



RETAIL INVESTMENT OPPORTUNITY



# Rancho Santa Fe Plaza

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:       | Year 1                              | ± \$1,439,000 |
|            | Stabilized                          | ± \$1,728,000 |
| 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    |

# 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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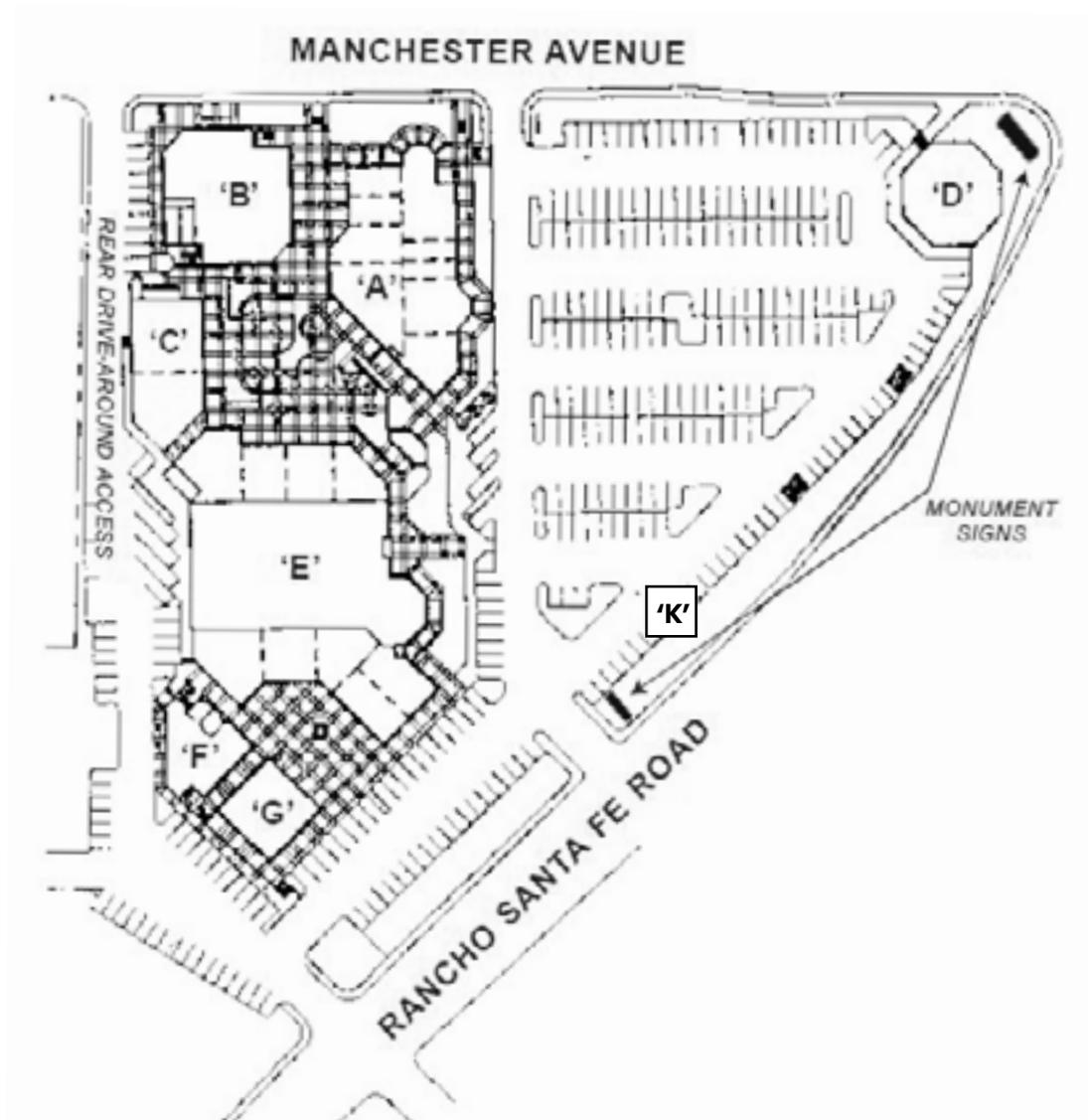
- **Rental Growth and Upside** - Property rents are below market overall which allows for income growth. In addition, there are a handful of vacant suites providing new ownership with an opportunity to upgrade and merchandise the center to its highest potential use.
- **Excess Vacant Land** - There are 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<br>259-191-32-00 C-6/RRFP<br><a href="#">Zoning</a><br>259-191-31-00 A70<br><a href="#">Zoning</a> |            |
| Anchor Tenants: | Harvest Ranch Market<br>Meritage Wine<br>Original Pancake House  |            |

