

for lease

CARLSBAD PLAZA



SEC EL CAMINO REAL & HWY 78 | CARLSBAD, CA | 92008

 VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER





±172,996 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- Center is located off of Highway 78/El Camino Real, which provides quick/easy freeway access
- Located adjacent to The Shoppes at Carlsbad Mall
- Close proximity Coastal Beaches & Carlsbad Village
- Top visited CVS location in San Diego *(data from Placier.ai)*

TRAFFIC COUNTS

- Highway 78: 138,538
- El Camino Real: 40,522

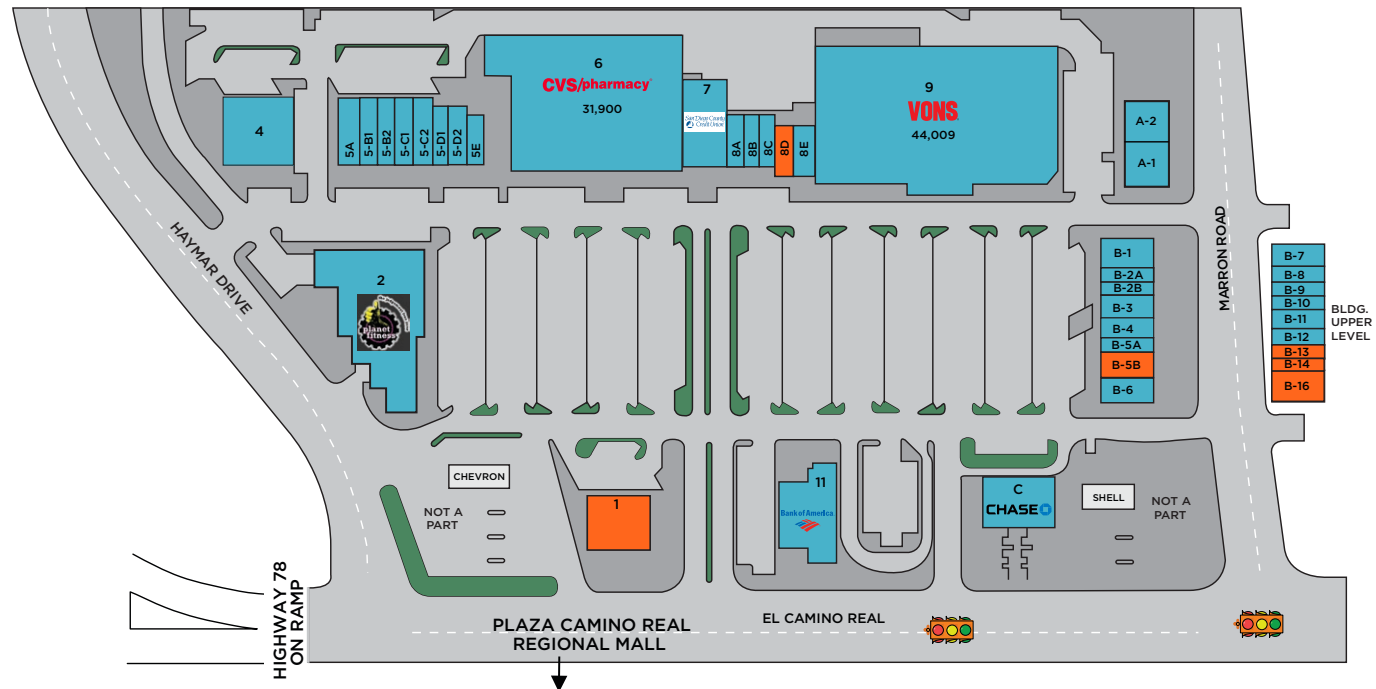
	1 MILE	3 MILES	5 MILES
Pop (2023)	13,024	113,598	252,838
AHH Income	\$127,711	\$123,231	\$122,468
Daytime Pop.	7,846	43,558	112,115

