

RETAIL FOR LEASE

READY FOR IMMEDIATE OCCUPANCY

1967

SAN ELIJO AVE
CARDIFF, CA 92007



FREESTANDING SIGNALIZED BUILDING AVAILABLE FOR
IMMEDIATE OCCUPANCY WITHOUT DRIVE THRU

PROPERTY HIGHLIGHTS

All of the following information is from the county assessor's office, owner's information and plans, and from building inspection. Information is from reliable sources and is deemed correct; but should be confirmed by the building owner.

1,429 SF
BUILDING SIZE

16,702 SF
LAND SIZE

GOOD
CONDITION

RESTAURANT
FOR LEASE

UNKNOWN
YEAR BUILT

+20
PARKING SPACE
EMC 30.53 AND CSP
SECTION 5.8

C-GC-1
ZONING
(MOST RETAIL ALLOWED)

CSP
DESCRIPTION
GEN COMMERCIAL 1



MARKET DESCRIPTION

Cardiff by the Sea is a coastal beach city in North County of San Diego. The limited trade area along with the dense, higher income demographic makes this a sought-after trade area for retailers or an investor.

STRENGTHS

Coastal pad building adjacent to the landmark Cardiff Seaside Market Center in a highly sought after trade area.

PERMITTED USES

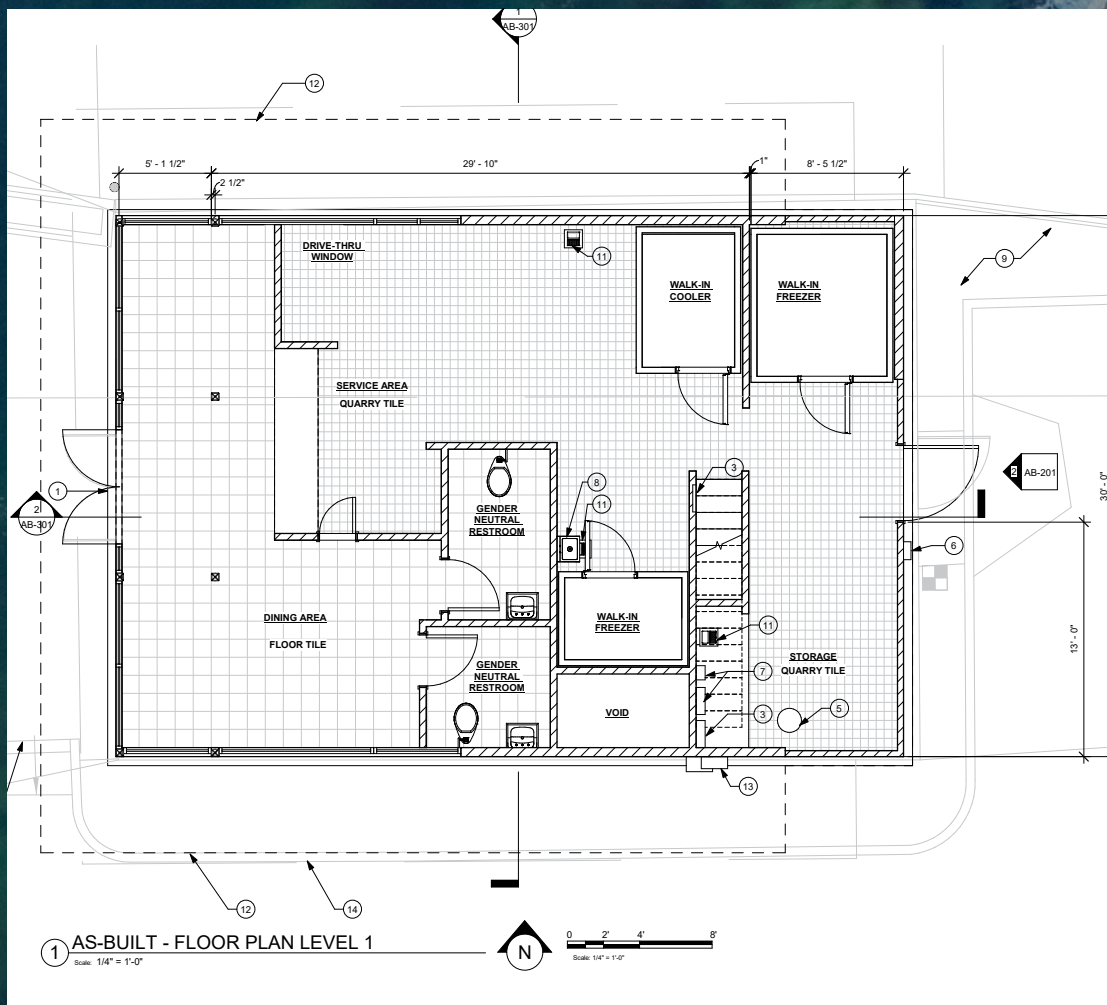
The following uses are permitted outright in the General Commercial 1 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- A.** Air charter operations and floatplane tie-up facilities;
- B.** General business offices and professional offices;
- C.** Dwelling units located in buildings primarily devoted to business uses;
- D.** Auto repair;
- E.** Auto and trailer sales or rental areas;
- F.** Auto fueling stations and drive-in car washes;
- G.** Building supply and equipment sales and rentals;
- H.** Restaurants, including drive-in restaurants, clubs and drinking establishments;
- I.** Garden supplies and greenhouses;
- J.** Heavy equipment and truck sales, rentals, service and repair;
- K.** Hotels and motels;
- L.** Lumberyards;
- M.** Boat and marine equipment sales, rentals, service and repair;
- N.** Mortuaries;
- O.** Open air businesses;
