

THE LUMBERYARD

HIGHWAY 101 | ENCINITAS

Cushman & Wakefield | Retail Division
For Lease | The Lumberyard
701 - 1031 S. Coast Highway 101, Encinitas, California 92024

THE LUMBERYARD

The Lumberyard Shopping Center offers retailers an excellent opportunity to locate in the highly sought after trade area of downtown Encinitas in Coastal North County. The Lumberyard is the premiere downtown Encinitas destination providing abundant onsite parking for its customers.

TENANTS



SHOPPING DINING ENTERTAINMENT THE LUMBERYARD



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TRAFFIC

S. Coast Highway 101 23,646 ADT

West H Street 13,400 ADT



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2026)	8,912	59,160	123,200
Average Household Income	\$228,988	\$236,702	\$241,970
Daytime Population	10,614	29,374	51,897



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THE NEIGHBORS

VUORI

*Modern
Times*
BEER

UNION
KITCHEN

Sphiz Coffee



BRIXTON

Trattoria
i Trulli
NOUVELLE ITALIAN CUISINE

THE TACO STAND
HECHO A MANO

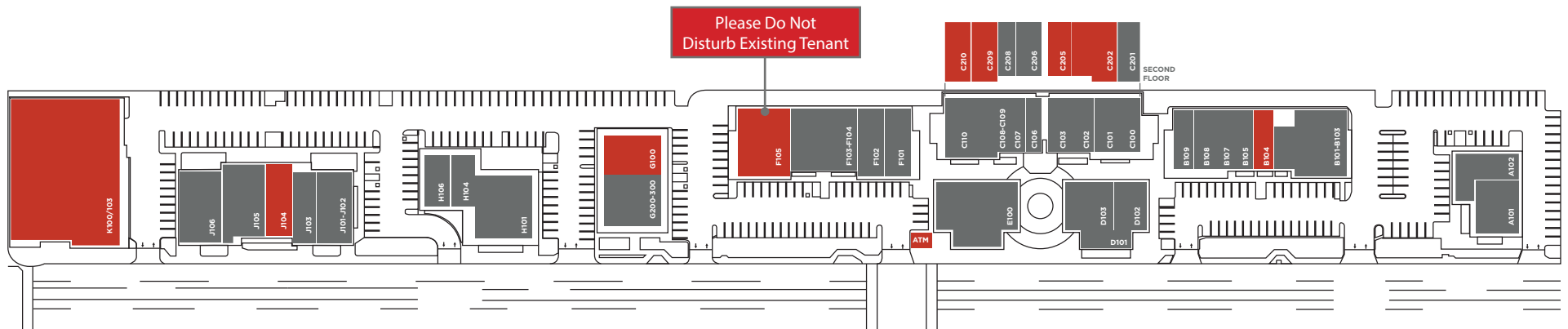
Herb & Sea



AVAILABILITIES

Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.	Suite	Tenant	SQ.FT.
A101	City Tacos	1,485 SF	C108-109	Move Madly	2,186 SF	F101	Willis Allen Real Estate	1,354 SF
A102	Pure Blow Out Bar	1,451 SF	C110	Local Scoop	1,287 SF	F102	Blue Ribbon Artisan Pizzeria	1,047 SF
B101/103	Cocina de Barrio	4,028 SF	C201	Private Office	960 SF	F103-104	Grounded Garden	4,084 SF
B104	AVAILABLE 360° Virtual Tour	832 SF	C202	AVAILABLE 360° Virtual Tour	1,425 SF	F105	AVAILABLE (2nd Gen Restaurant)	4,050 SF
B105	Index Urban	1,591 SF	C205	AVAILABLE	402 SF	G100	AVAILABLE 360° Virtual Tour	2,590 SF
B107	Charming Leucadia	630 SF	C206	Jim Lee Financial	746 SF	G200-300	Coldwell Banker	3,530 SF
B108	F45	1,750 SF	C208	Greg Koehler, Attorney at Law	476 SF	H101	Lotus Cafe	2,675 SF
B109	Broadstreet Donuts	1,402 SF	C209	AVAILABLE 360° Virtual Tour	788 SF	H104	Lobster West	888 SF
C100	Belle Via Spa	1,296 SF	C210	AVAILABLE	729 SF	H106	Soul Scape	2,017 SF
C101	Magical Child	1,289 SF	D101	Bird Rock Coffee	900 SF	J101-102	Birkenstock	1,775 SF
C102	Wing & Blade	894 SF	D102	Europics	757 SF	J103	Everest Himalayan	1,535 SF
C103	Off Track Gallery	1,024 SF	D103	Mon Cherie Cafe'	1,175 SF	J104	AVAILABLE	1,368 SF
C106	JoJo's Creamery	768 SF	E100	Scotty Cameron Golf	2,794 SF	J105	Sole Bikes	2,466 SF
C107	Heavenly Nails	736 SF	ATM	AVAILABLE	131 SF	J106	Pilates Republic	2,700 SF
						K100	AVAILABLE 360° Virtual Tour	19,913 SF

