

OFFERING MEMORANDUM

# 1560 N COAST HIGHWAY 101

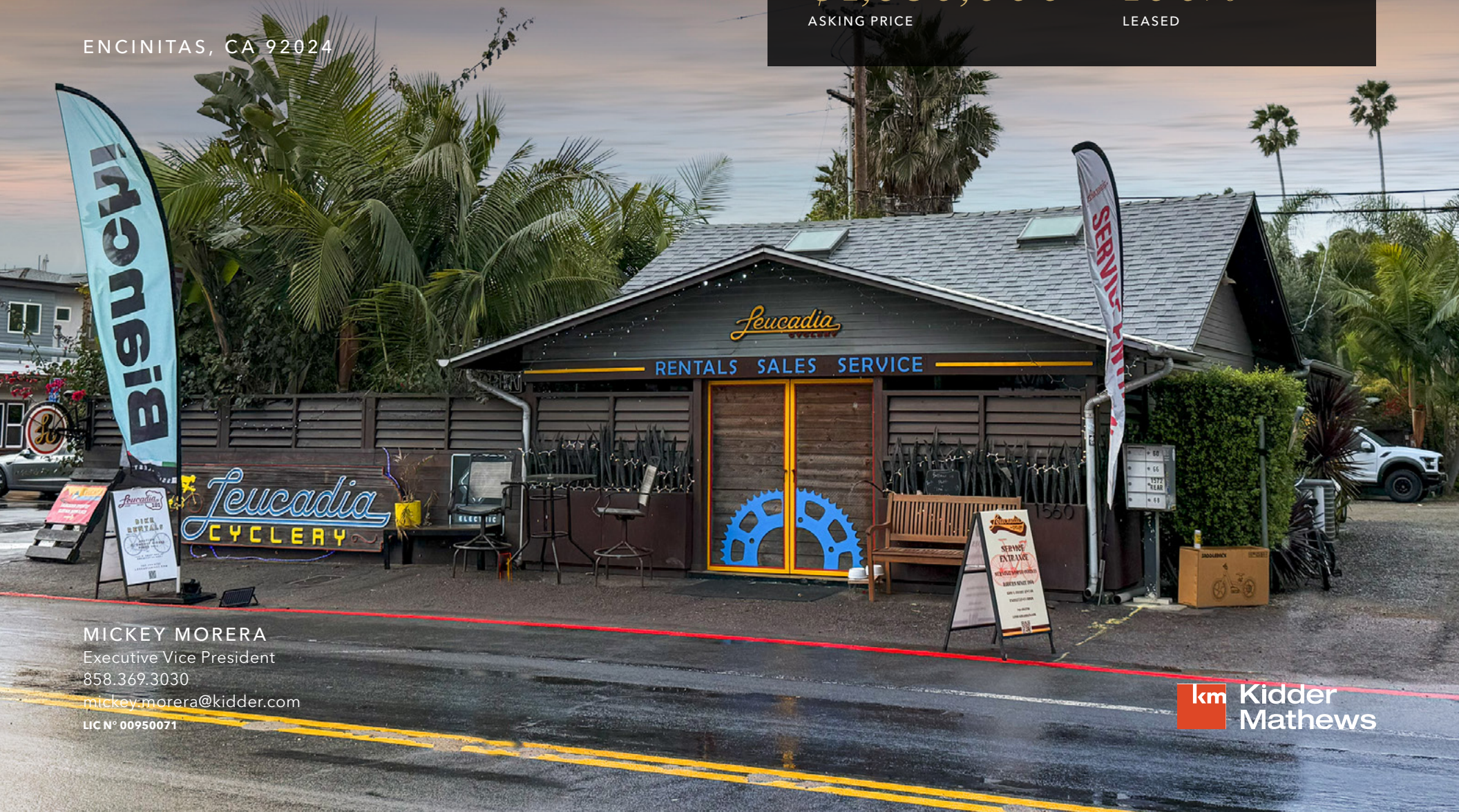
ENCINITAS, CA 92024

*A ±15,508 SF lot with a stand-alone  
retail building in the front and three  
residential units in the back*

