

# Moonlight Plaza

305-335 SOUTH COAST HWY 101,  
ENCINITAS, CALIFORNIA

FULLY LEASED

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

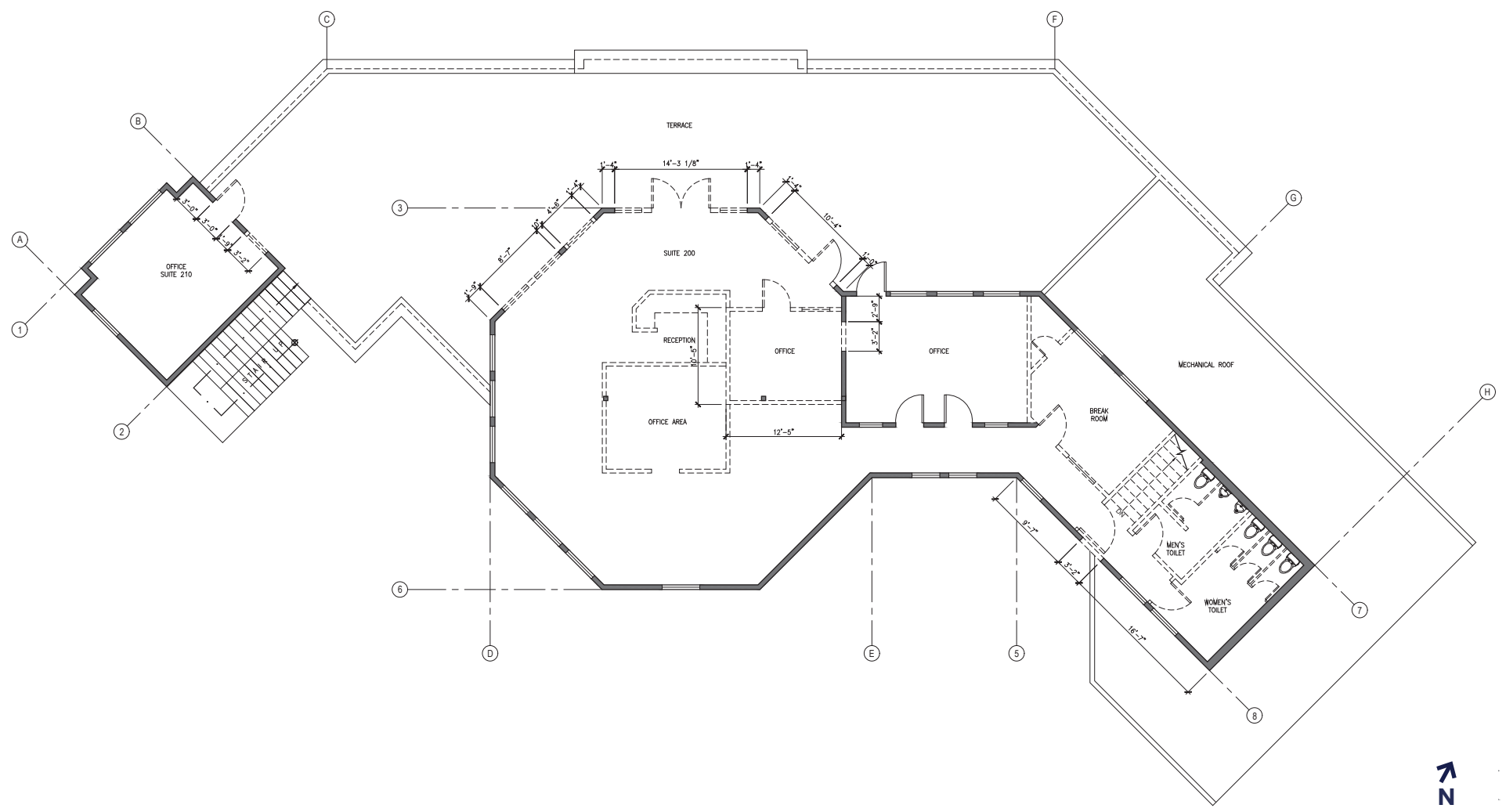


MOONLIGHT  
BEACH

VIEW FROM PATIO

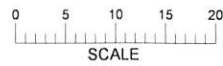
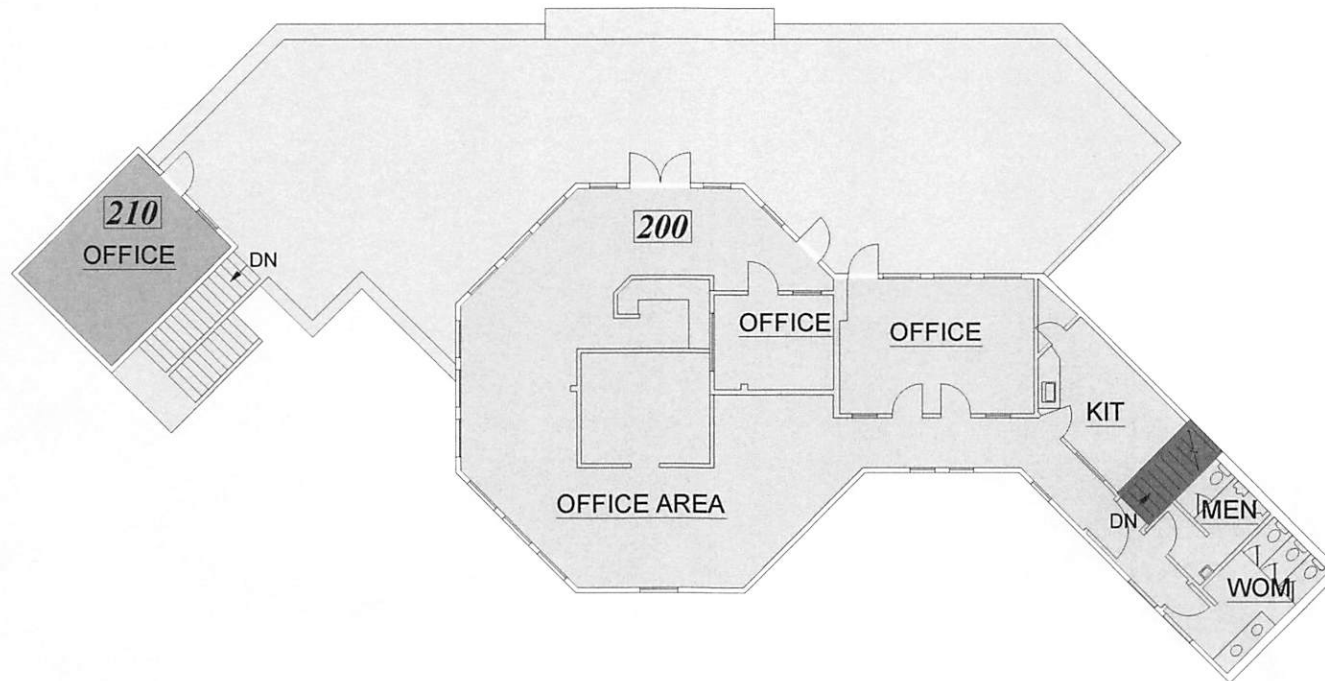