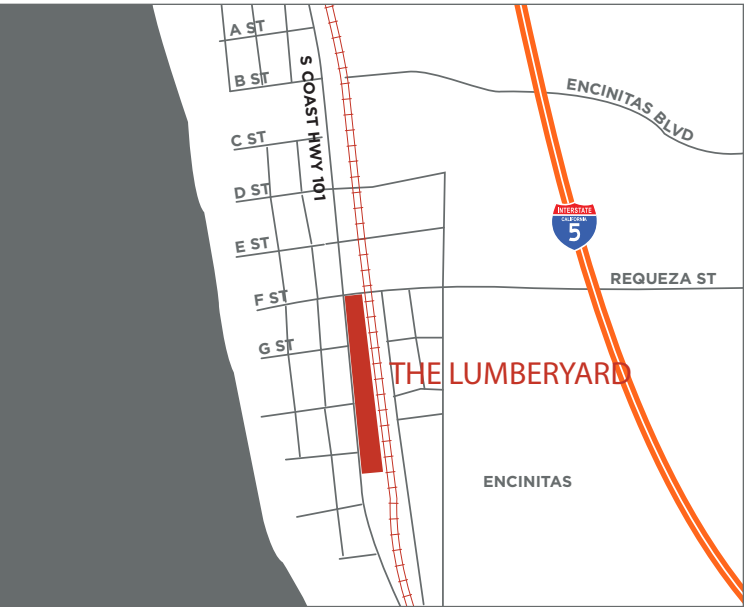
SITEPLAN



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LOCATION OVERVIEW



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GALLERY



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DEMOGRAPHICS IN DETAIL

Demographic and Income Profile

701 S Coast Highway 101, Encinitas, California, 92024 3

701 S Coast Highway 101, Encinitas, California, 92024

Ring: 1 mile radius

Latitude: 33.04317, Longitude: -117.29309

Summary	Census 2010	Census 2020	2026	2031
Population	8,628	8,959	8,912	9,217
Households	3,789	3,736	3,783	3,938
Families	1,957	-	2,125	2,221
Average Household Size	2.19	2.26	2.22	2.21
Owner Occupied Housing Units	1,750	-	1,916	1,944
Renter Occupied Housing Units	2,038	-	1,867	1,994
Median Age	40.7	-	45.0	46.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.68%	0.17%	0.30%	
Households	0.81%	0.42%	0.49%	
Families	0.89%	0.37%	0.44%	
Owner HHs	0.29%	0.48%	0.66%	
Median Household Income	2.51%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	144	3.8%	144	3.7%
\$15,000 - \$24,999	48	1.3%	40	1.0%
\$25,000 - \$34,999	137	3.6%	113	2.9%
\$35,000 - \$49,999	186	4.9%	175	4.4%
\$50,000 - \$74,999	243	6.4%	205	5.2%
\$75,000 - \$99,999	317	8.4%	271	6.9%
\$100,000 - \$149,999	633	16.7%	605	15.4%
\$150,000 - \$199,999	537	14.2%	545	13.8%
\$200,000+	1,539	40.7%	1,842	46.8%
Median Household Income		\$163,954		\$185,628
Average Household Income		\$228,988		\$250,900
Per Capita Income		\$95,659		\$105,495
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	447	5.2%	365	4.1%
5 - 9	418	4.8%	415	4.7%
10 - 14	372	4.3%	426	4.8%
15 - 19	355	4.1%	426	4.8%
20 - 24	406	4.7%	485	5.4%
25 - 34	1,541	17.9%	1,023	11.5%
35 - 44	1,294	15.0%	1,319	14.8%
45 - 54	1,339	15.5%	1,229	13.8%
55 - 64	1,257	14.6%	1,113	12.5%
65 - 74	492	5.7%	1,029	11.5%
75 - 84	323	3.7%	658	7.4%
85+	383	4.4%	422	4.7%

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Demographic and Income Profile

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701 S Coast Highway 101, Encinitas, California, 92024

