North Coast Business Park

511 ENCINITAS BOULEVARD, SUITE 112-116

3,591 RSF Office Available with a 3,000 SF Playground & an Approved / Existing Preschool / Daycare For Sale

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SOCAL'S *BEST KEPT SECRET*

North Coast Business Park is located a mile from Moonlight Beach, less than half-a-mile east of Interstate 5, & positioned prominently at the intersection of Encinitas Boulevard & Westlake Street.

This property offers the coastal lifestyle at it's best! Catch some waves before or after stepping into the office, head to the historic Coast Highway 101 to grab a bite at Biergarden on your lunch break or a beer at Culture Brewing for happy hour. Encinitas epitomizes the SoCal lifestyle and offers the perfect balance of live-work-play that makes it one of the most sought-after communities in San Diego.

PROPERTY OVERVIEW

TOTAL SUITE SF	3,591 SF
TOTAL PROJECT RSF	182,000
NO OF BUILDINGS	9
LAND ACRES	11
EXTERIOR UPGRADES	Lush landscaping, park-like setting
PROPERTY MANAGEMENT	On-site
PERMITTED USE	Office & education / daycare

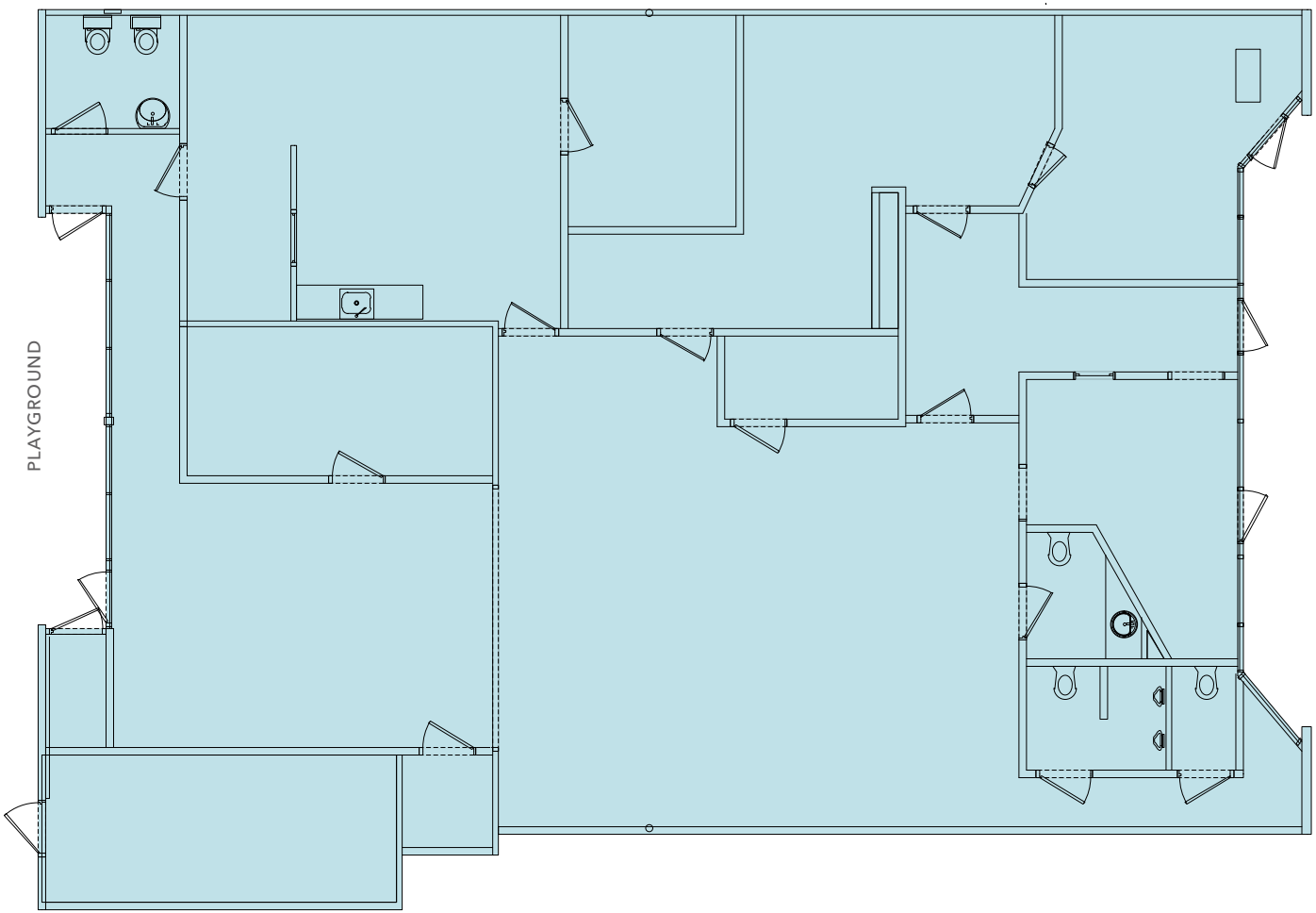
PROPERTY HIGHLIGHTS

- 3,000 sqft exterior fenced playground
- Licensed / approved for 57 students
- New LVP flooring done 2 years ago
- Please Do Not disturb tenant – by appointment only

