

# NORTH COAST BUSINESS PARK

OFFICE OPPORTUNITY  
FOR LEASE | 531 ENCINITAS BLVD

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# THE PROPERTY

## HIGHLIGHTS

531 Encinitas Blvd provides a great coastal office location.

- › Excellent window line
- › Adjacent parking lot with an abundant amount of spaces
- › Short distance to Interstate 5
- › Strategic coastal location
- › Within walking distance to major banks, retail, and restaurants
- › On-site property management

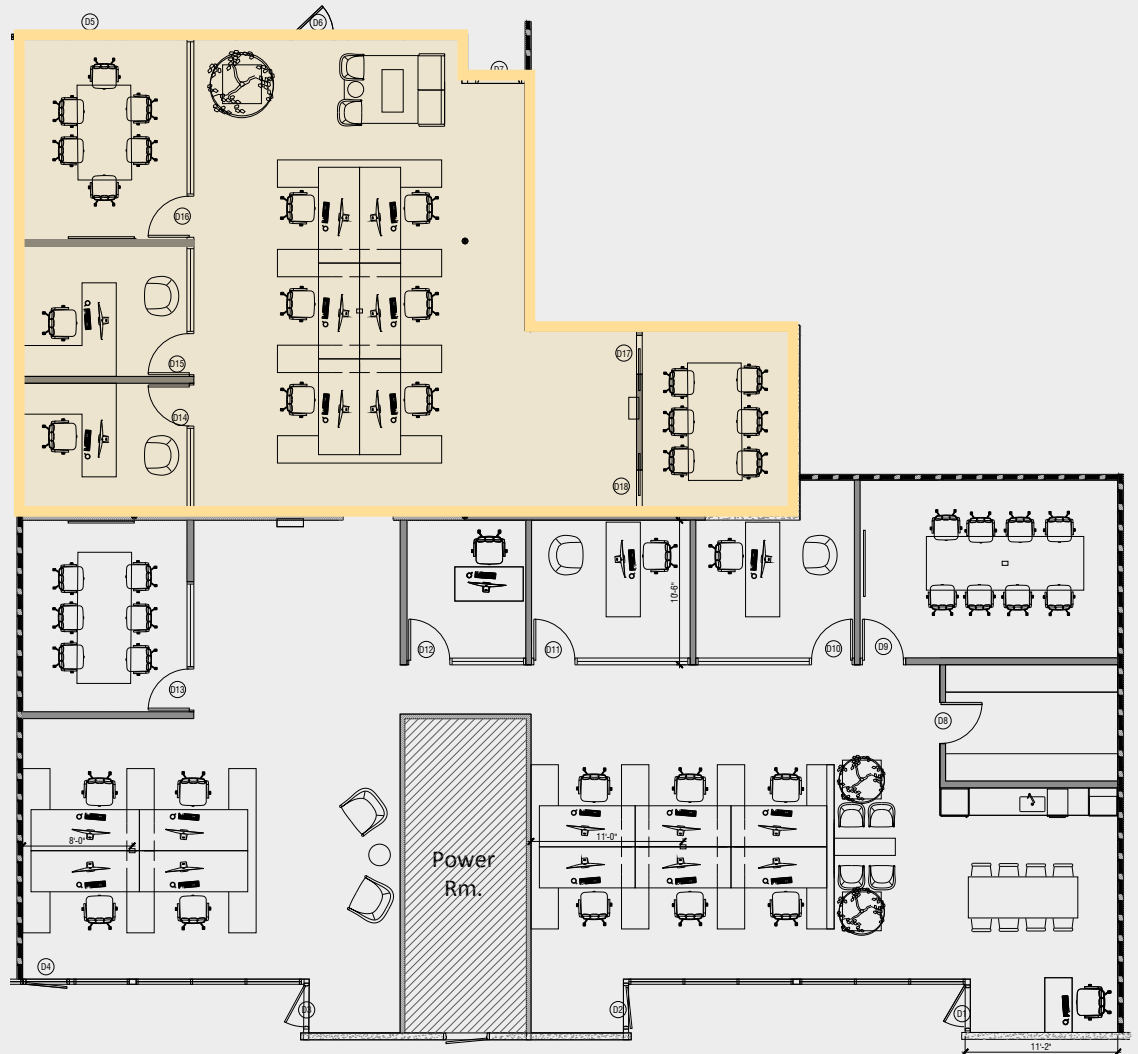
*A rare opportunity  
in Encinitas*

# 531 ENCINITAS BLVD SUITE 107

- > Newly built-out interior with high-end finishes
- > Suite feature open space, conference room, private offices, exposed ceiling, and exterior entrance

±1,764 SF

\$3.75 psf, MG  
+utilities



\*Furniture layout is only used for example purposes. No furniture is in the space.



539  
bldg 5

543  
bldg 6

511  
bldg 8

519  
bldg 7

515  
bldg 9

535  
bldg 4

531  
bldg 2

523  
bldg 3

527  
bldg 1





ENCINITAS RANCH GOLF COURSE

**JIMBO'S**  
...Naturally!

**COFFEE BEAN TEA LEAF**

**REI COOP**

**Walmart**

**Apple**

**Panera BREAD**



531

**TARGET**

**Office DEPOT**

**BARNES & NOBLE**

**Pier1 imports**

**THE HOME DEPOT**

**CHASE**

**DICK'S SPORTING GOODS**

**EINSTEIN BROS. BAGELS**

**Sprint**

**LAZY ACRES MARKET**

**CRACK SHACK**

**Oggi's**  
SPORTS | BREWHOUSE | PIZZA

**Smart & Final.**

**petco**

**IN-N-OUT BURGER**

**FedEx**

**CVS pharmacy**

**Scripps**

**TRADER JOE'S**

**Orangetheory FITNESS**

**SPROUTS FARMERS MARKET**

**LA FITNESS**

**Comerica**

**CHASE**

**LunaGrill**

**citi**

**enterprise**

**THE Original PANCAKE HOUSE**

**Hacienda de El Vega**

**CHAMPAGNE FRENCH BAKERY CAFE**

**HARVEST RANCH MARKET**

RANCHO SANTA FE GOLF CLUB

The city's eclectic downtown has long drawn surfers and hippies with its unique and dynamic blend of San Diego's top surf shops, coffeehouses and record stores, not to mention the beaches in Encinitas are coveted by locals as hidden gems.

# THE LOCATION



## ENCINITAS

Encinitas, California is an interesting mix of a coastal city filled with beautiful scenery and a bustling town of around 50,000 residents. It's located 25 miles to the north of San Diego, and 95 miles south of Los Angeles, however, the laid-back vibe that permeates the area is closer to that of San Diego than L.A - a unique combination of old beach town atmosphere, a healthy outdoor lifestyle, and beautiful, expansive beaches.



**0.4 MI**

**Interstate 5**  
3 min drive



**1.8 MI**

**Golf Course**  
6 min drive



**1.1 MI**

**Pacific Ocean**  
5 min drive



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