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ FT
1	AVAILABLE (Former Bank)	4,567
2	Planet Fitness	16,000
4	Children's Villages	6,000
5-A & B1	Hooked on Sushi	3,600
5-B2	Dexter's Deli	1,600
5-C1	KinalyThai	1,600
5-C2	Jenny Craig	2,000
5-D1	Viejo Mexican Restaurant	1,400
5-D2	Spirito's Italian Diner	1,400
5-E	Coffee Bean & Tea Leaf	1,200
6	CVS	31,900
7	San Diego Credit Union	5,000
8-A	Mooyah Burgers, Fries & Shakes	1,500
8-B	Dr. Stemley, Optometrist	900
8-C	Donut Fair	900
8-D	AVAILABLE  (Former Restaurant)	1,200
8-E	Bagels	1,500
9	Vons	44,009
11	Bank of America	9,240
A-1	Coastal Animal Hospital	3,000
A-2	Running Center	2,000
B-1	Paris Baguette	2,400
B-2A	Dry Cleaner	900
B-2B	Living Water	900
B-3	Postal Annex	1,500
B-4	Partners Personnel	1,200
B-5A	AccuQuest Hearing Center	900
B-5B	AVAILABLE	1,800
B-6	The Perfect Cut	1,500
B-7	Asia Massage	1,500
B-8	Eyebrow Threading Salon	900
B-9	Cheer Nails	900
B-10	LashBar	900
B-11/12	Yoga	2,700
B-13	AVAILABLE 	900
B-14	AVAILABLE 	900
B-16	AVAILABLE 	2,400
C	Chase	9,195



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AERIAL



DEMOGRAPHICS

1 Mile

3 Mile

2502 El Camino Real, Carlsbad, California, 92008 Ring: 1 mile radius		Prepared by Cushman & Wakefield Latitude: 33.17963 Longitude: -117.32525			
Summary	Census 2010	Census 2020	2023	2028	
Population	10,682	12,754	13,024	13,286	
Households	4,467	5,185	5,283	5,394	
Families	2,766	-	3,258	3,334	
Average Household Size	2.37	2.45	2.45	2.45	
Owner Occupied Housing Units	2,010	-	2,599	2,689	
Renter Occupied Housing Units	2,460	-	2,684	2,706	
Median Age	36.1	-	38.3	39.0	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.40%	0.13%	0.30%		
Households	0.42%	0.25%	0.49%		
Families	0.46%	0.24%	0.44%		
Owner HHs	0.68%	0.40%	0.66%		
Median Household Income	3.26%	2.95%	2.57%		
Households by Income		2023	2028		
		Number	Percent	Number	Percent
<\$15,000		400	7.6%	366	6.8%
\$15,000 - \$24,999		204	3.9%	146	2.7%
\$25,000 - \$34,999		221	4.2%	162	3.0%
\$35,000 - \$49,999		538	10.2%	396	7.3%
\$50,000 - \$74,999		858	16.2%	806	14.9%
\$75,000 - \$99,999		686	13.0%	679	12.6%
\$100,000 - \$149,999		1,034	19.6%	1,149	21.3%
\$150,000 - \$199,999		532	10.1%	665	12.3%
\$200,000+		811	15.4%	1,026	19.0%
Median Household Income		\$88,699		\$104,108	
Average Household Income		\$127,711		\$149,392	
Per Capita Income		\$52,338		\$61,334	
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	615	5.8%	655	5.0%	691
5 - 9	478	4.5%	670	5.1%	656
10 - 14	543	5.1%	694	5.3%	673
15 - 19	582	5.4%	604	4.6%	642
20 - 24	1,012	9.5%	817	6.3%	847
25 - 34	1,967	18.4%	2,384	18.3%	2,267
35 - 44	1,283	12.0%	1,893	14.5%	2,066
45 - 54	1,477	13.8%	1,390	10.7%	1,510
55 - 64	1,341	12.6%	1,610	12.4%	1,403
65 - 74	675	6.3%	1,327	10.2%	1,343
75 - 84	490	4.6%	705	5.4%	892
85+	217	2.0%	276	2.1%	296
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	8,330	78.0%	8,440	66.2%	8,324
Black Alone	387	3.6%	427	3.3%	452
American Indian Alone	90	0.8%	112	0.9%	120
Asian Alone	599	5.6%	820	6.4%	900
Pacific Islander Alone	67	0.6%	87	0.7%	92
Some Other Race Alone	679	6.4%	1,168	9.2%	1,299
Two or More Races	529	5.0%	1,699	13.3%	1,836
Hispanic Origin (Any Race)	2,009	18.8%	2,916	22.9%	3,219