3,591
SUITE TOTAL SF

$3M
PURCHASE PRICE

FLOOR PLAN



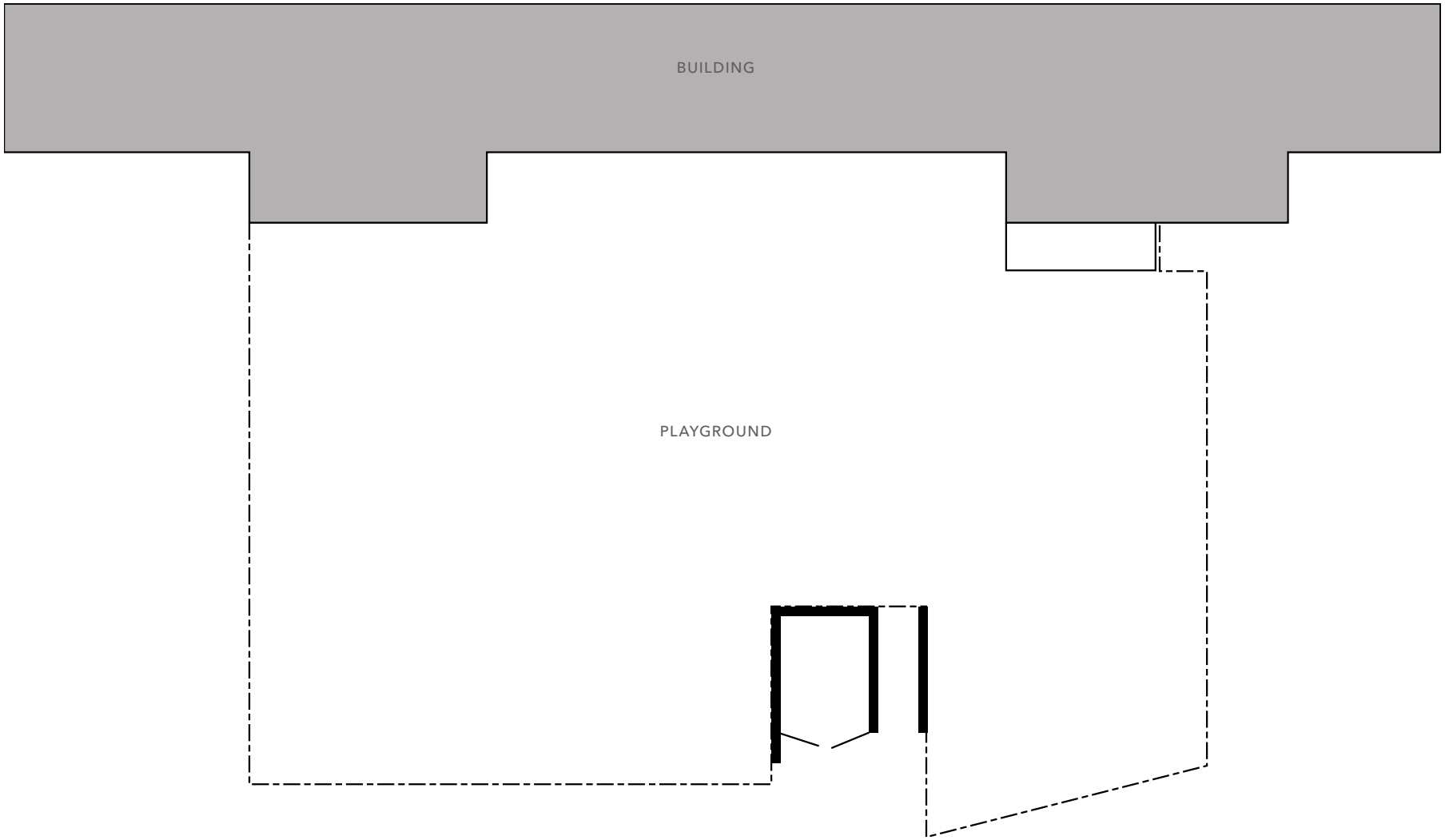
3,591 SF
AVAILABLE

$3,000,000
PURCHASE PRICE

USES
OFFICE & EDUCATION / DAYCARE

NOW
DATE AVAILABLE

PLAYGROUND



QUAIL MEADOWS

SUNSHINE GARDENS / DOS LUNAS

AVAILABLE FOR SALE

NEW DEVOLPMENTS CREATE MORE OPPORTUNITY

QUAIL MEADOWS APARTMENTS

TOTAL UNITS	448 (comprising 358 market-rate units and 90 designated affordable housing units)
PROJECT DETAILS	Developed by Baldwin & sons on a 12-AC site that previously operated as a commercial plant nursery. The scaled-back, approved design features two main four-story buildings underground parking structure spaces, a standalone two-story fitness and community amenity center, an outdoor pool, and a new traffic roundabout built at Kristen Ct

SUNSHINE GARDENS / DOS LUNAS APARTMENTS

TOTAL UNITS	202
PROJECT DETAILS	Located just south of the Qual Meadows site near the corner of Encinitas Blvd and Quail Gardens Dr. This multifamily complex is being constructed on a property adjacent to the North Coast Business Park.

THE SURF CITY HEARD AROUND THE WORLD

Located along six miles of Pacific Ocean coastline in San Diego County, Encinitas offers a unique blend of old-world charm, sophistication, and new-world culture.

Incorporated in 1986, the city brought together the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain and Leucadia to create a single city rich in history and steeped in tradition. Encinitas offers nightlife, restaurants, a historic old theater, plus plenty of shops along the coast highway. A few beach hotels, a classic record store, some real style taco shops, where surfers frequent With a population of 60,000 people, Encinitas has something for everyone.

With its pristine beaches and rolling hills, famous Botanic Gardens and vibrant downtown business district, the City of Encinitas attracts visitors from all over the world.

TOP 5
PLACES TO LIVE IN SAN DIEGO COUNTY

6 MILES
OF PACIFIC OCEAN COASTLINE

TOP 30
BEST SUBURBS TO LIVE IN CALIFORNIA