- P.** Parking lots and parking garages, in accordance with Chapter 21.55 HCC;
- Q.** Manufacturing, fabrication and assembly;
- R.** Publishing, printing and bookbinding;
- S.** Recreation vehicle sales, rental, service and repair;
- T.** Retail businesses;
- U.** Trade, skilled or industrial schools;
- V.** Wholesale businesses, including storage and distribution services incidental to the products to be sold;
- W.** Welding and mechanical repair;
- X.** Parks and open space;
- Y.** Appliance sales and service;
- Z.** Warehousing, commercial storage and mini-storage;
- AA.** Banks, savings and loans, credit unions and other financial institutions;
- BB.** Customary accessory uses to any of the permitted uses listed in the C1 district; provided, that no separate permit shall be issued for the construction of any type of accessory building prior to that of the main building;
- CC.** Dry cleaning, laundry, and self-service laundries;
- DD.** Taxi operation;
- EE.** Mobile food services;
- FF.** Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
- GG.** Recreational vehicle parks, provided they shall conform to the standards in Article II of Chapter 21.54 HCC;
- HH.** Day care homes; provided, that a conditional use permit was obtained for the dwelling, if required by HCC 21.24.030; all outdoor play areas must be fenced;
- II.** Rooming house and bed and breakfast;
- JJ.** Dormitory;
- KK.** As an accessory use, one small wind energy system per lot;
- LL.** Marijuana cultivation facilities, manufacturing facilities, retail facilities, and testing facilities as defined by State law;
- MM.** Day care facilities; provided, however, that outdoor play areas must be fenced;
- NN.** Indoor and outdoor recreational facilities;
- OO.** More than one building containing a permitted principal use on a lot. [Ord. 22-68(A) § 7, 2022; Ord. 19-41 § 1, 2019; Ord. 16-04(A-2)(S-3) § 2, 2016; Ord. 09-34(A) § 16, 2009; Ord. 08-29, 2008].



