



NORTH COAST BUSINESS PARK
535 ENCINITAS BOULEVARD, SUITE 108, ENCINITAS, CA



**COLDWELL
BANKER
COMMERCIAL
SC**

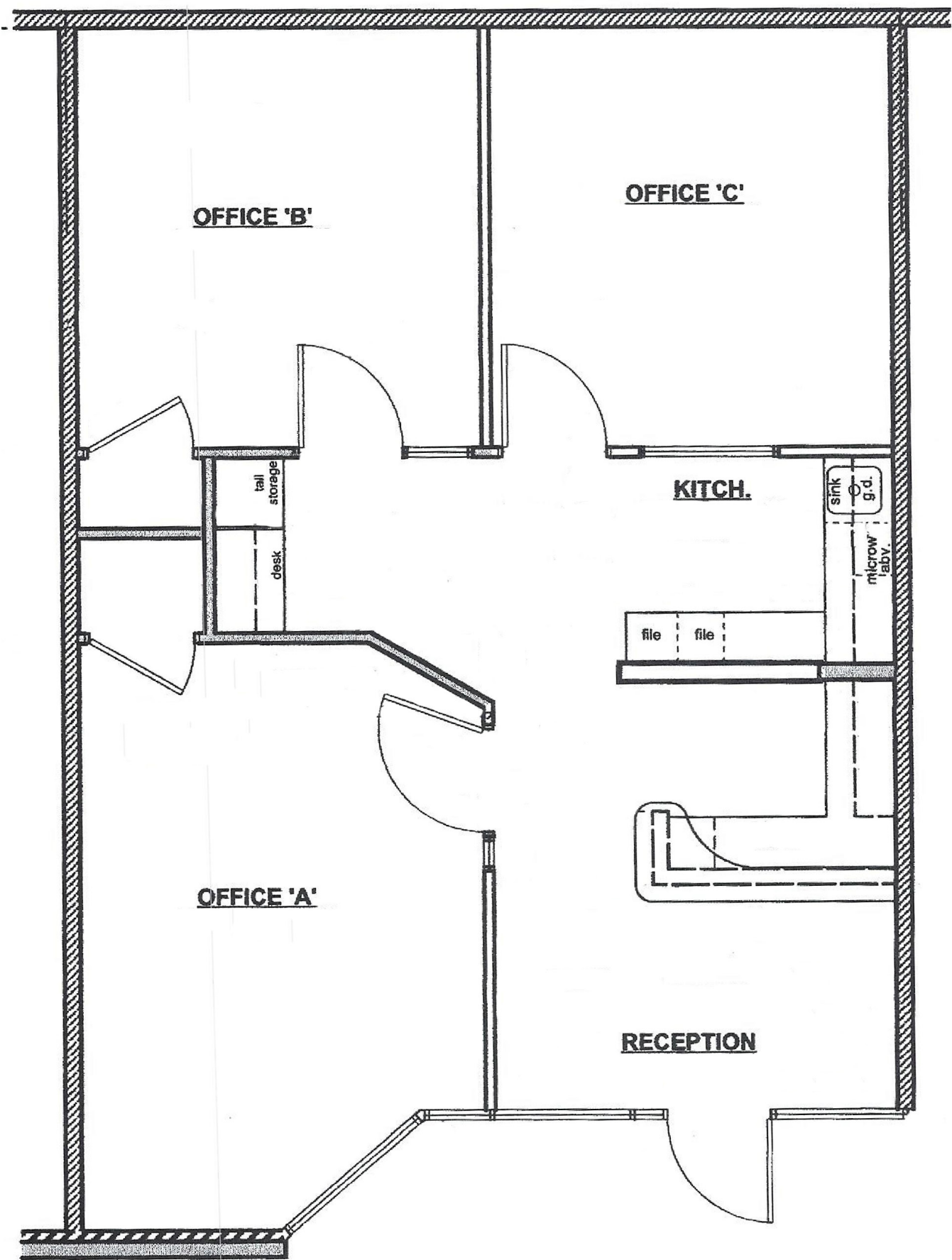
PROPERTY HIGHLIGHTS



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- This “rare find” small office lease space is ±845 SF with an asking rate of \$3.50 psf gross plus utilities
- Fully improved and remodeled suite with kitchen, high ceilings, floor coverings!
- On-site property management
- High walking score to retail and restaurants, amenities within 1/2 mile radius
- Beautiful green grass park view off main office and reception
- Ample convenient parking to front door
- Easy ingress and egress off Interstate 5, only minutes east off Encinitas Blvd.
- Well maintained large office park with professional tenant mix
- For Lease: Flexibility in terms and lease structure, call Broker

FLOOR PLAN



LEASE COMPS

1



763 SF Office Lease Signed Apr 2019 for \$3.25 Utilities & Char (Asking)

171 Saxony Rd - 1st Floor Direct

Encinitas, CA 92024 - North Beach Cities Submarket

★★★★☆

Asking Rent:	\$3.25/+U&CH	Start Date:	Apr 2019	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class B
Starting Rent:		Term:		Escalations:		On Market:	12 Mos	Building Area:	31,421 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	Feb 2003/
Amenities:									

Leasing Rep:

Cushman & Wakefield - Brooks Campbell, Joe Anderson, Peter Curry

Tenant Rep:

Lease Notes:

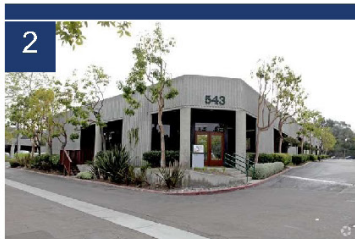
Landlord:

Commercial Equity Partners, Llc

Tenant SIC:

ID# 165004871

2



720 SF Office Lease Signed Feb 2019 for \$2.50 Utilities & Char (Asking)

543 Encinitas Blvd - 1st Floor Sublease

Encinitas, CA 92024 - North Beach Cities Submarket

★★★★☆

Asking Rent:	\$2.50/+U&CH	Start Date:	Mar 2019	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class B