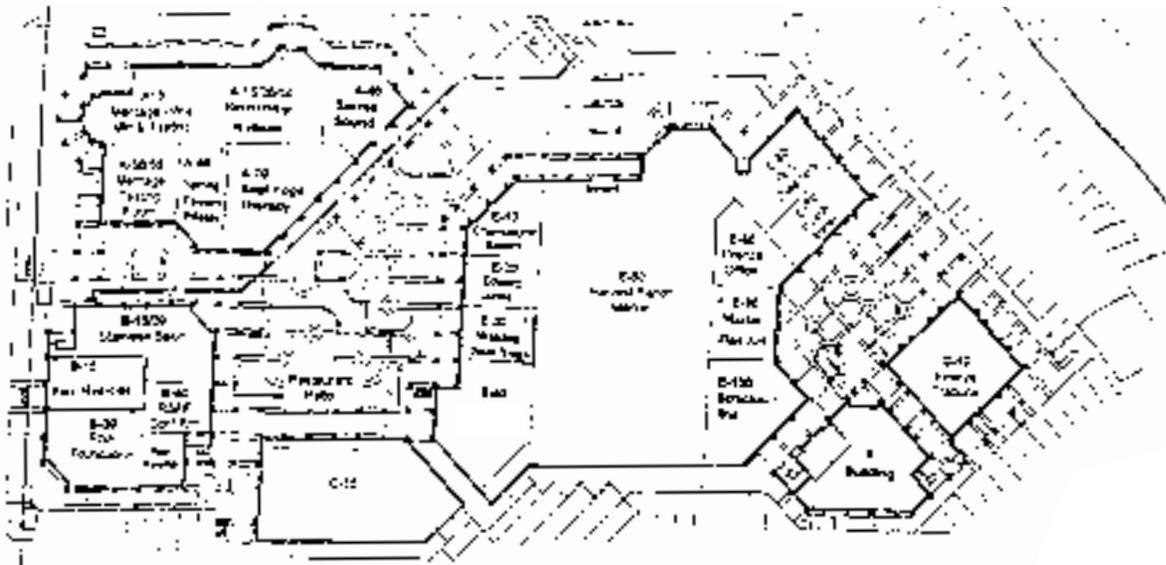


# Site Plan

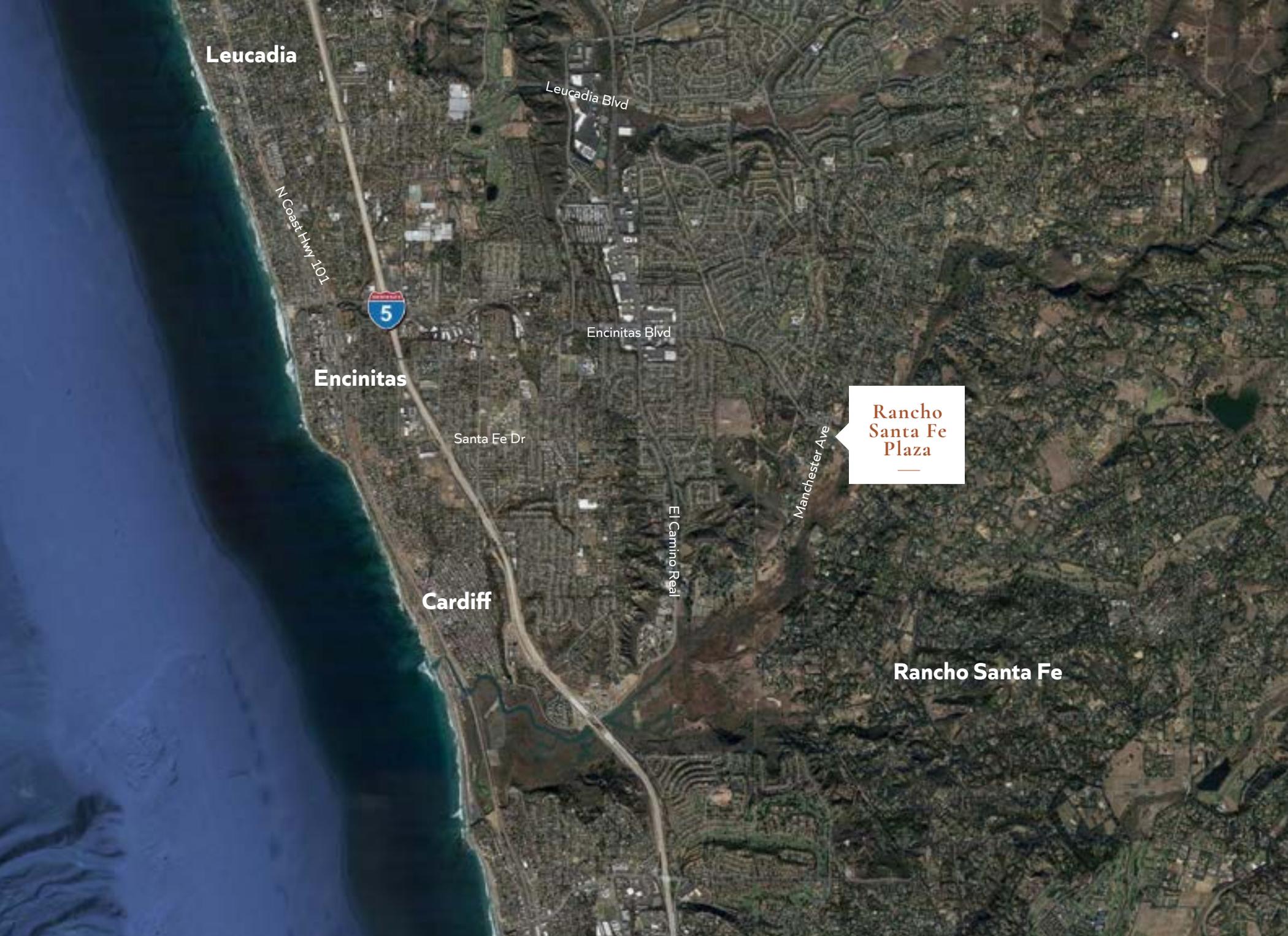


|                   |           |
|-------------------|-----------|
| <b>Building A</b> | 9,939 SF  |
| <b>Building B</b> | 10,775 SF |
| <b>Building C</b> | 4781 SF   |
| <b>Building D</b> | 3,400 SF  |
| <b>Building E</b> | 23,492 SF |
| <b>Building F</b> | 3,794 SF  |
| <b>Building G</b> | 3,611 SF  |
| <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       | RJD 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             | Executive Dynamics        | 535              |
| B-55             | Burlingame West, L.P.     | 570              |
| B-60             | Sacks, Ricketts & Case    | 947              |
| B-65             | Gonzales & Company        | 554              |
| B-70             | VACANT                    | 1,018            |
| B-80             | Executive Dynamics        | 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 Investments  | 864              |
| E-30             | Walking Soul, Inc.        | 864              |
| E-40             | VACANT                    | 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            | Julia Cole Design         | 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          | Nancarrow Realty Group    | 200              |
| Storage A        | VACANT                    | 145              |
| Storage B        | Management Storage        | 225              |
| Storage C        | Management Storage        | 130              |
| Total of Project |                           | 60,492           |