**\$4,950,000**     **100%**

ASKING PRICE

LEASED



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**km** Kidder  
Mathews





Pacific Ocean

SUBJECT  
PROPERTY

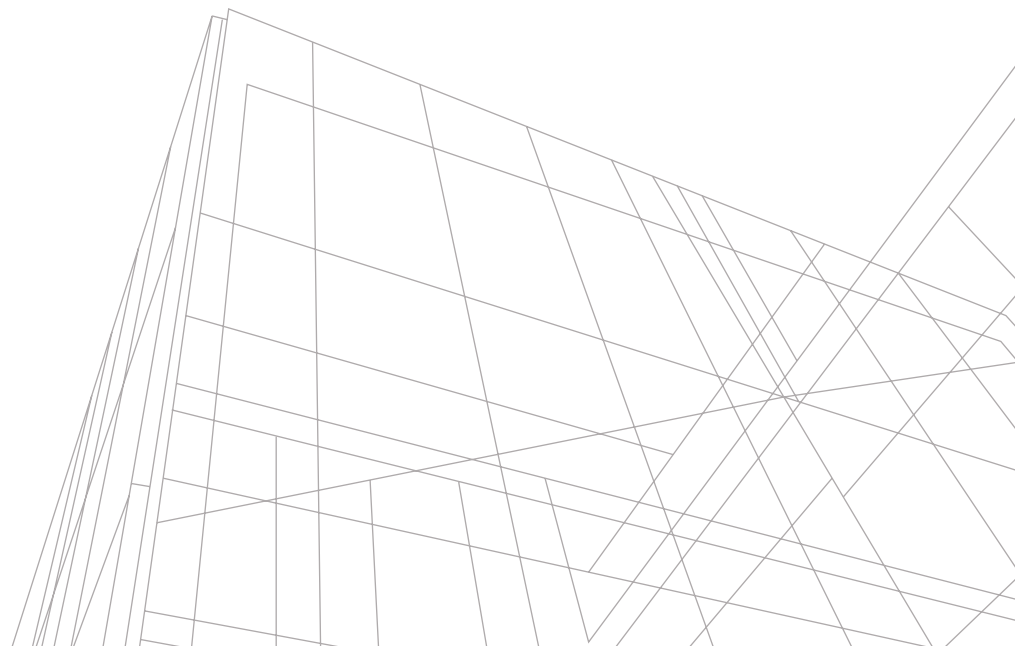
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*Exclusively listed by*

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# EXECUTIVE SUMMARY



# PRIME LOCATION IN THE HEART OF A DESIRABLE BEACH COMMUNITY

Kidder Mathews is pleased to present 1560 North Coast Hwy 101, a ±15,508 SF lot with a 100% leased retail property in the front and three residential units in the back. The subject property is strategically located on Coast Highway 101, which averages 17,578 vehicles per day. It is surrounded by a plethora of walkable amenities, such as boutiques, sidewalk cafés & restaurants, art galleries and an abundance of outdoor recreation, which includes surfing, hiking, boating, fishing, bicycling, and camping.

ADDRESS	1560 North Coast Hwy 101, Encinitas, CA 92024
LAND AREA	±0.36 Acres (±15,508 Square Feet)
PARCEL NO.	254-054-52-00



**\$4,950,000**

ASKING PRICE

*Please do not disturb tenants*

## INVESTMENT HIGHLIGHTS



Representative Photo

### Walkable Location

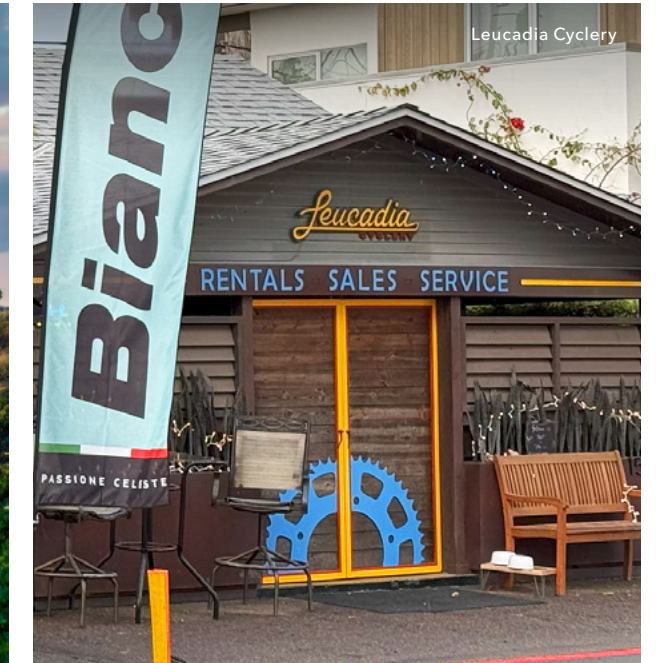
The subject property is located within a walkable distance to numerous restaurants, bars, retail, beaches and other amenities in the city of Encinitas.



