

For Lease · Premier Restaurant Space Available

1560-A LEUCADIA BLVD, **ENCINITAS**, CA



FEATURES

- Pei Wei coming available 3,545 SF (please do not disturb occupant)
- Located at the entrance to Walmart, REI, Islands, and Starbucks
- Traffic counts:
Leucadia Blvd: 34,214 ADT
El Camino Real: 31,200 ADT

TENANTS IN AREA



ZELMAN DEVELOPMENT CO.



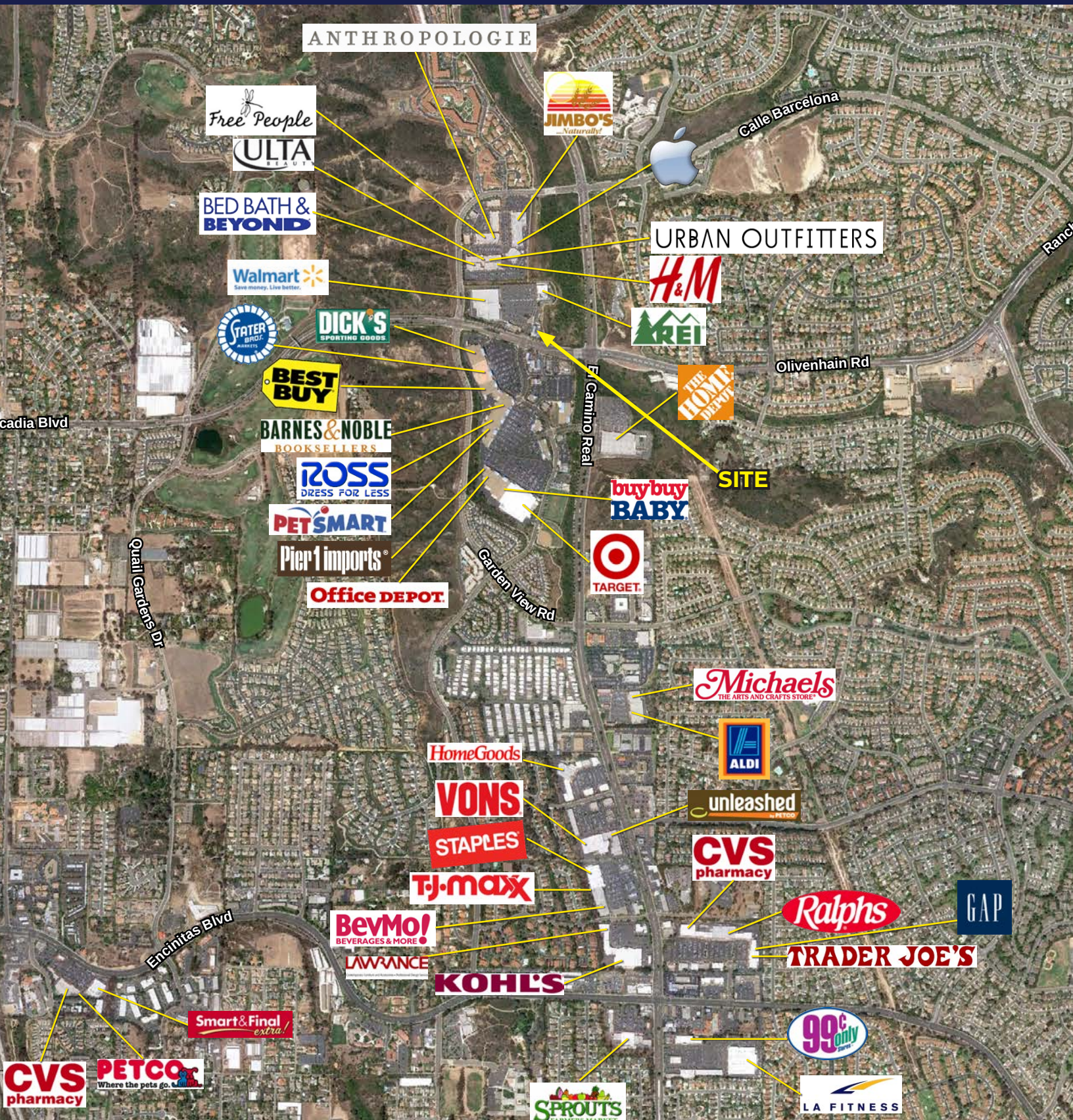
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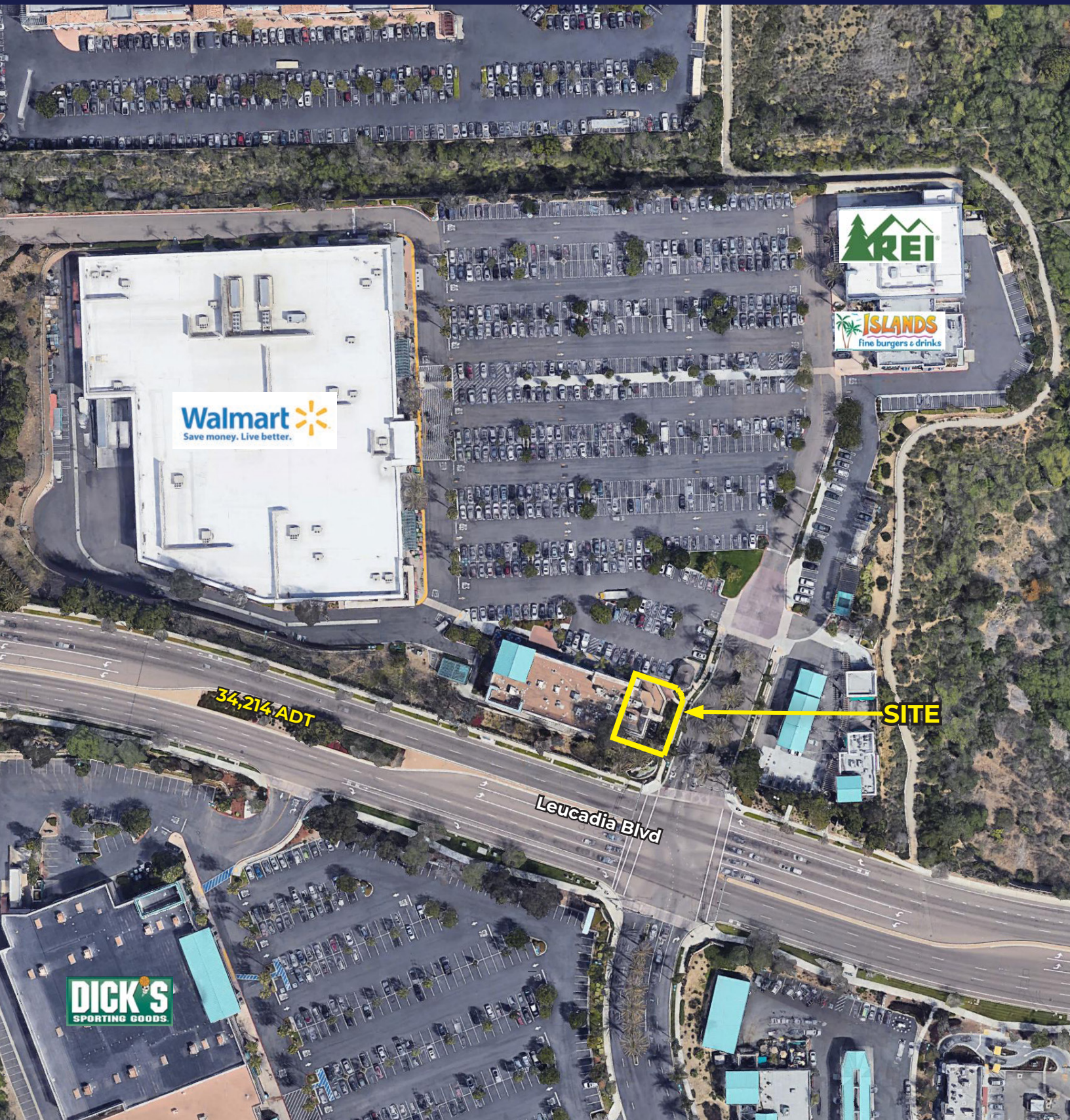
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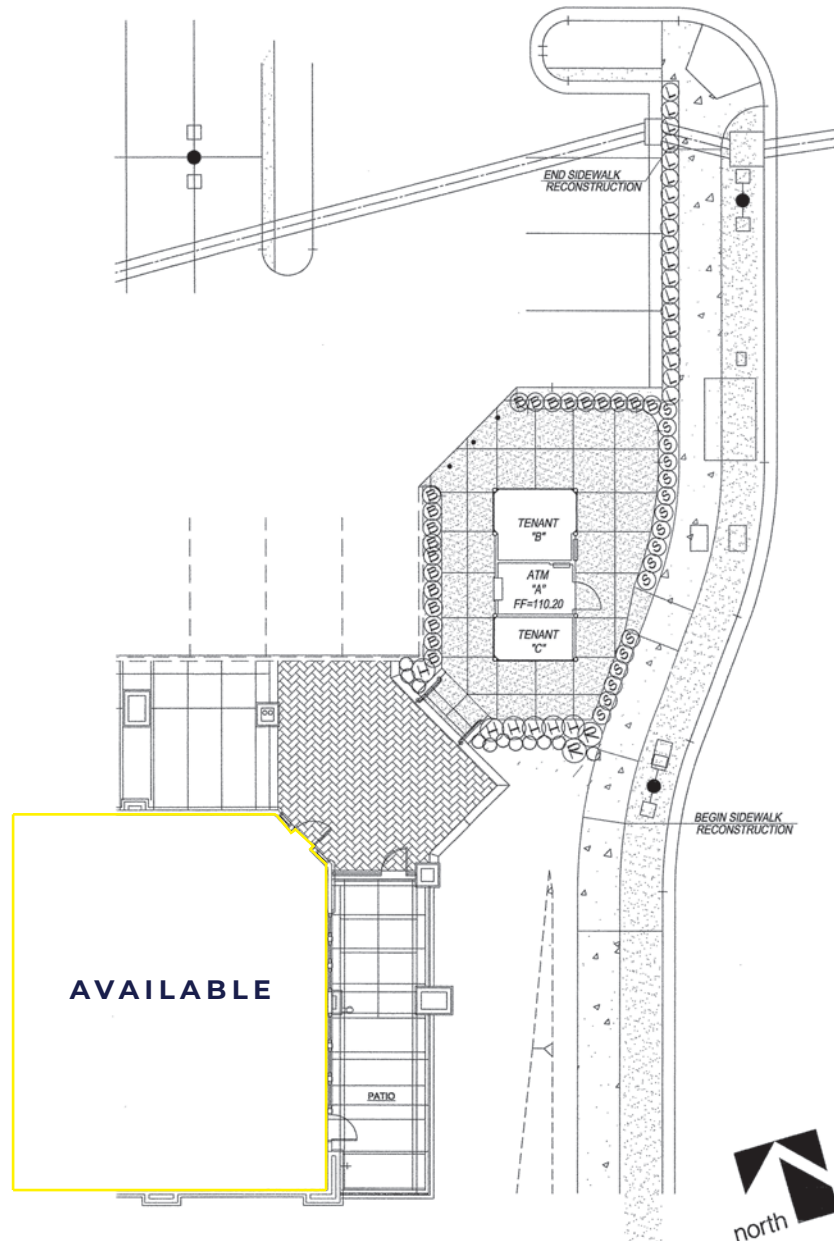
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SITE PLAN



