



RELOCATION GUIDE

Encinitas
VISITORS CENTER



MAKE

Encinitas, CA

YOUR HOME



Mary Smylie

REAL ESTATE

DRE #02047635

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The Encinitas Visitors Center is located inside the Encinitas Chamber of Commerce, at 535 Encinitas Blvd. Suite 116, Encinitas, CA 92024. The Encinitas Visitors Center is your go-to resource to maximize your time here, whether you are here on vacation or planning on making it your home. Please check out their website at www.encinitasvisitorcenter.com or call them at (760)753-6228.

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A Surfside **SANCTUARY**



Encinitas found a place in National Geographic's list of the twenty best surfing towns in the world.

The beach community of Encinitas, located 25 miles north of San Diego, is unique in that it has managed to retain much of its historic charm. Well over a century old, the downtown district features several buildings original to the area that have been converted into hip new boutiques, cafes and shops of all varieties, while others are must-see stops along an educational tour of the city that examines its humble beginnings in the 1880s.

With roots in the farming and flower industries – the latter of which is still quite active – Encinitas has grown into a desirable place to settle, with a population of approximately 62,700 (2019). It was officially incorporated in 1986, uniting five distinct neighborhoods into one identity as the city of Encinitas. Despite this coming together, the individual communities of Historic Encinitas, New Encinitas, Cardiff-by-the-Sea, Leucadia and Olivenhain still exhibit their own characters.

Historic Encinitas, a name that means “little oaks” in Spanish,

hugs historic Highway 101 and runs along the famed beaches of the area. New Encinitas features new homes and is blossoming into a community that has the best of all worlds, seamlessly blending the joys of coastal living with a suburban feel and easy access to city conveniences. Houses in the aptly named Cardiff-by-the-Sea, sometimes simply called Cardiff, offer panoramic views along the approximately two-and-a-half-miles of gorgeous coastline. The seclusion of the beaches in Leucadia is its claim to fame, with steep bluffs and more amazing vistas to take in. The easternmost portion of

Encinitas, Olivenhain, is unsurprisingly also the most rural in feel, with winding horse trails and properties situated on large lots.

Encinitas exudes the laid-back, loose atmosphere one would expect given this distinction. With its pleasant Mediterranean climate, friendly beach vibe and a lively calendar of activities all year round, there’s no doubting its allure, whether or not you choose to hang 10.

DEMOGRAPHICS & Climate



Population Estimate as of 2023
62,754



Percentage of Renters vs. Owners
40% / 60%



Cost of Living vs. National Avg.
30% Higher



Housing Cost vs. National Avg.
26% Higher



Utilities Cost vs. National Avg.
9% Higher



Crime Rate vs. National Avg.
30% Lower



Average Commute
24.4 Minutes



Climate & Weather

The weather in Encinitas is fantastic! Located close to the coast, means it has a Mediterranean climate with mild temperatures throughout the year. The average high temperature in Encinitas ranges from the mid-60s in the winter months to the mid-70s in the summer months, while the average low temperature ranges from the mid-40s in the winter to the mid-60s in the summer.

On average, there are 263 sunny days per year here. During the summer months, the area can experience some occasional hot and humid days, but these are typically short-lived and followed by cooler temperatures as the ocean breeze comes in. Winters are usually mild and pleasant, with occasional rainfall.

Encinitas SCHOOLS

Encinitas is home to top-rated schools

Encinitas is known for having excellent schools, which consistently rank among the best in San Diego County. Schools are rated highly on a variety of measures including parent reviews, average test scores, equity, and GreatSchools scores.

The Encinitas Union School District serves students in kindergarten through sixth grade, with six elementary schools located throughout the Encinitas area. And the Cardiff School District consists of two award-winning schools; Cardiff Elementary School serves students in grades K-2, and Ada W. Harris School serves students in grades 3-6.