Ring: 3 mile radius

Latitude: 33.04317, Longitude: -117.29309



Summary	Census 2010	Census 2020	2026	2031
Population	56,048	58,545	59,160	60,185
Households	23,131	23,565	24,164	24,860
Families	13,998	-	14,905	15,322
Average Household Size	2.40	2.44	2.41	2.38
Owner Occupied Housing Units	13,961	-	15,213	15,515
Renter Occupied Housing Units	9,170	-	8,951	9,345
Median Age	41.8	-	45.3	46.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.34%	0.17%	0.30%	
Households	0.57%	0.42%	0.49%	
Families	0.55%	0.37%	0.44%	
Owner HHs	0.39%	0.48%	0.66%	
Median Household Income	3.41%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	950	3.9%	887	3.6%
\$15,000 - \$24,999	463	1.9%	347	1.4%
\$25,000 - \$34,999	754	3.1%	600	2.4%
\$35,000 - \$49,999	1,086	4.5%	914	3.7%
\$50,000 - \$74,999	1,641	6.8%	1,327	5.3%
\$75,000 - \$99,999	1,762	7.3%	1,469	5.9%
\$100,000 - \$149,999	3,748	15.5%	3,373	13.6%
\$150,000 - \$199,999	3,249	13.4%	3,166	12.7%
\$200,000+	10,510	43.5%	12,778	51.4%
Median Household Income		\$172,344		\$203,764
Average Household Income		\$236,702		\$262,649
Per Capita Income		\$96,846		\$108,590
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	3,029	5.4%	2,562	4.3%
5 - 9	3,134	5.6%	3,169	5.4%
10 - 14	3,082	5.5%	3,527	6.0%
15 - 19	2,887	5.2%	3,160	5.3%
20 - 24	2,539	4.5%	2,966	5.0%
25 - 34	7,754	13.8%	6,143	10.4%
35 - 44	8,175	14.6%	7,811	13.2%
45 - 54	9,120	16.3%	8,381	14.2%
55 - 64	8,291	14.8%	7,394	12.5%
65 - 74	3,586	6.4%	7,038	11.9%
75 - 84	2,500	4.5%	4,803	8.1%
85+	1,951	3.5%	2,205	3.7%

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701 S Coast Highway 101, Encinitas, California, 92024

Ring: 5 mile radius

Latitude: 33.04317, Longitude: -117.29309



Summary	Census 2010	Census 2020	2026	2031
Population	117,816	123,767	123,200	125,178
Households	47,394	48,938	49,594	50,985
Families	30,917	-	32,751	33,599
Average Household Size	2.47	2.50	2.46	2.43
Owner Occupied Housing Units	31,444	-	33,710	34,086
Renter Occupied Housing Units	15,950	-	15,884	16,900
Median Age	42.4	-	46.0	46.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.32%	0.17%	0.30%	
Households	0.55%	0.42%	0.49%	
Families	0.51%	0.37%	0.44%	
Owner HHs	0.22%	0.48%	0.66%	
Median Household Income	2.84%	2.75%	2.57%	
Households by Income	2026		2031	
	Number	Percent	Number	Percent
<\$15,000	1,790	3.6%	1,629	3.2%
\$15,000 - \$24,999	865	1.7%	661	1.3%
\$25,000 - \$34,999	1,406	2.8%	1,099	2.2%
\$35,000 - \$49,999	1,971	4.0%	1,611	3.2%
\$50,000 - \$74,999	3,324	6.7%	2,662	5.2%
\$75,000 - \$99,999	3,361	6.8%	2,773	5.4%
\$100,000 - \$149,999	7,276	14.7%	6,436	12.6%
\$150,000 - \$199,999	6,617	13.3%	6,385	12.5%
\$200,000+	22,984	46.3%	27,729	54.4%
Median Household Income	\$183,446		\$210,980	
Average Household Income	\$241,970		\$267,296	
Per Capita Income	\$97,515		\$108,963	
Population by Age	Census 2010		2026	
	Number	Percent	Number	Percent
0 - 4	6,377	5.4%	5,100	4.1%
5 - 9	7,364	6.3%	6,197	5.0%
10 - 14	7,660	6.5%	7,700	6.2%
15 - 19	6,730	5.7%	7,335	6.0%
20 - 24	4,770	4.0%	6,378	5.2%
25 - 34	13,588	11.5%	12,482	10.1%
35 - 44	17,094	14.5%	14,630	11.9%
45 - 54	20,019	17.0%	17,409	14.1%
55 - 64	17,070	14.5%	16,973	13.8%
65 - 74	8,633	7.3%	15,131	12.3%
75 - 84	5,341	4.5%	10,174	8.3%
85+	3,170	2.7%	3,692	3.0%

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