# Site Plan



# Site Plan

*Patio & Stairs: 2,323 SF*



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



MOONLIGHT BEACH



MODERN TIMES



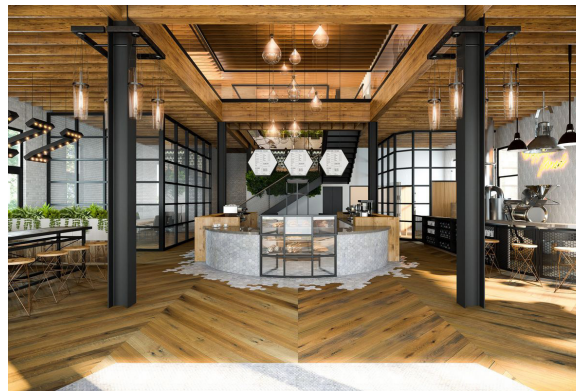
ALOHA



THE TACO STAND



HERB & SEA



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 CERVEZA | TEQUILA BAR

Moonlight  
Beach

GELATO 101  
ENCINITAS LOCAL

TEMAKI BAR  
HANDROLL - SUSHI - SAKÉ

Herb & Sea

BETTER  
BUZZ  
coffee

The Baked Bear  
Custom Ice Cream Sandwiches

Gelati & Peccati  
gelato e pizza

VUORI

THE TACO STAND  
HECHO A MANO

CULTURE  
BREWING CO

1ST  
STREET  
BAR  
HWY 101 & RHODESIAN, CA

BERGARDEN  
ENCINITAS, CA

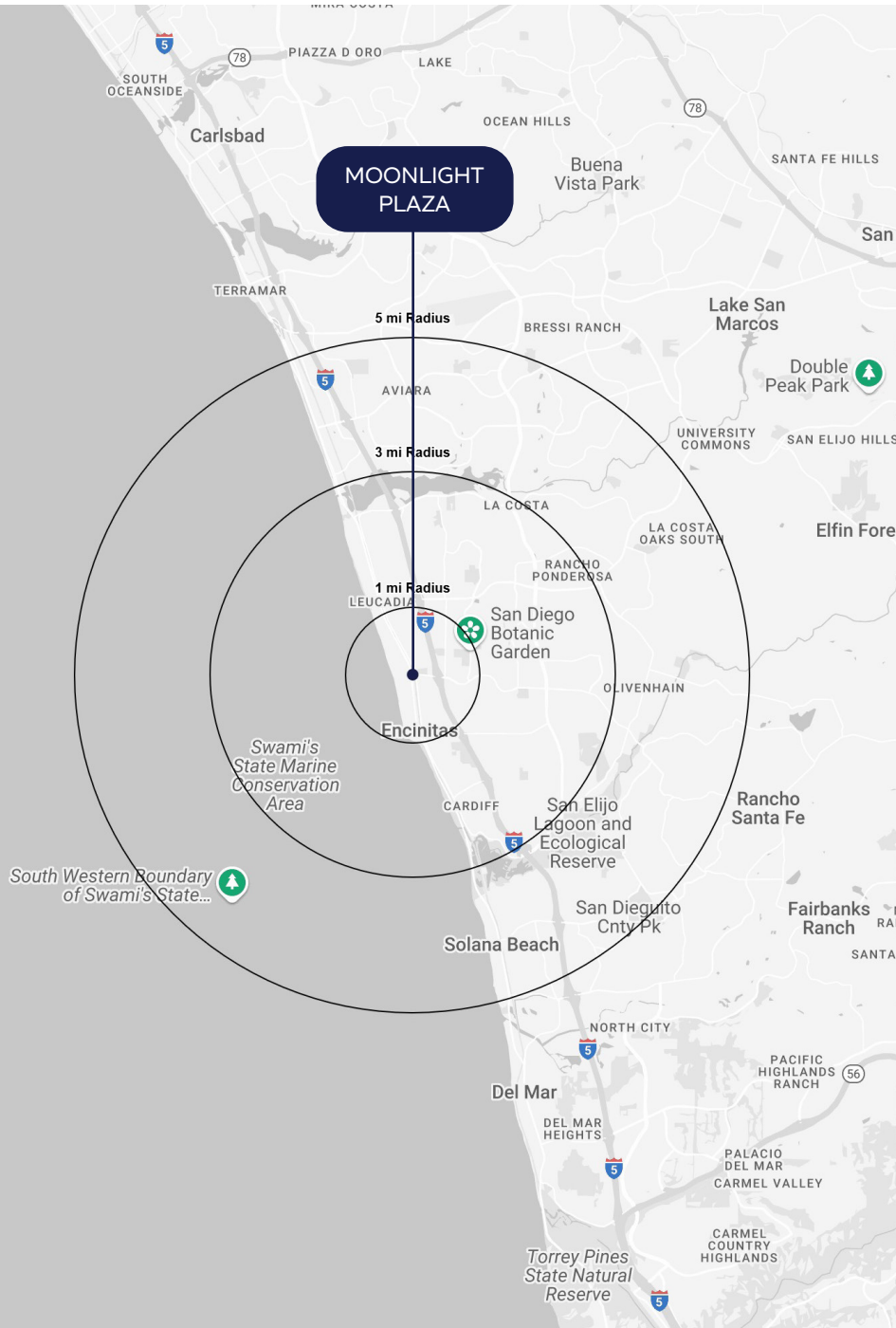
BRIXTON

ALOHA  
COLLECTION

COAST HWY 101 | PLOT 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	1 Mile	3 Miles	5 Miles
Total Businesses	1,654	4,819	9,852
Total Employees	10,086	27,067	58,502

Household Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$153,452	\$165,883	\$168,340
Estimated Average Household Income	\$223,539	\$224,736	\$233,767

Number of Households	1 Mile	3 Miles	5 Miles
Estimated Number of Households	4,650	24,875	52,797
Projected Number of Households	4,725	24,689	52,111

Age	1 Mile	3 Miles	5 Miles
Median Age	43.8	43.8	44.4

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.

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