Encinitas Beach

### Perfect Weather

The city of Encinitas enjoys a mild Mediterranean climate year-round, making it a perfect destination for outdoor activities and relaxation.



Leucadia Cyclery

### Steady Cash Flow

The subject property has one retail building occupied by a bike shop and three residential units in the premises, giving investors a steady cash flow.





# PROPERTY OVERVIEW



## PROPERTY INFORMATION

### PROPERTY OVERVIEW

ADDRESS	1560 North Coast Hwy 101, Encinitas, CA 92024	ACCESS	North Coast Hwy 101
TOTAL BUILDINGS	Three (3)   One retail, two residential (three units)	ZONING	Commercial
STORIES	Three, 1-story buildings	LAND USE	Residential, retail
LAND AREA	±0.36 Acres (±15,508 Square Feet)	SIGNAGE	Highly visible PCH frontage
PARCEL NUMBER	254-054-52-00	COUNTY	San Diego

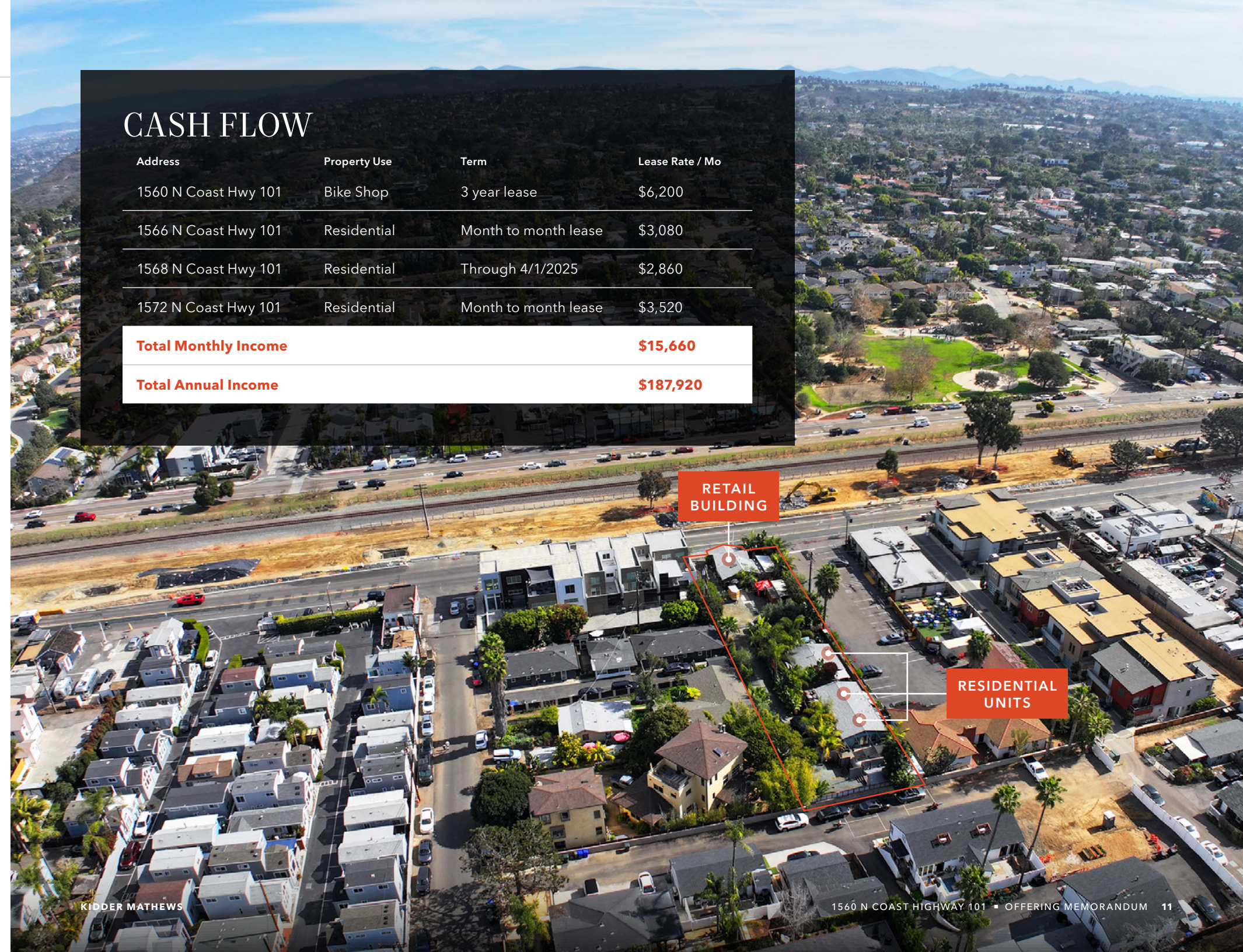


## CASH FLOW

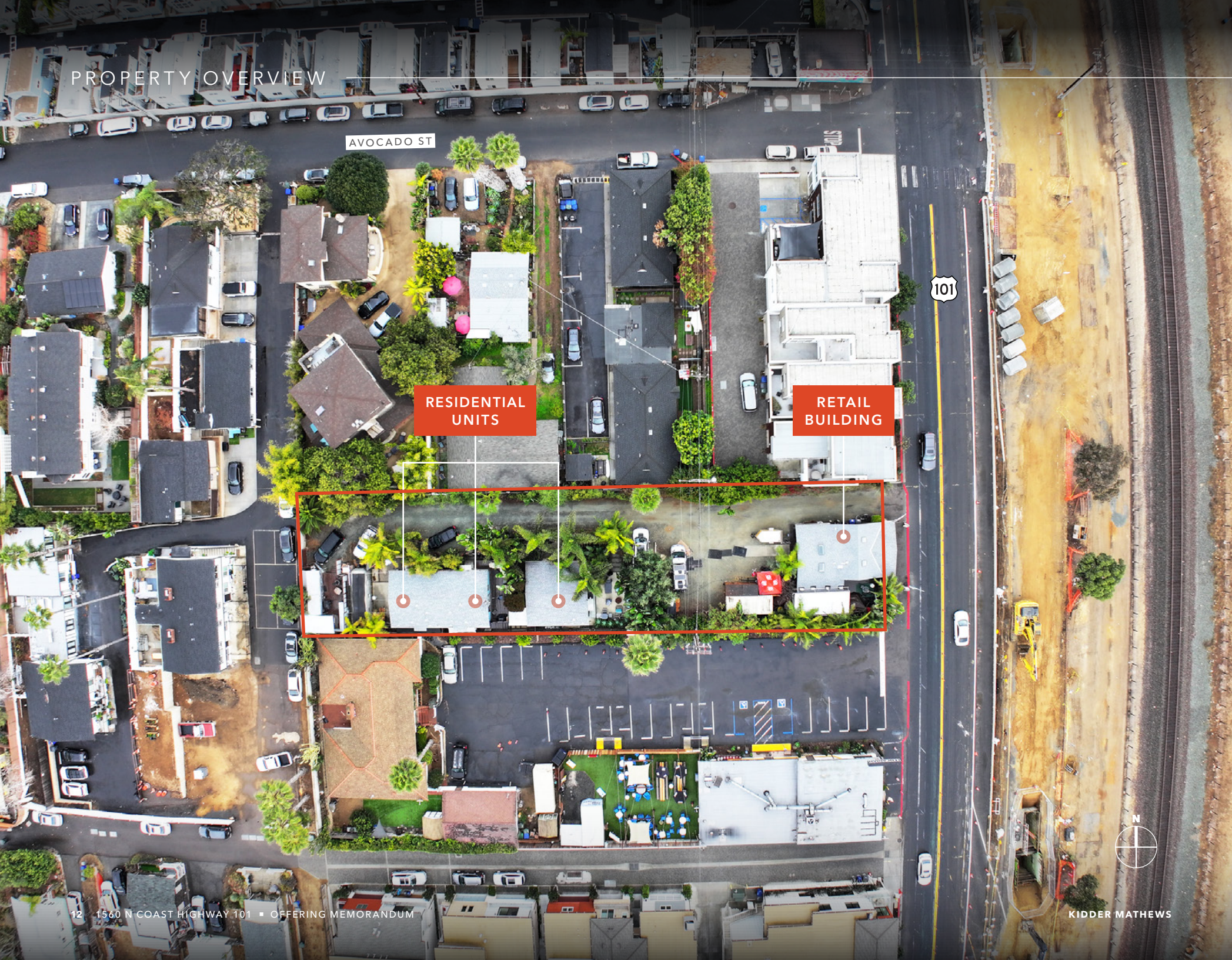
Address	Property Use	Term	Lease Rate / Mo
1560 N Coast Hwy 101	Bike Shop	3 year lease	\$6,200
1566 N Coast Hwy 101	Residential	Month to month lease	\$3,080
1568 N Coast Hwy 101	Residential	Through 4/1/2025	\$2,860
1572 N Coast Hwy 101	Residential	Month to month lease	\$3,520

