

S. Coast Highway
470
Encinitas, CA 92024

2nd Gen Restaurant For Lease



North County's Premier Retail & Restaurant Corridor

Few corridors capture the California coastal lifestyle like South Coast Highway 101 through Encinitas. This iconic stretch blends surf culture, independent retail, and steady beach-town foot traffic into one of North County San Diego's most distinctive shopping and dining destinations. From Moonlight Beach to Swami's, the corridor draws a mix of loyal locals, weekend day-trippers, and visitors chasing the quintessential SoCal coastal experience — creating consistent, walkable traffic for retailers, restaurants, and boutique brands alike.

Encinitas has cultivated an identity that larger, more homogenized retail centers can't replicate: surf shops beside farm-to-table cafes, legacy local businesses next to emerging lifestyle brands, all set against an unmistakable coastal backdrop. For tenants, that means built-in brand storytelling — location alone does half the marketing.

With strong demographics, high visibility, and a community that actively supports local commerce, Highway 101 offers retailers a rare combination: authentic character and reliable performance.

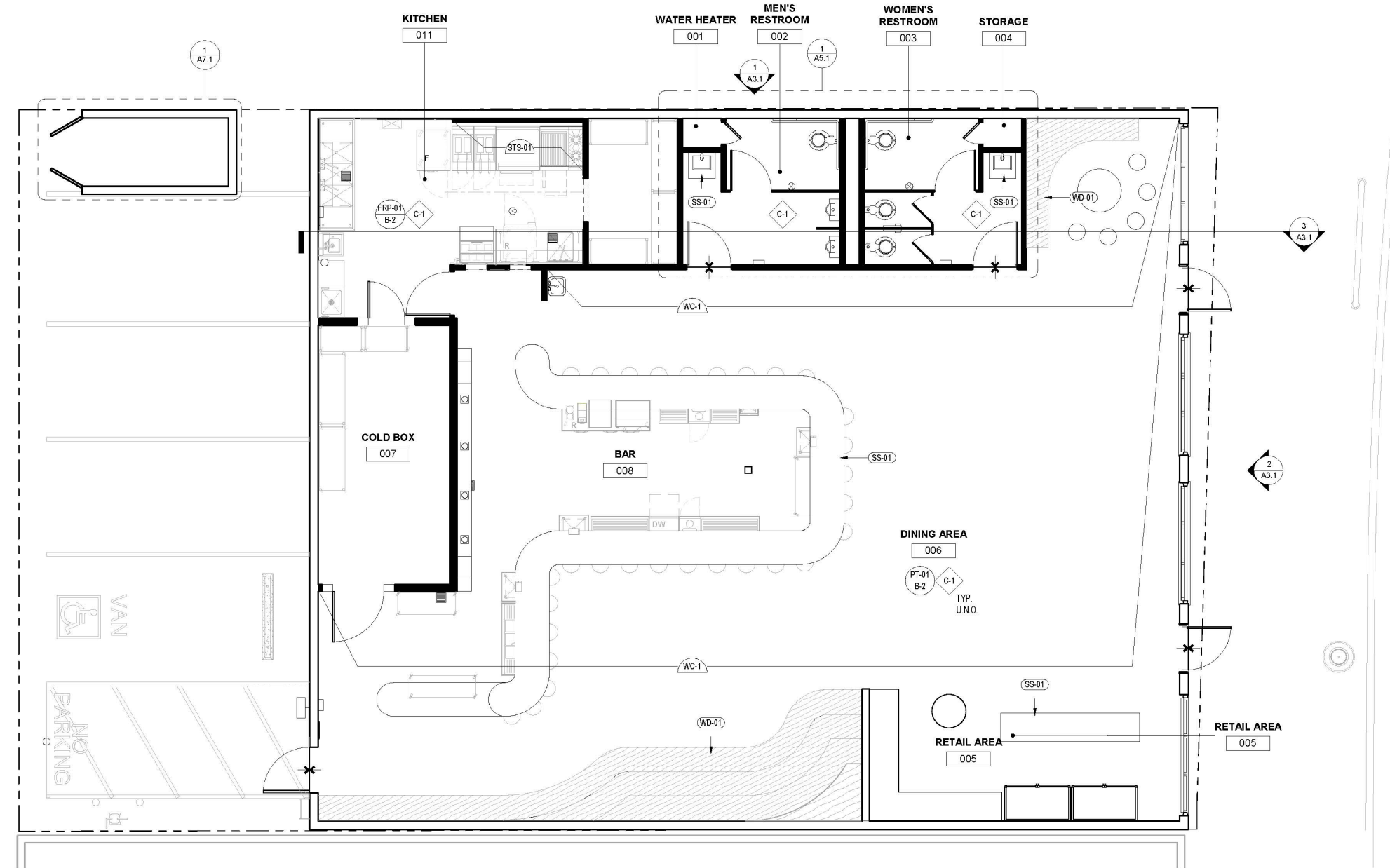


The Site

- Turnkey **3,000 SF** restaurant opportunity
- Property offers **strong street visibility** from South Coast Highway
- **On-site parking:** 4 stalls



Interior Floor Plan



INTERIOR

Property Photos



The Street



PHILZ COFFEE



VUORI (FLAGSHIP STORE)



PRAEGER BROS.



CORNER PIZZA



URBN

South Coast Highway 101 is anchored by a lineup of retailers that locals build their routines around and visitors seek out by name. Philz Coffee draws a steady morning crowd, Corner Pizza and Rosemarie's Burgers keep the lunch and dinner rush going strong, and Herb & Sea has become a destination in its own right for its coastal-chic dining scene. The corridor also holds retail pedigree — Vuori opened its very first store here, a hometown milestone that still draws brand loyalists to the street. Together, these tenants create the kind of walkable, browse-and-graze energy that keeps people on the street.



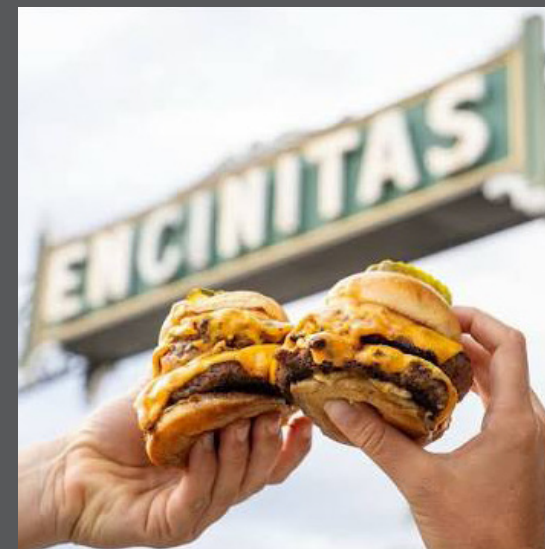
HERB & SEA



ROWAN



GOODONYA MARKET & EATERY



ROSEMARIE'S



THE TACO STAND

Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	10,802	60,011	129,487
AVERAGE HOUSEHOLD INCOME	\$228,447	\$232,592	\$240,513
HOUSEHOLDS	4,599	24,697	52,636
TOTAL DAYTIME EMPLOYEES	10,149	29,034	60,889
MEDIAN AGE	43.6	43.8	44.5

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RETAIL INSITE

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