2502 El Camino Real, Carlsbad, California, 92008 Ring: 3 mile radius		Prepared by Cushman & Wakefield Latitude: 33.17963 Longitude: -117.32525			
Summary	Census 2010	Census 2020	2023	2028	
Population	106,187	112,187	113,598	114,443	
Households	41,063	43,853	44,523	45,027	
Families	25,374	-	27,477	27,839	
Average Household Size	2.55	2.53	2.52	2.52	
Owner Occupied Housing Units	20,892	-	23,585	24,288	
Renter Occupied Housing Units	20,170	-	20,938	20,739	
Median Age	36.5	-	39.4	40.7	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.15%	0.13%	0.30%		
Households	0.23%	0.25%	0.49%		
Families	0.26%	0.24%	0.44%		
Owner HHs	0.59%	0.40%	0.66%		
Median Household Income	3.44%	2.95%	2.57%		
Households by Income		2023	2028		
		Number	Percent	Number	Percent
<\$15,000		3,613	8.1%	3,259	7.2%
\$15,000 - \$24,999		2,701	6.1%	1,951	4.3%
\$25,000 - \$34,999		2,289	5.1%	1,774	3.9%
\$35,000 - \$49,999		3,853	8.7%	3,199	7.1%
\$50,000 - \$74,999		7,051	15.8%	6,415	14.2%
\$75,000 - \$99,999		5,427	12.2%	5,385	12.0%
\$100,000 - \$149,999		8,254	18.5%	9,227	20.5%
\$150,000 - \$199,999		4,796	10.8%	5,939	13.2%
\$200,000+		6,540	14.7%	7,879	17.5%
Median Household Income		\$86,035		\$101,865	
Average Household Income		\$123,231		\$142,382	
Per Capita Income		\$48,269		\$55,977	
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	6,716	6.3%	6,162	5.4%	6,243
5 - 9	6,090	5.7%	6,387	5.6%	6,095
10 - 14	6,152	5.8%	6,569	5.8%	6,298
15 - 19	6,938	6.5%	6,034	5.3%	5,966
20 - 24	8,519	8.0%	6,572	5.8%	6,538
25 - 34	16,603	15.6%	17,561	15.5%	15,895
35 - 44	13,549	12.8%	16,071	14.1%	17,266
45 - 54	14,571	13.7%	12,674	11.2%	13,503
55 - 64	12,117	11.4%	13,966	12.3%	12,584
65 - 74	6,929	6.5%	11,980	10.5%	12,412
75 - 84	5,276	5.0%	6,560	5.8%	8,285
85+	2,729	2.6%	3,064	2.7%	3,360
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	76,780	72.3%	67,311	60.0%	65,933
Black Alone	3,272	3.1%	2,934	2.6%	3,079
American Indian Alone	882	0.8%	1,417	1.3%	1,473
Asian Alone	5,048	4.8%	6,147	5.5%	6,729
Pacific Islander Alone	876	0.8%	810	0.7%	824
Some Other Race Alone	14,013	13.2%	16,628	14.8%	17,613
Two or More Races	5,316	5.0%	16,940	15.1%	17,948
Hispanic Origin (Any Race)	32,746	30.8%	34,878	31.1%	37,070

DEMOGRAPHICS (cont.)