**Total Monthly Income** **\$15,660**

**Total Annual Income** **\$187,920**







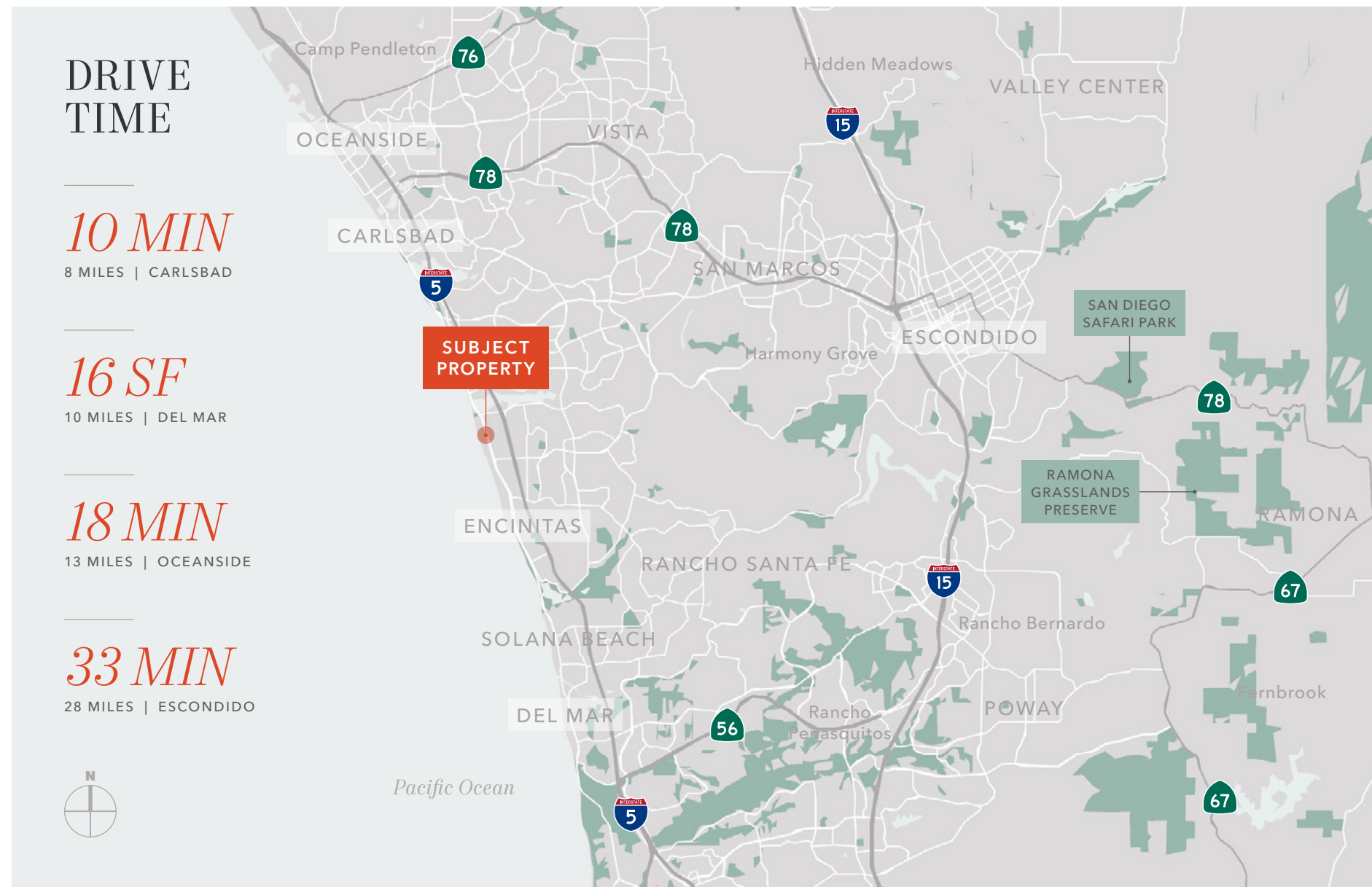
## ZONING SUMMARY

ADDRESS	1560 North Coast Hwy 101, Encinitas, CA 92024
PARCEL NUMBER	254-054-52-00
SITE AREA	±15,508 sq ft (0.36-acre) ±60' wide x 260' deep Area to be confirmed by survey
LEGAL	Blk: 19   Dist: 0011   City: Encinitas Sbd: North Leucadia Sec/Twn/Rng/Mer: Sec 04 TwN 13 Rng 04W Sec 4-13-4W"NWQ*St&Alley Clsd AOJ&Por Vac Blk 19 Map 524 In
EXISTING AREA	2,213 sf
ZONE	N-CRM-1 North 101 Corridor Specific Plan
OVERLAY ZONES	Coastal Overlay Zone, Specific Plan
HEIGHT	33' /three-stories per N101SP 30' /two-stories per Prop A
SET BACKS	
Front	0'
Interior Side	0'
Street Side	0'
Rear	10' where abutting residential zoned property

DENSITY	25.0 du/acre 25.0 x .36 = 9 units 50% density bonus= 5 units (can be done twice) Maximum unit count = 19 units
LOT COVERAGE	90% .90 x 15,508 = 13,957 sf (first floor footprint)
LAND USE	Commercial, mixed-use, or standalone residential
MIN. LOT SIZE	6,000 sq ft
MIN. LOT WIDTH	75'
MIN. LOT DEPTH	80'
F.A.R.	N/A









*Please do not disturb tenants*



*Founded in 1974, Leucadia Cyclery has served local bike enthusiasts for 50+ years.*

Its owner, Jeffrey Schade, longtime local resident and entrepreneur, is continuing that legacy while also adding some new touches.