PUBLIC ELEMENTARY SCHOOLS:

Capri Elementary School

941 Capri Road, Encinitas, CA, 92024 - (760) 944-4360

El Camino Creek Elementary School

7885 Paseo Aliso, Carlsbad, CA 92009 - (760) 943-2051

Flora Vista Elementary School

1690 Wandering Road, Encinitas, CA, 92024 - (760) 944-4329

La Costa Heights Elementary School

3035 Levante St, Carlsbad, CA 92009 - (760) 944-4375

Mission Estancia

1 Maverick Way, Carlsbad, CA 92009 - (760) 436-6136

Ocean Knoll Elementary School

910 Melba Road, Encinitas, CA, 92024 - (760) 944-4351

Olivenhain Pioneer Elementary School

8000 Calle Acervo, Carlsbad, CA 92009 - (760) 943-2000

Park Dale Lane Elementary School

2050 Park Dale Lane, Encinitas, CA, 92024 - (760) 944-4344

Paul Ecke-Central Elementary School

185 Union Street, Encinitas, CA, 92024 - (760) 944-4323

Cardiff School

888 Montgomery Ave, Cardiff, CA 92007 - (760) 632-5892

Ada W. Harris School

1508 Windsor Rd, Cardiff, CA 92007 - (760) 632-5894



*Boundary map to find
your school of
attendance:*

Encinitas Union
School District

Encinitas SCHOOLS

Encinitas is home to top-rated schools

The San Dieguito Union High School District serves students in grades 7-12 in the coastal communities of northern San Diego County, including Encinitas. The district operates five middle schools grade 7-8 and four high schools grades 9-12. The district also offers an alternative education high school program at the Sunset High School campus in Encinitas.

Canyon Crest Academy and San Dieguito Academy high schools are designated as schools of choice for grade 9-12 students who reside within the district and participate in the established high school selection process in February prior to the next school year.



PUBLIC MIDDLE SCHOOLS:

Carmel Valley Middle School

3800 Mykonos Ln, San Diego, CA 92130 - (858) 481-8221

Diegueno Middle School

2150 Village Park Way, Encinitas, CA, 92024 - (760) 944-1892

Earl Warren Middle School

155 Stevens Ave, Solana Beach, CA 92075 - (858) 755-1558

Oak Crest Middle School

675 Balour Drive, Encinitas, CA, 92024 - (760) 753-6241

Pacific Trails Middle School

5975 Village Center Loop Rd, San Diego, CA 92130 - (858) 509-1000

PUBLIC HIGH SCHOOLS:

Canyon Crest Academy

5951 Village Center Loop Rd, San Diego, CA 92130 - +(858) 350-0253

La Costa Canyon High School

1 Maverick Way, Carlsbad, CA 92009 - (760) 436-6136

San Dieguito High School Academy

800 Santa Fe Drive, Encinitas, CA, 92024 - (760) 753-1121

Sunset High School

684 Requeza St, Encinitas, CA, 92024 - (760) 753-3860

Torrey Pines High School

3710 Del Mar Heights Rd, San Diego, CA 92130 - (858) 755-0125



*Boundary map to find
your school of
attendance:*

San Dieguito Union
HighSchool District

Encinitas SCHOOLS

Numerous preschools and private schools

Encinitas boasts 13 private learning institutions and over 40 private Preschool and Pre-K options. Parents should research and visit multiple schools to find the best fit for their child's needs and learning style. Here are just a few schools to check out, to help you get started on finding the best fit for your family.



PRESCHOOLS:

[Bethlehem Community Preschool](#)

925 Balour Dr, Encinitas, CA, 92024 - (760) 753-2471

[Encinitas Country Day School Preschool](#)

3616 Manchester Avenue, Encinitas, CA, 92024 - (760) 942-1111

[Magdalena ECKE Family YMCA Preschool](#)

200 Saxony Road, Encinitas, CA 92024 - (760) 942-9622

[The Rhoades School Preschool](#)

520 Balour Dr, Encinitas, CA 92024 - (760) 330-2931

PRIVATE SCHOOLS:

[Encinitas Country Day School](#)

3616 Manchester Avenue, Encinitas, CA, 92024 - (760) 942-1111

[Grauer School](#)

1500 S El Camino Real, Encinitas, CA 92024 - (760) 944-6777

[Pacific Academy](#)

679 Encinitas Boulevard, Encinitas, CA, 92024 - (760) 634-1188

[Saint John School](#)

1003 Encinitas Blvd, Encinitas, CA 92024 - (760) 944-8227

[Santa Fe Christian](#)

838 Academy Drive, Solana Beach, CA 92075 - (858) 755-8900

[The Rhoades School Elementary](#)

141 South Rancho Santa Fe Road, Encinitas, CA, 92024 - (760) 334-7863

[The Rhoades School Middle](#)

910 Encintas Blvd, Encinitas, CA, 92024 - (760) 334-7724

Beaches & ATTRACTIONS



[Moonlight State Beach](#)

The beach is known for its wide and sandy shorelines, gentle waves, and beautiful scenery. It is a favorite destination for locals and visitors alike. A popular for swimming, sunbathing, and surfing, it's a beach the whole family will enjoy with a playground, snack shack, restrooms, volleyball, picnic tables and benches.