5Mile

2502 El Camino Real, Carlsbad, California, 92008
Ring: 5 mile radius

Prepared by Cushman & Wakefield
Latitude: 33.17963
Longitude: -117.32525

Summary	Census 2010	Census 2020	2023	2028				
Population	238,946	250,612	252,838	254,556				
Households	86,895	92,671	93,984	95,078				
Families	58,263	-	62,547	63,254				
Average Household Size	2.68	2.64	2.62	2.61				
Owner Occupied Housing Units	47,608	-	51,737	53,033				
Renter Occupied Housing Units	39,292	-	42,247	42,046				
Median Age	34.5	-	37.1	38.4				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.14%	0.13%	0.30%					
Households	0.23%	0.25%	0.49%					
Families	0.23%	0.24%	0.44%					
Owner HHS	0.50%	0.40%	0.66%					
Median Household Income	3.06%	2.95%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	6,172	6.6%	5,536	5.8%				
\$15,000 - \$24,999	5,118	5.4%	3,676	3.9%				
\$25,000 - \$34,999	4,752	5.1%	3,679	3.9%				
\$35,000 - \$49,999	8,222	8.7%	6,803	7.2%				
\$50,000 - \$74,999	14,984	15.9%	13,468	14.2%				
\$75,000 - \$99,999	12,451	13.2%	12,205	12.8%				
\$100,000 - \$149,999	18,790	20.0%	21,055	22.1%				
\$150,000 - \$199,999	10,762	11.5%	13,155	13.8%				
\$200,000+	12,732	13.5%	15,502	16.3%				
Median Household Income	\$88,900		\$103,344					
Average Household Income	\$122,468		\$141,210					
Per Capita Income	\$45,313		\$52,480					
Population by Age	Census 2010		2023		2028			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	16,300	6.8%	14,914	5.9%	15,192	6.0%		
5 - 9	14,980	6.3%	15,114	6.0%	14,330	5.6%		
10 - 14	14,926	6.2%	15,149	6.0%	14,653	5.8%		
15 - 19	16,895	7.1%	14,729	5.8%	14,331	5.6%		
20 - 24	22,037	9.2%	17,756	7.0%	17,383	6.8%		
25 - 34	35,819	15.0%	41,178	16.3%	37,166	14.6%		
35 - 44	30,743	12.9%	33,941	13.4%	38,104	15.0%		
45 - 54	32,929	13.8%	27,732	11.0%	28,283	11.1%		
55 - 64	24,756	10.4%	29,745	11.8%	27,051	10.6%		
65 - 74	13,700	5.7%	23,953	9.5%	25,562	10.0%		
75 - 84	10,704	4.5%	12,758	5.0%	16,040	6.3%		
85+	5,157	2.2%	5,869	2.3%	6,461	2.5%		
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	165,678	69.3%	139,847	55.8%	136,262	53.9%	128,970	50.7%
Black Alone	9,183	3.8%	8,506	3.4%	8,793	3.5%	8,959	3.5%
American Indian Alone	2,103	0.9%	3,492	1.4%	3,617	1.4%	3,970	1.6%
Asian Alone	14,170	5.9%	17,321	6.9%	18,610	7.4%	20,525	8.1%
Pacific Islander Alone	2,167	0.9%	2,182	0.9%	2,200	0.9%	2,208	0.9%
Some Other Race Alone	32,801	13.7%	40,070	16.0%	42,233	16.7%	45,514	17.9%
Two or More Races	12,845	5.4%	39,193	15.6%	41,123	16.3%	44,410	17.4%
Hispanic Origin (Any Race)	78,530	32.9%	84,942	33.9%	89,635	35.5%	94,678	37.2%

GALLERY





CARLSBAD PLAZA

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