As an avid outdoorsman and co-founder of EV Rides USA, Jeffrey has leveraged his knowledge and professional relationships to scale up the shop's e-bike stock and services. This includes a focus on e-bike safety and education, including partnerships with local schools and businesses.

Leucadia Cyclery is still committed to their local cycling community, and offer a wide range of bikes, bike parts and accessories, and bike services, including mobile bike repair as well.

Whether you're looking for a new e-bike, visiting town and want to rent a beach cruiser, or need to buy a mountain bike to cruise backwood bike paths, Leucadia Cyclery has it.

[LEUCADIABIKES.COM](https://www.leucadiabikes.com)



All residential units contain private lushly landscaped yards, firepits, shared coin laundry space, each unit has one designated parking space

Please do not disturb tenants





# LOCATION OVERVIEW





# ENCINITAS, CA A COASTAL GEM

129,045

POPULATION WITHIN  
A 5-MILE RADIUS

\$231,013

AVG HOUSEHOLD INCOME  
WITHIN A 5-MILE RADIUS

\$3.3M

MEDIAN HOME  
VALUE IN LEUCADIA

44

MEDIAN AGE WITHIN  
A 5-MILE RADIUS

263

SUNNY DAYS  
PER YEAR



*Encinitas, California, is a picturesque beach town located in northern San Diego County, known for its stunning coastline, thriving surf culture, and laid-back yet vibrant community. Sitting along historic Highway 101, Encinitas seamlessly blends small-town charm with modern coastal living.*