Starting Rent:		Term:		Escalations:		On Market:	19 Mos	Building Area:	23,215 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Partial Build...	Built/Renov:	1984/
Amenities:									

Leasing Rep:

Riviera Real Estate, Inc. - William Strong, Lawrence Kopp, MSRE

Tenant Rep:


Lease Notes:

Landlord:

North Coast Business Park

Tenant SIC:

3



715 SF Office/Medical Lease Signed Aug 2018 for \$3.15 Modified Gross (Asking)

317 N El Camino Real - 1st Floor Direct

Encinitas, CA 92024 - North Beach Cities Submarket

★★★★☆

Asking Rent:	\$3.15/MG	Start Date:	Sep 2018	Free Rent:		Deal Type:	New Lease	Property Type:	Office Class B
Starting Rent:		Term:		Escalations:		On Market:	3 Mos	Building Area:	8,000 SF
Effective Rent:		Exp. Date:		TI Allowance:		Build-Out:	Full Build-Out	Built/Renov:	1980/
Amenities:									

Leasing Rep:

Vince Meardon Broker - Vince Meardon

Tenant Rep:

Lease Notes:

Landlord:

Paul H Meardon Trust

Tenant SIC:

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NORTH COAST BUSINESS PARK



4

960 SF Office Lease Signed Jun 2018 for \$3.12 Plus Electric (Asking)

4403 Manchester Ave - 1st Floor Direct

Encinitas, CA 92024 - North Beach Cities Submarket

★ ★ ★ ★ ★

Asking Rent: \$3.12/+ELEC

Start Date: Jul 2018

Free Rent:

Deal Type: New Lease

Property Type: Office Class B

Starting Rent:

Term:

Escalations:

On Market: 3 Mos

Building Area: 10,000 SF

Effective Rent:

Exp. Date:

TI Allowance:

Build-Out:

Built/Renov: 1982/

Amenities:

Leasing Rep: Pacific Coast Commercial - Martin Alfaro

Tenant Rep:

Landlord: Sanchez Family Trust

Tenant SIC:

Lease Notes:

A photograph of a modern two-story office building with large glass windows and a light-colored facade. There are palm trees and other landscaping in front of the building.

