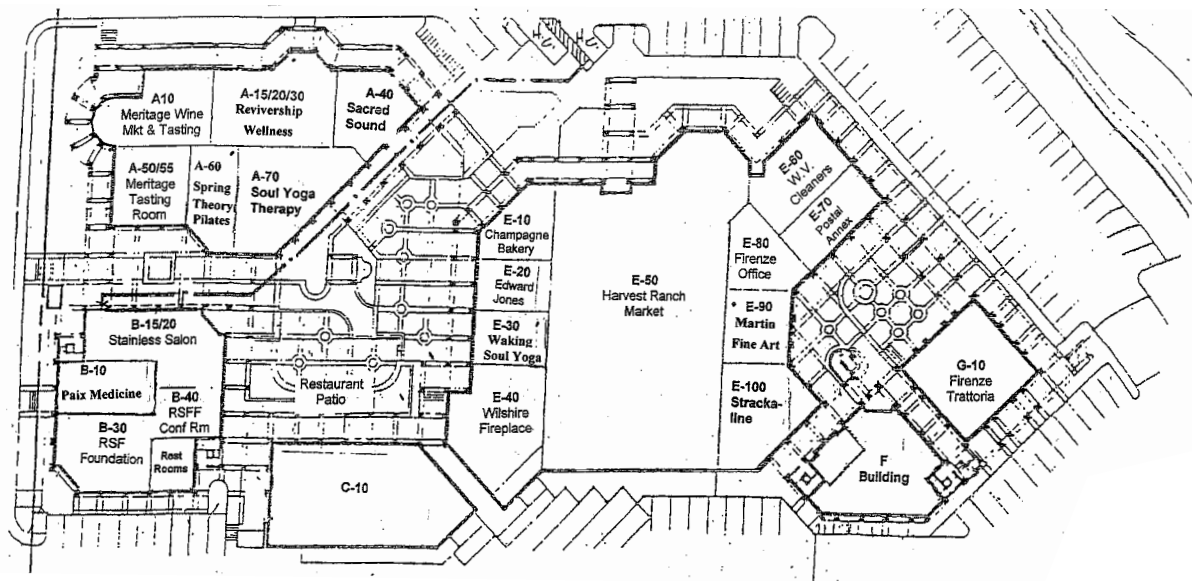
# Site Plan



<b>Building A</b>	9,939 SF
<b>Building B</b>	10,775 SF
<b>Building C</b>	4781 SF
<b>Building D</b>	3,400 SF
<b>Building E</b>	23,492 SF
<b>Building F</b>	3,794 SF
<b>Building G</b>	3,611 SF
<b>Kiosk K</b>	200 SF
<b>Storage</b>	500 SF
<b>Total GLA</b>	60,492 SF

