



**NORTH COAST BUSINESS PARK**

**535 ENCINITAS BOULEVARD, SUITE 108, ENCINITAS, CA**

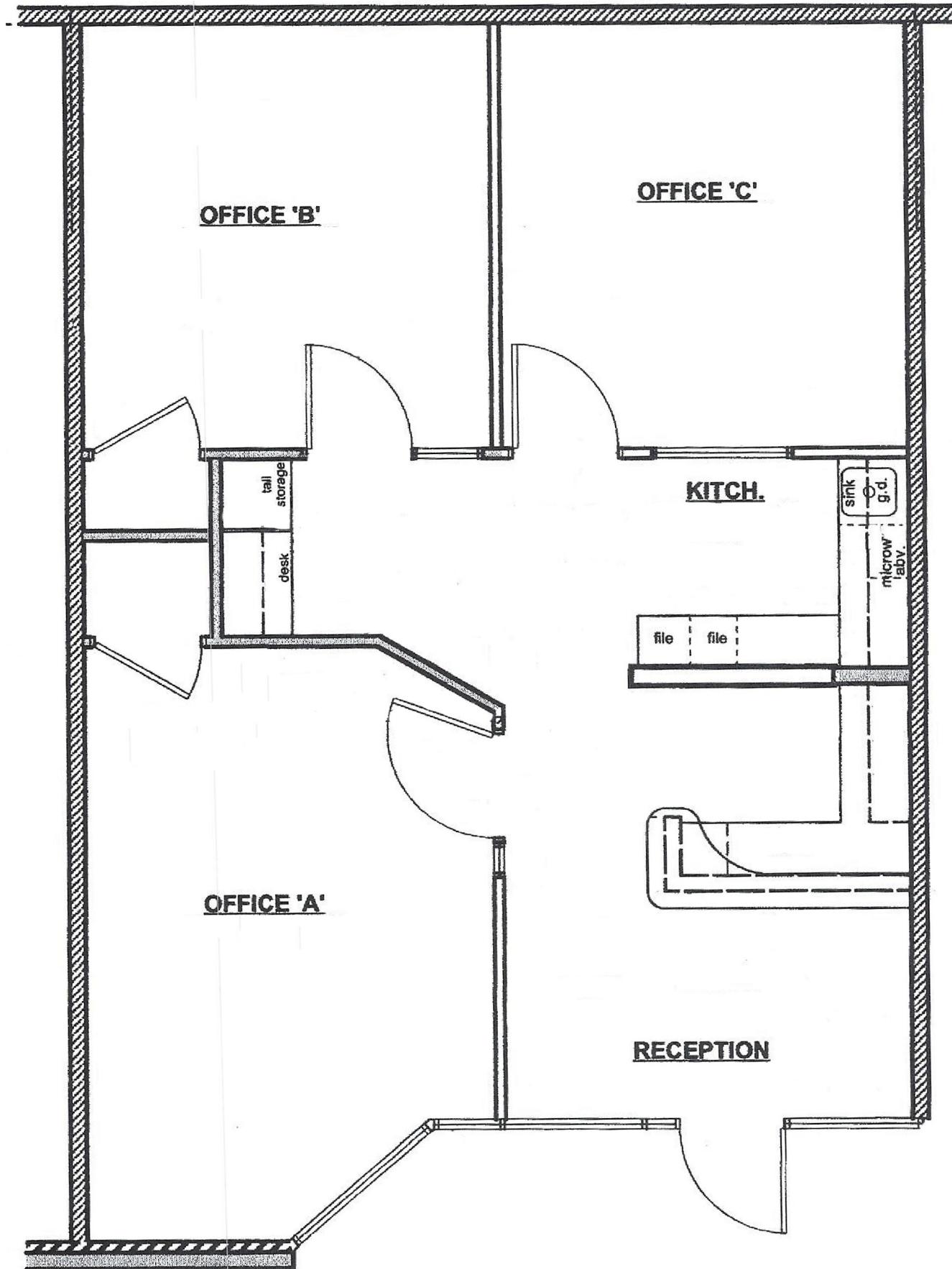
# PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 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

Landlord: Commercial Equity Partners, Llc

Tenant Rep:

Tenant SIC:

Lease Notes:

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

Landlord: North Coast Business Park

Tenant Rep:

Tenant SIC:

Lease Notes:



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

Landlord: Paul H Meardon Trust

Tenant Rep:

Tenant SIC:

Lease Notes:

# LEASE COMPS

ID# 158039141

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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

Landlord: Sanchez Family Trust

Tenant Rep:

Tenant SIC:

Lease Notes:

ID# 156384991

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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

Landlord: Zittel Family Trust

Tenant Rep: Colliers International - Amy McNamara, Hank Jenkins

Tenant SIC:

Lease Notes:

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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

Landlord: Ashcraft Investment Company, Inc.

Tenant Rep:

Tenant SIC:

Lease Notes:

# 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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