### COASTAL BEAUTY & OUTDOOR LIFESTYLE

Encinitas boasts some of the most beautiful beaches in Southern California, including Moonlight Beach, Swamis, Beacon's Beach, Grandview Beach, and Stone Steps Beach, making it a paradise for surfers, swimmers, and sunbathers. The city's mild Mediterranean climate ensures year-round outdoor activities, from hiking at San Elijo Lagoon Ecological Reserve to exploring the serene Self-Realization Fellowship Meditation Gardens.

Encinitas is home to the San Diego Botanic Garden, a lush 37-acre space featuring plants from around the world. The city is also known for its strong environmental initiatives, including efforts to preserve its beaches, lagoons, and open spaces.

### A SURFING AND WELLNESS HUB

As one of the top surf destinations in the world, Encinitas attracts wave riders to iconic surf spots like Swami's. The city embraces a wellness-focused lifestyle with numerous yoga studios, and an emphasis on sustainable living.

### FOOD & COFFEE SCENE

Encinitas has a thriving food scene, offering everything from health-conscious cafes like GoodOnYa Organic Eatery to beloved taco joints like Juanita's Taco Shop. Coffee lovers frequent local favorites such as Pannikin Coffee & Tea and Better Buzz Coffee.

### LEUCADIA: A BOHEMIAN BEACHSIDE RETREAT

Leucadia, a laid-back and eclectic coastal neighborhood in Encinitas, California, is known for its artistic spirit, uncrowded beaches, and old-school surf town charm.

Leucadia has long been a haven for artists, musicians, and free spirits. Its funky, vintage charm is reflected in the colorful murals, independent boutiques, and quirky roadside attractions along Highway 101. The neighborhood still retains a hippie feel, with a mix of old beach cottages, modern homes, and locally owned businesses.







# LEUCADIA, CA IS RIPE FOR CHANGE

## LEUCADIA STREETScape

The Leucadia Streetscape project is working to revitalize the North Coast Highway 101 corridor in Leucadia, California, with a focus on enhancing safety and accessibility for pedestrians, cyclists, and drivers.

The goal is to transform the area into a more vibrant public space that serves the community in multiple ways, including promoting community engagement, providing areas for gatherings, sidewalk dining, retail displays, outdoor seating, and public art.

The City has already completed Phase 1, which includes the first segment of improvements known as "Segment A North" between Marcheta Street and Basil Street. They've also completed an interim project that aligned "Segments B & C" between Basil Street and La Costa Avenue with the vision of the Streetscape, offering a quick and cost-effective solution.

The Phase 1 improvements, finished in summer 2022, include wider sidewalks, dedicated bike lanes, landscaping, irrigation, new streetlights, a storm drain system, parking pods, pedestrian trails, crosswalks, traffic striping, and street furniture such as benches, tables, bike racks, and trash bins. A roundabout and

pedestrian undercrossing at El Portal Street have also been completed and are now open to the public.

The overarching vision for the project is to honor Leucadia's arts, culture, and history while re-establishing the historic tree canopy, creating spaces for community interaction, improving accessibility, incorporating drought-tolerant landscaping, and supporting local businesses.

For more information about the Leucadia Streetscape project, click on the link below.

[→ ENCINITASCA.GOV/STREETSCAPE](https://encinitasca.gov/streetscape)



## Revitalization Plan



New Landscaping



Dedicated Bike Lane



Restriping Lanes



Median Improvements



Additional Parking



Railroad Fencing



Additional Sidewalks



Additional Lighting



Stormwater & Drainage Improvements



# AREA DEVELOPMENT

## MAREA VILLAGE

Fenway Capital Advisors has received approval for Marea Village, a mixed-use development located along Coast Highway 101 in Leucadia, California. The project aims to foster a vibrant community with 96 rental apartments, including 20 affordable units, along with a 30-key expansion of the Alila Marea Resort, 18,262 square feet of commercial retail space, and public amenities. The development will feature a blend of single, two,

and three-story buildings, designed to reflect the eclectic and laid-back character of the Leucadia neighborhood. The site is bordered by the Seabluffe Townhome Community to the south and west, the Alila Marea Beach Resort to the north, and Coast Highway 101 to the east. Spanning approximately four acres, the project will include pedestrian walkways, a plaza with outdoor seating, and a 257-space subterranean parking garage.