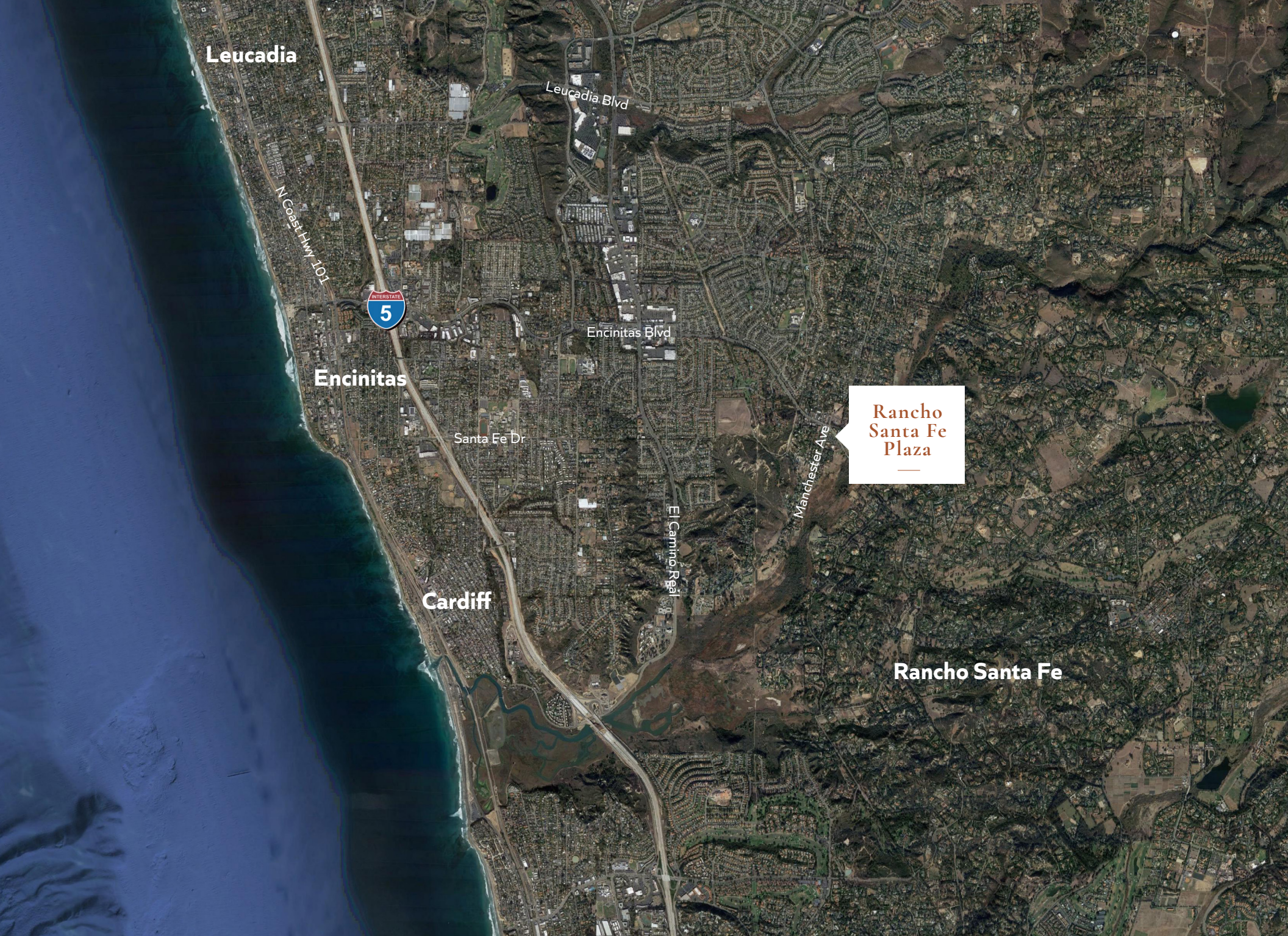


# Tenant Roster



Suite	Tenant	Rentable Sq. Ft.
A-10/50/55	Meritage Wines	3,178
A30/15/20	Revivership Wellness	2,334
A-40	Sacred Sound of the Soul	1,247
A-60	Spring Theory Pilates	1,065
A-70	Soul Yoga Therapy, Inc.	2,115
B-10	Paix Medicine	1,152
B-15/20	Stainless - Noelle Styles	2,057
B-30/40	Rancho Santa Fe Fndnt.	2,433
B-50	Renee Dupont/Debra Lobatz	535
B-55	Burlingame West, L.P.	570
B-60	Sacks, Ricketts & Case	947
B-65	Gonzales & Company	554
B-70	Management Office	1,018
B-80	Executive Dynamics Res	930
B-85	Sterling Development	579
C-10	VACANT	4,781
D-10	Orig. Pancake House	3,400
E-10	Champagne Bakery	1,018
E-20	Edward Jones Investme	864
E-30	Day Prep	864
E-40	Wilshire Fireplace	2,083
E-50	Nectarz, Inc. dba HRM	12,222
E-60	West Village Cleaners	1,438
E-70	Postal Annex	1,152
E-80	Firenze-Trattoria	1,198
E-90	Martin Fine Art Classes	1,222
E-100	James Stracka	1,431
F-2	Claudia D Hergesheimer	370
F-4	Brandon Ratliff	496
F-8	Rahbari Enterprises	156
F-10	Craig Brown	156
F-12	Taylor Swoy Farmers Ins.	500
F-20	Richard A. Rupp	381
F-30/35	Prize Capital, LLC	445
F-40	Stepanian Agency & Fin.	556
F-45	Pelvic Health Rehap Ctr	252
F-50	Coastal Community Fnda	482
G-10	Firenze Trattoria	3,611
K-10/15	NancarrowRealtyGroup	200
Storage A	Wilshire Fireplace	145
Storage B	Management Storage	225
Storage C	Management Storage	130
	Total of Project	60,492