**Leucadia**

N Coast Hwy 101



**Encinitas**

Leucadia Blvd

Encinitas Blvd

Santa Fe Dr

**Cardiff**

El Camino Real

Manchester Ave

**Rancho  
Santa Fe  
Plaza**

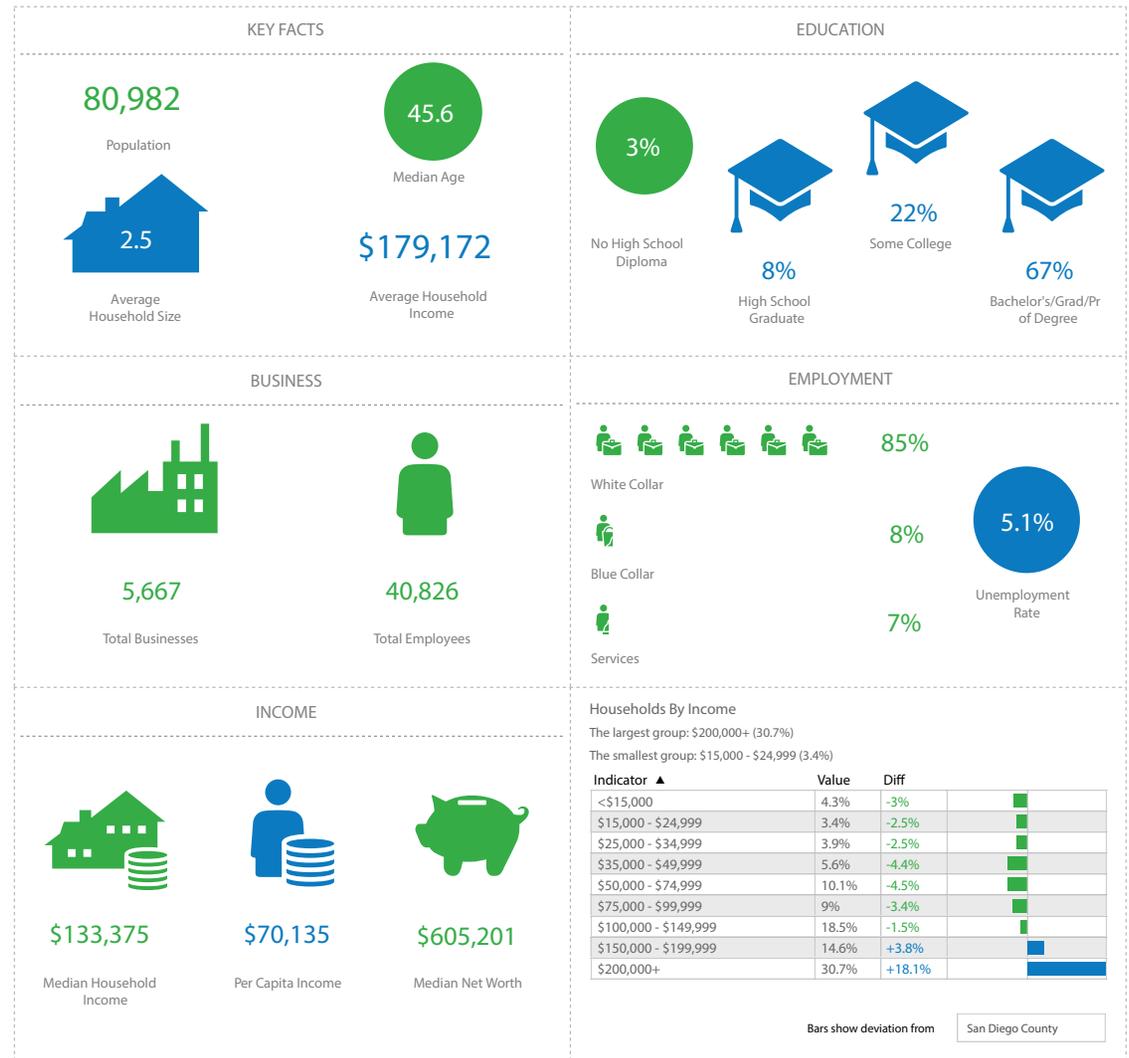
**Rancho Santa Fe**

# Parcel Map