AVAILABLE



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1560 Leucadia Blvd, Encinitas, California, 92024

POPULATION

	1 mile	3 miles	5 miles
Total Population	9,023	94,102	157,766
Projected Population (2022)	9,223	97,297	163,868

HOUSING

Total Households	3,584	36,908	61,018
Projected Total Households (2022)	3,664	38,080	63,129

INCOME

Median Household Income	\$138,815	\$119,749	\$119,827
Average Household Income	\$177,749	\$163,771	\$163,116
Per Capita Income	\$67,927	\$64,082	\$63,101
Median Disposable Income	\$105,243	\$95,120	\$95,049
Average Disposable Income	\$117,790	\$110,164	\$109,768

DAYTIME DEMOS

Total Daytime Population	12,807	86,962	174,509
Daytime Population Workers	7,744	40,097	95,088
Daytime Population Residents	5,063	46,865	79,421

RACE & ETHNICITY

White	7,622 84.48%	77,910 82.79%	127,843 81.03%
Black or African American	51 0.57%	780 0.83%	1,676 1.06%
American Indian& Alaska Native Population	28 0.31%	399 0.42%	633 0.40%
Asian Population	731 8.10%	5,898 6.27%	11,763 7.46%
Pacific Islander Population	8 0.09%	119 0.13%	244 0.15%
Other Race Population	208 2.31%	4,925 5.23%	8,213 5.21%
Population of Two or More Races	374 4.15%	4,072 4.33%	7,395 4.69%
Hispanic Population	870 9.64%	13,466 14.31%	22,922 14.53%
Non-Hispanic Population	8,154 90.37%	80,635 85.69%	134,844 85.47%

EDUCATION

Bachelor's Degree	2,340 35.94%	23,969 35.30%	41,050 36.53%
Graduate/Professional Degree	1,938 29.77%	18,727 27.58%	30,231 26.90%

AGE

Median Age	46.8	44.2	42.7
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