Encinitas' 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 are coveted by locals as hidden gems.

The warm California sunshine provides for year-round enjoyment of our beautiful parks, beaches and trails, making Encinitas a spectacular place to live, work, visit and raise a family. The century-old Downtown 101 coastal shopping district features historic architecture, quaint shops, sidewalk cafes, specialty retail stores and upscale restaurants.

BOTANICAL GARDENS, GOLF & SURF

Recently named among the 20 best surf towns in the world by National Geographic, Encinitas wears its surf history proudly, remaining an unspoiled reminder of the historic Highway 101 beach culture that thrived in the mid-1900s. Encinitas is home to some of the most beautiful beaches in California and known for its excellent surfing conditions. Each year, surfers from all over gather to compete in local surfing tournaments.

Encinitas is also known as the "Flower Capital of the World," because of its extensive collection of unique nurseries and gardens, most of which is the San Diego Botanic Gardens, and the world's leading grower of the Christmas flower, the poinsettia. San Diego Botanical Gardens, with an Amazon Rain-forest, showcases the world's largest display of bamboo. The gardens of the Self Realization Center offer spectacular views of the Pacific Ocean in a serene garden-like setting.

Golf enthusiasts enjoy a round of golf at the Encinitas Ranch Golf Course, a championship 18-hole, par 72 course with panoramic ocean views.

Data Source: ©2023, encinitas.gov, sandiego.org

STRATEGIC COASTAL LOCATION

- Just east of Interstate-5
- Walking distance to various retail & restaurant amenities
- Across the street from the San Diego Botanical Gardens
- 3 Airports within 50 miles, including McClellan-Palomar Airport in Carlsbad
- Commuter-friendly location
- Minutes from COASTER Commuter train stop at Encinitas Station
- Easy for visitors to locate
- 25 Miles north of San Diego & 95 Miles south of Los Angeles

NORTH COAST BUSINESS PARK

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