[Swami's Beach](#)

Is a picturesque beach and a popular spot for experienced surfers, as the waves can be powerful and challenging. During low tide, it is also a great tidepool destination with breathtaking views and a long stretch of sand. The beach is accessible via a long staircase that leads down from the bluff

[Cardiff State Beach](#)

A clean dog-friendly beach with miles of sand for walking. Popular surf spot, waves that break over the reef known as Seaside Reef, Cardiff Reef, or Tabletops.



[San Elijo State Beach](#)

A long, beautiful stretch of sand accessible by stairs from the cliffs above. Popular campground perched on the cliffs offers showers and picnicking. The nearby reef is popular with snorkelers and divers and is within walking distance of shops and restaurants.

[Institute of Contemporary Art](#)

An organization dedicated to experimental art and learning. Featuring an adventurous, diverse array of exhibitions, installations, public programs, and classes that will unfold in its galleries in Balboa Park and Encinitas and via site-specific installations in SD.



[San Diego Botanic Garden](#)

Check out this 37-acre urban oasis designed for children and adults, alike; with miles of garden trails, restful vistas, flowering trees, and majestic palms . . . explore your interests, learn about the plant world, and let nature fill you with a little wonder.

[Self Realization Fellowship Temple and Meditation Gardens](#)

A spiritual retreat, ashram, with a free-to-visit meditation garden that features a koi pond, exotic flowering plants, and stunning cliff-top ocean views. The garden was created to offer visitors a place to rest and contemplate in peace.

Parks & ACTIVITIES



Encinitas Parks and Recreation

In addition to managing the city's parks and open spaces, Encinitas Parks and Recreation also offers a wide range of recreational programs and activities for residents of all ages. These programs include youth sports leagues, adult fitness classes, art and music classes, and community events such as concerts and festivals.

Magdalena ECKE Family YMCA

Is a community-focused facility that offers a wide range of programs and services for people of all ages and abilities. They offer a variety of programs for children, including early learning and preschool programs, after-school care, and summer camps. The facility also offers youth sports leagues, swim lessons, and classes in art, music, and dance. Adults can take advantage of a variety of fitness classes and the facility also offers personal training, massage, and physical therapy services.



The Encinitas Library

The Encinitas Library offers a variety of programs and services for the community. These include storytimes and literacy programs for young children, tutoring and homework help for students, and workshops and events for adults. The library has several public meeting spaces that can be reserved for community events and meetings and also offers public access computers, printing and copying services, and free Wi-Fi.

San Elijo Lagoon Ecological Reserve

Whether you are a runner, hiker, birder, photographer or painter, San Elijo Lagoon provides natural solace and recreation. It is one of the largest remaining coastal wetlands in San Diego County. Annie's Canyon Trail is a popular hike that you won't want to miss.



Farmer's Market

A certified Farmers Market consisting of vendors with amazing flowers, plants, and fresh produce including a large Certified Organic Section. In addition, you will find numerous specialty foods.

Leucadia Farmer's Market

Cardiff Farmer's Market (NEW)

Finding A HOME

This coastal community is very family-friendly and has attracted many to call Encinitas HOME. As a result, finding a home to rent or buy is challenging due to the lack of availability and higher price points. Encinitas has a mix of upscale single-family homes to original houses built in the 60s and 70s. Some areas offer more affordability in planned communities, while others offer sprawling estates.



Location, weather, lifestyle, and a family-friendly community makes Encinitas a wonderful place to live.



If you are looking for more affordable housing, here are a few apartment complexes to check out in Encinitas. They offer waitlists as units become available.

- The Resort
- Essex Heights Apartments
- Village Park Apartments
- Elan Pacifico Encinitas
- Azure Point
- Grand View Apartments



RENTING:

There are a variety of options available from large single-family residences to apartments and rooms for rent. The best way of finding a place to rent is to look for available properties on major website syndications. Be sure to check the websites frequently as landlords and property owners post rentals as they become available.