Marea Village is envisioned as a modern take on a lively, Old World town center, emphasizing walkability and seamless connections between diverse uses. Its variety and scale are designed to create an exciting, inviting space that aims to become a central gathering place for future generations.

Inspired by the unique charm of Leucadia, Marea Village blends elements of the ocean, outdoor living, and artistic energy, resulting in an economically resilient and visually appealing development.

For more information about Marea Village and Alila Hotels, click on the links below.

→ [MAREAVILLAGE.COM](https://MAREAVILLAGE.COM)

→ [ALILAHOTELS.COM](https://ALILAHOTELS.COM)





LOCATION OVERVIEW

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL ESTIMATED	8,399	54,811	129,045
2029 PROJECTION	8,398	54,836	127,191
2020 CENSUS	8,031	52,516	127,680
MEDIAN AGE	41.3	44.9	44.0

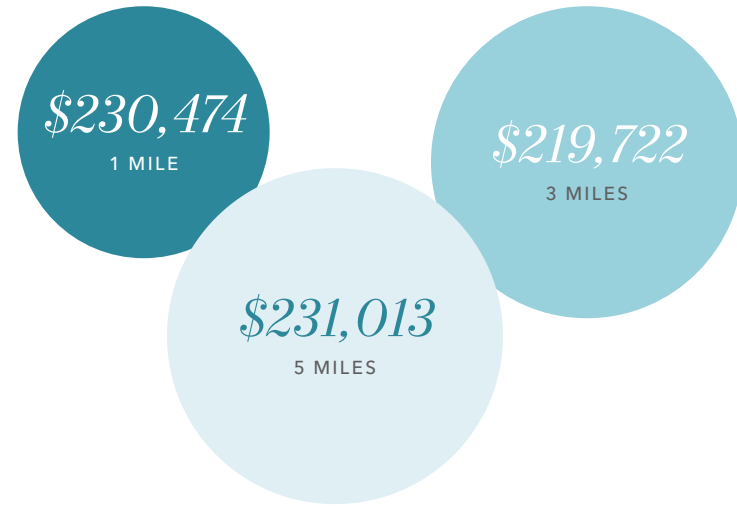
## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$154,307	\$161,182	\$169,152
2024 PER CAPITA INCOME	\$99,971	\$91,268	\$91,645
TOTAL BUSINESSES	477	4,304	10,927
TOTAL EMPLOYEES	1,853	27,031	97,019

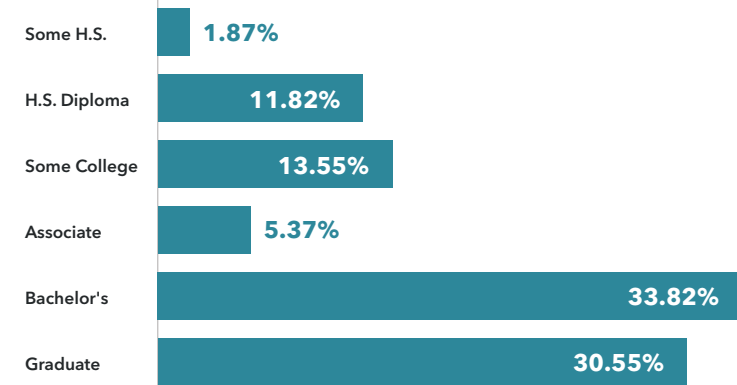
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	3,643	22,739	51,138
2029 PROJECTED	3,648	22,745	50,413
2020 CENSUS	3,395	21,513	49,563
OWNER-OCCUPIED	56.5%	63.0%	68.0%
RENTER-OCCUPIED	43.5%	37.0%	32.0%

## AVERAGE HOUSEHOLD INCOME



## EDUCATION



Data Source: ©2023, Sites USA

## South View





1560 NORTH  
COAST HWY 101



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