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This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

DEMOGRAPHICS

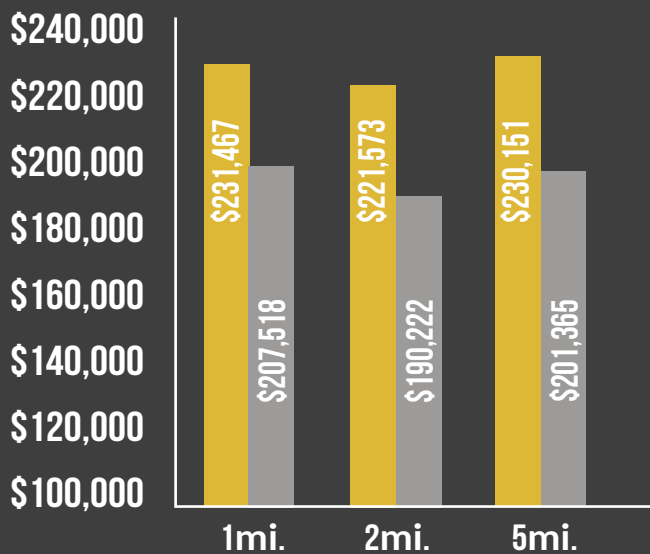
mi = Miles

■ 2022 - Current Year Estimate

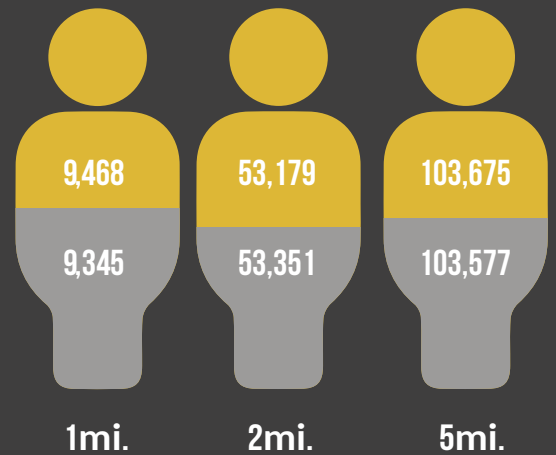
■ 2027 - Five Year Projection



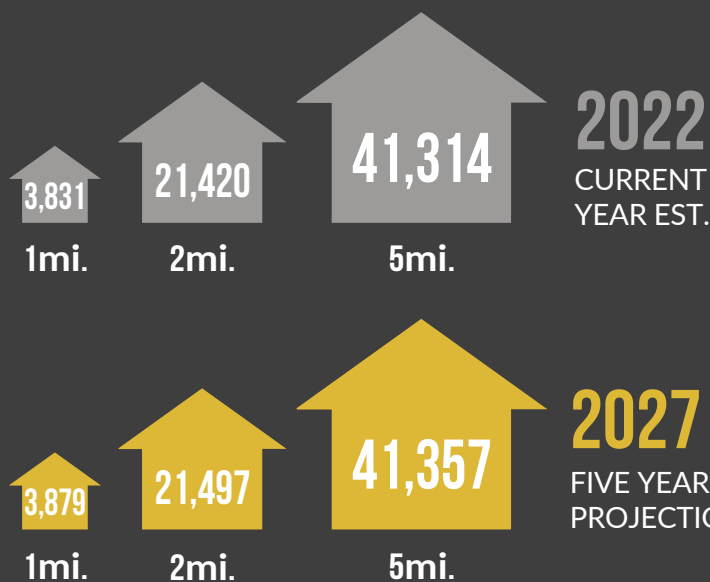
AVERAGE HOUSEHOLD INCOME



POPULATION



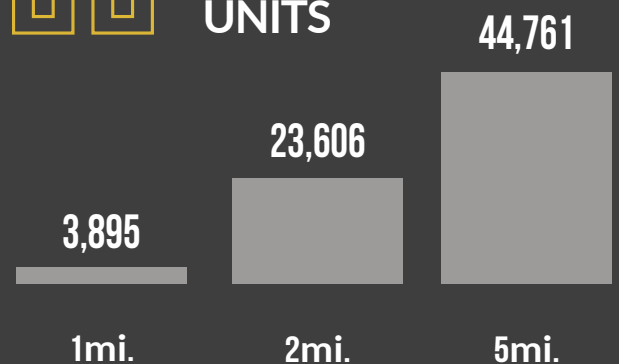
HOUSEHOLDS



DAYTIME POPULATION



HOUSING UNITS



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