



# Signature Encinitas Restaurant Opportunity

Ocean Views Overlooking Moonlight Beach & Downtown Encinitas

87 ENCINITAS BLVD  
ENCINITAS, CALIFORNIA







## overview

**Encinitas is often described** as the classic California beach town that is known for being one of the happiest, healthiest, and most up-and-coming cities in Southern California. Located along approximately six miles of coastline, Encinitas offers a unique blend of old-world charm with modern

sophistication, culture and amenities. The town's beautiful beaches, funky surf vibe, and extraordinary climate are a huge draw for families, tourists, and local San Diegans alike. In recent years the downtown setting near Highway 101 has also truly blossomed into a booming food & beverage hub.

## ENCINITAS

## SIGNATURE RESTAURANT OPPORTUNITY

**Size – +/- 7,500 SF that includes** 5,800 SF of ground floor space and 1,700 SF of lower level area previously used for prep, storage, and office.

**Current Best Western Hotel** is in the process of being remodeled and rebranded as a 96 room Ocean View boutique hotel called the *Sanderling*.

**Ideal setting and location** for an experienced hospitality operator to expand an existing brand or implement a new concept in a venue that is sure to spark a new era in North County San Diego dining.

**Incredible restaurant opportunity** with awe-inspiring ocean views overlooking historic highway 101 downtown Encinitas and Moonlight Beach.

**Unique architectural features** that include vaulted ceilings, giant skylights, and large, timber structural beams.

**Extended glass line** brings the outside in and takes advantage of the views.

**Parking – Dedicated/shared parking area** for hotel and restaurant guests.

**+/- 700 SF of existing outdoor area** with potential to add/expand additional patio seating (subject to governmental approvals)

# details



**\*Disclaimer:** This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



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## ENCINITAS SIGNATURE RESTAURANT OPPORTUNITY

“Northern San Diego County has a string of great beach towns—Del Mar, Cardiff-by-the-Sea, Solana Beach. But Encinitas may be the best of them all.” – *Sunset Magazine*

Along 20 miles of coastline between Del Mar and Oceanside you can find food aimed at surfers, yogis, young families, and millionaires... the greater Encinitas restaurant scene has blossomed across the board.  
– *San Diego Reader*

Located within a quick walk to the Encinitas Coaster Station and an expansive variety of other restaurants, retailers, and boutiques.

Benefit from the vibrant beach culture and special events like Encinitas Street Fair (95,000 people), Switchfoot Bro-am (17,000 people), Fall Fest (100,000+) and more.

AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2017 Total Population:	11,177	63,485	136,983
Daytime Employees:	11,878	32,515	55,529
Median Household Inc:	\$97,871	\$101,007	\$104,896
Median Home Value:	\$866,338	\$805,750	\$823,195

# location



Highway 101

S. Vulcan Ave.

Interstate 5

B Street

Encinitas Blvd.

D Street

E Street

F Street

G Street

H Street

I Street

J Street

Coast Highway 101

S. Vulcan Ave.

Interstate 5

LAZY ACRES natural market

CRACK SHACK

Oggi's

IN-N-OUT BURGER

lofty COFFEE CO.

BULL TACO

D STREET

The Original 101 Diner

SHelter

BETTER BUZZ coffee

THE TACO STAND HECHO A MANO

1ST STREET BAR

urbn ENCINITAS

SOLACE

bliss 101 art + home + body

NIXON

Lotus Cafe

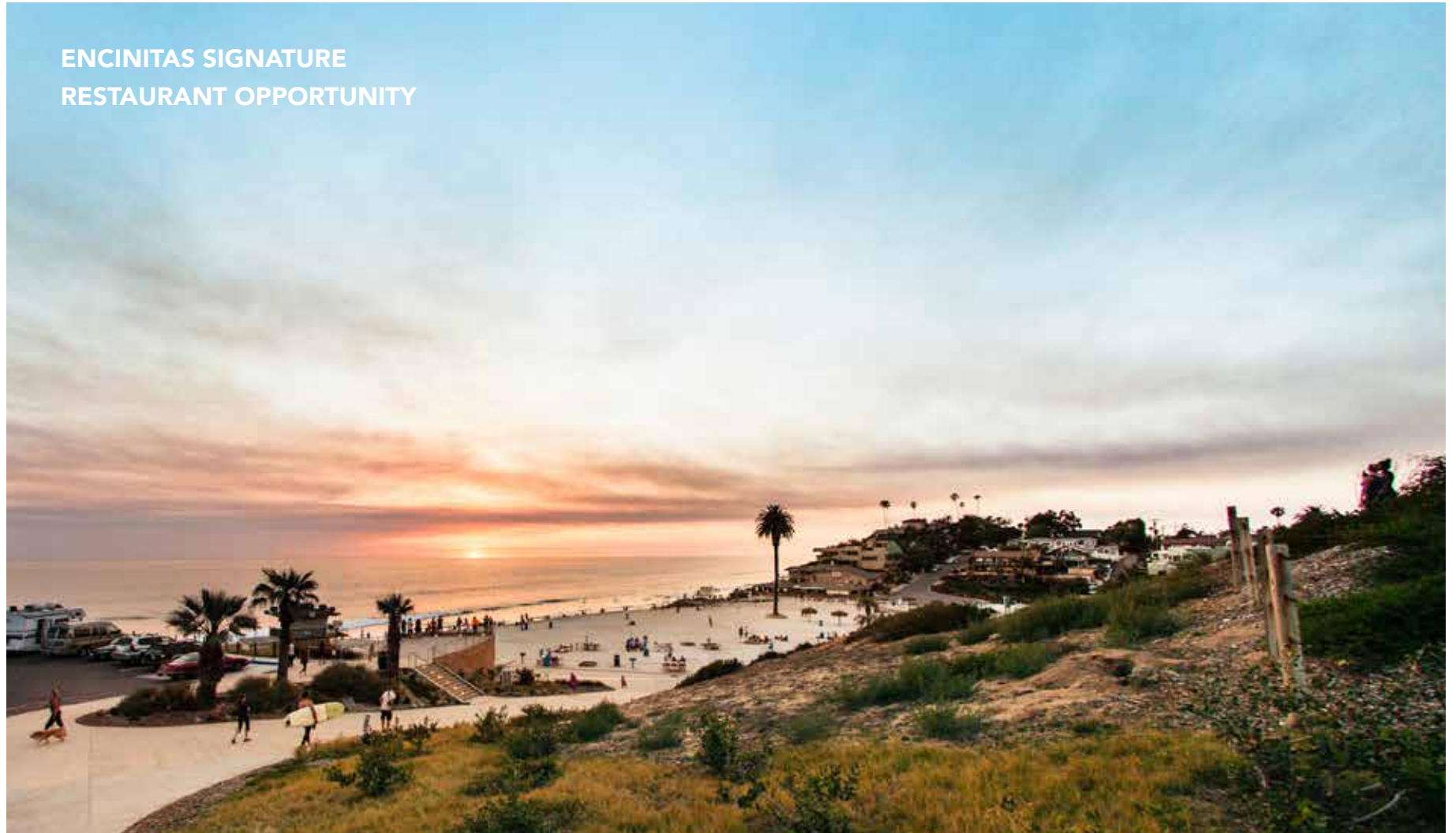
ENCINITAS FISH & SHOP

ENCINITAS ALE HOUSE

SPLITZ COFFEE

UNION RITCHES & TAP

ENCINITAS SIGNATURE  
RESTAURANT OPPORTUNITY



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