- Zillow
- Realtor
- Trulia
- Rent
- Apartments.com
- Craigslist (can search for rooms to rent)

Neighborhoods to check out include Cardiff by the Sea, Encinitas Ranch, Leucadia, Olivenhain and Village Park

BUYING:

The best way to buy a home is to work with a trusted licensed realtor who is a community expert that can help you find the ideal home that meets your lifestyle and your long-term financial goals. To see everything available for sale just scan the QR code below or click on the link to see all the homes for sale in Encinitas, where you can even filter by neighborhood.

*Check out the BEST
in Encinitas!!
Where the locals go to
for Food, Drinks,
Shopping, and more ...*



*Scan
to View Encinitas Homes*

or visit

www.agentsmylie.com/our-areas/encinitas

Search
FOR HOMES

Hi! I'm Mary Smylie

REALTOR® DRE# 02047635

I am a local realtor based here in Encinitas and I would love the opportunity to help you buy your new home. Moving to a new place can be stressful and I am here to help you every step of the way. Not only am I here to help guide you through the ever-changing real estate market and provide expert guidance and strategy to achieve your real estate goals. I am also here to be a resource to help you get settled into your new community.



Learn more about
buying a home in
my homebuyer's
video series



Download my
helpful
Homebuyer's
Guide



Transportation OPTIONS

Getting around Encinitas is made easier by utilizing alternatives such as public transportation, carpooling, biking, and walking. The Encinitas Train Station is conveniently located in downtown Encinitas at 25 E D St where you can catch the COASTER.



North County Transit District

The NCTD is responsible for public transportation in Northern San Diego County, California. They manage the COASTER commuter rail service between Oceanside and San Diego, the SPRINTER hybrid rail service between Escondido and Oceanside, the BREEZE transit bus service, LIFT paratransit service, and FLEX on-demand and point-deviation service. Check out their website to view maps, schedules, services, and fares.

Walking tours are a great way to get to know the history of Encinitas and to discover some favorite local hot-spots.



Biking is a popular form of transportation, check out these top fourteen bike routes to get around Encinitas.



Metropolitan Transit District

The MTS is a public transit service provider for Central, South, Northeast, and Southeast San Diego County. The agency directly operates a large transit system that includes the MTS Bus, San Diego Trolley light rail, and Rapid bus rapid transit services.



SANDAG iCommute

SANDAG's website offers numerous alternatives to driving alone. Share a ride with a friend or coworker by meeting at a Park & Ride lot or hop on a bike and GO! Check out BCycle, Magnum ebikes, Trek for bike rentals and tours.

Finding OTHER RESOURCES



The Encinitas Chamber of Commerce is a non-profit organization that serves as a business advocate and resource for the city of Encinitas, California. Its mission is to promote economic vitality by supporting local businesses and fostering a strong community and has been supporting local businesses for 60 years.

The Chamber provides a variety of services and programs to help its members succeed, including networking opportunities, business referrals, marketing and advertising opportunities, educational seminars and workshops, and community events. It also advocates for pro-business policies and legislation at the local, state, and federal levels.

In addition to supporting local businesses, the Encinitas Chamber of Commerce also works to promote tourism and attract visitors to the city. It provides information and resources to visitors, as well as marketing and advertising support to local tourism-related businesses.

Overall, the Encinitas Chamber of Commerce plays an important role in promoting economic development and supporting the business community in Encinitas.

For a list of LOCAL businesses or services please check out our Business Directory Search to find anything and everything you are looking for.

[.https://local.encinitaschamber.com/list](https://local.encinitaschamber.com/list)



SUPPORT LOCAL

EXPERT ADVICE

I hope you found this Relocation Guide helpful, and get a chance to check out some awesome beaches and find new activities to love here in Encinitas. Should you have any questions and need my help in finding a GREAT home in a GREAT neighborhood . . . please feel free to reach out!! I would love a chance to get to know you, and help you find a perfect place to call HOME so that you can enjoy all that Encinitas has to offer.

Mary Smylie
SAN DIEGO
BROKERAGE
WITH Mary Smylie



CLIENT REVIEW:

Mary is the absolute best! Never have I dealt with a better realtor. She is sweet, professional, responsive, kind, understanding, and super hard-working. I hold Mary in the absolute highest regard as a real estate agent and a human being. A+++++
Stephanie Senerchia LaRosa (Buyer)



let's get in touch!

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my contact
information



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