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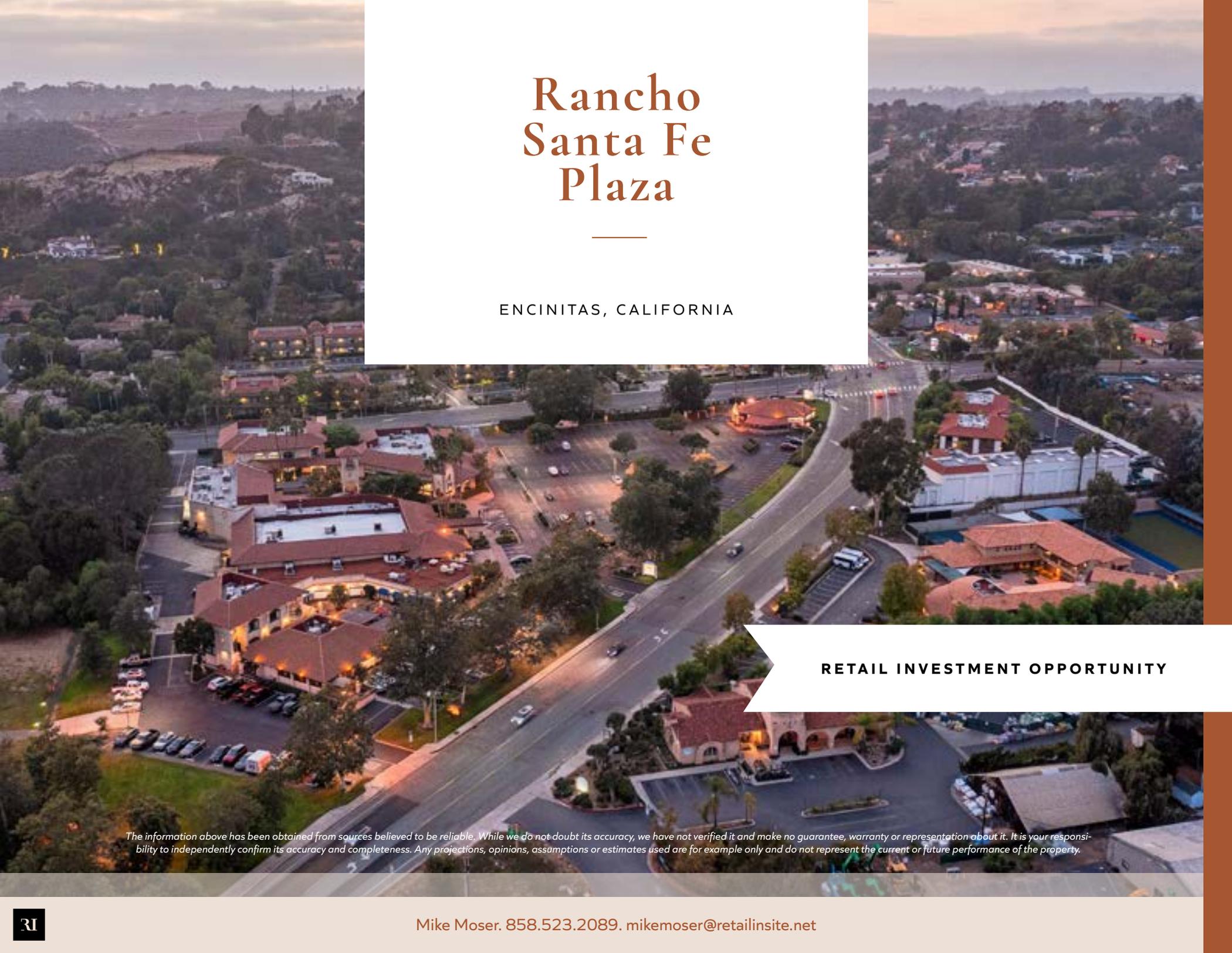


# Demographics



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

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ENCINITAS, CALIFORNIA

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