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888 SF Office/Medical Lease Signed Apr 2018 for \$3.15 Utilities & Char (Asking)

169 Saxony Rd - 2nd Floor Direct, Leased by Dr. Reid Kessler & Dr. Courtney Higgins

Encinitas, CA 92024 - North Beach Cities Submarket

★ ★ ★ ★ ★

Asking Rent: \$3.15/+U&CH

Start Date: Apr 2018

Free Rent:

Deal Type: New Lease

Property Type: Office Class B

Starting Rent:

Term:

Escalations:

On Market: 9 Mos

Building Area: 40,370 SF

Effective Rent:

Exp. Date:

TI Allowance:

Build-Out: Full Build-Out

Built/Renov: 2001/

Amenities:

Leasing Rep: Cushman & Wakefield - Peter Curry, Brooks Campbell

Tenant Rep: Colliers International - Amy McNamara, Hank Jenkins

Landlord: Zittel Family Trust

Tenant SIC:

Lease Notes:

A photograph of a single-story office building with a light-colored stucco facade and a dark roof. There are some trees and a parking lot in front of the building.

6

802 SF Office Lease Signed Jan 2018 for \$2.25 Full Service Gross (Asking)

2235 Encinitas Blvd - 1st Floor Direct

Encinitas, CA 92024 - North Beach Cities Submarket

★ ★ ★ ★ ★

Asking Rent: \$2.25/FS

Start Date: Feb 2018

Free Rent:

Deal Type: New Lease

Property Type: Office Class B

Starting Rent:

Term:

Escalations:

On Market: 7 Mos

Building Area: 17,928 SF

Effective Rent:

Exp. Date:

TI Allowance:

Build-Out:

Built/Renov: 1985/

Amenities:

Leasing Rep: Ashcraft Investment Company, Inc. - Ken Kisbert

Tenant Rep:

Landlord: Ashcraft Investment Company,...

Tenant SIC:

Lease Notes:

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NORTH COAST BUSINESS PARK

CITY OF ENCINITAS OVERVIEW

Encinitas is a beach city in the North County area of San Diego County, California. Located within Southern California, it is approximately 25 miles north of San Diego and about 95 miles south of Los Angeles. The city was incorporated by the voters in 1986 from the communities of historic Encinitas, new Encinitas (Village Park, etc.), Leucadia, Cardiff-by-the-Sea, and Olivenhain.

Encinitas is home to some of the most beautiful beaches in California and is known for its excellent surfing conditions. Each year, surfers from all over gather in Encinitas to compete in local surfing tournaments. The San Elijo Lagoon Reserve boasts the largest coastal wetland in San Diego County and is home to nearly 300 different bird species throughout the year.

The economy of Encinitas, CA employs 32k people. The largest industries in Encinitas, CA are Professional, Scientific, & Technical Services (4,990 people), Health Care & Social Assistance (3,803 people), and Educational Services (3,775 people), and the highest paying industries are Manufacturing (\$95,083), Finance & Insurance (\$93,288), and Public Administration (\$92,626).

The median property value in Encinitas, CA was \$862,300 in 2017, which is 3.96 times larger than the national average of \$217,600. Between 2016 and 2017 the median property value increased from \$820,400 to \$862,300, a 5.11% increase. The homeownership rate in Encinitas, CA is 63.8%.

Source: Datausa, Encinitas.gov and Wikipedia

Demographics

2019 Summary	
Population	62,595
Median Age	42.9
Median Household Income	\$103,842
Median Household Income Growth	31.2%
Poverty Rate	7.64%
Number of Employees	32,002
Employment Growth	1.3%
Median Property Value	\$862,300
Median Property Value Growth	5.11%



FOR MORE INFORMATION CONTACT:

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