Leucadia

Leucadia Blvd

N Coast Hwy 101



Encinitas

Encinitas Blvd

Santa Fe Dr

Cardiff

El Camino Real

Manchester Ave

Rancho  
Santa Fe  
Plaza

Rancho Santa Fe



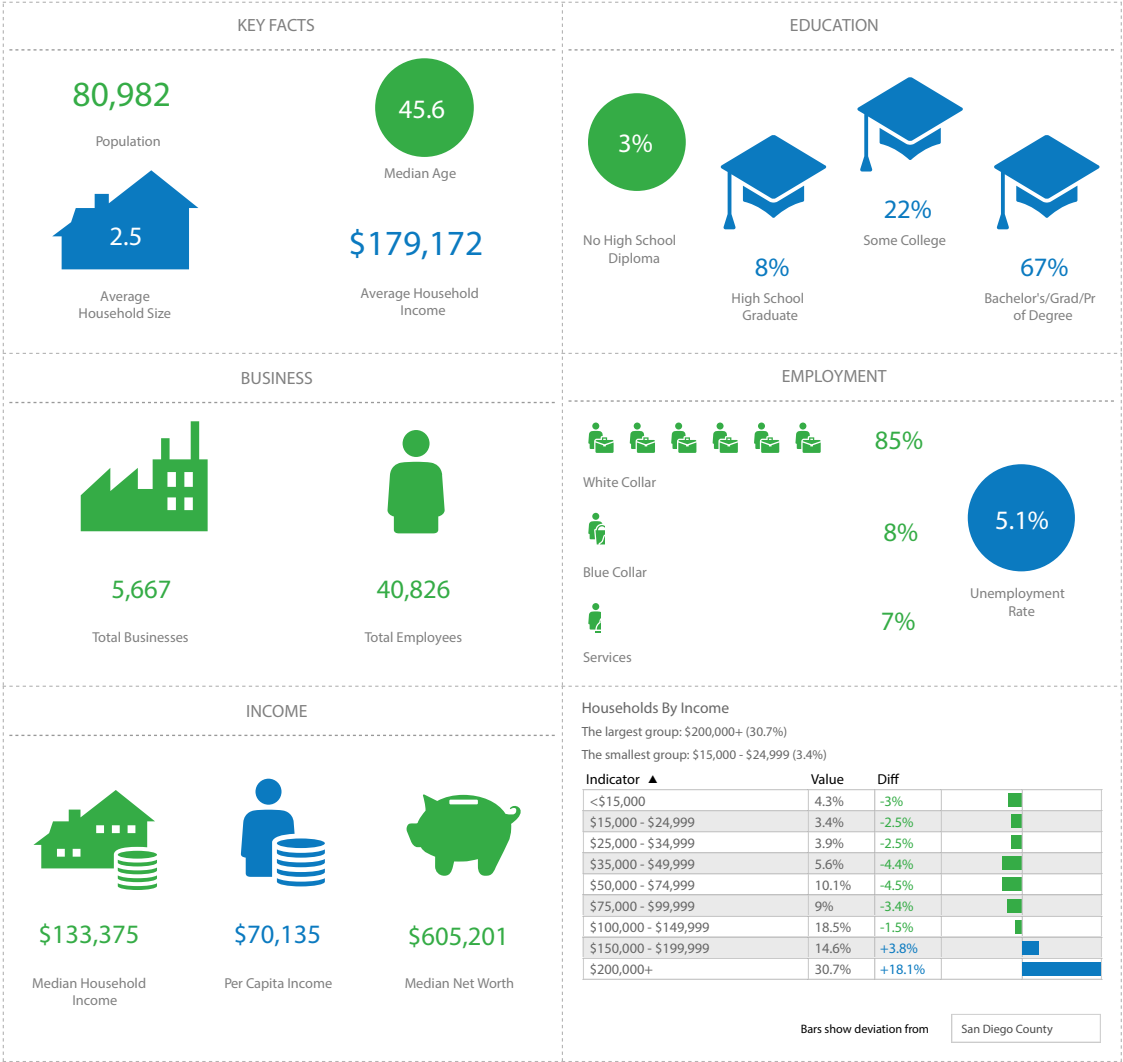
# Parcel Map

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# Demographics



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2021 Esri





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ENCINITAS, CALIFORNIA

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