

for lease

CARLSBAD PLAZA



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

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±172,996 SF SHOPPING CENTER

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 Placer.ai)*

TRAFFIC COUNTS

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

DEMOGRAPHICS

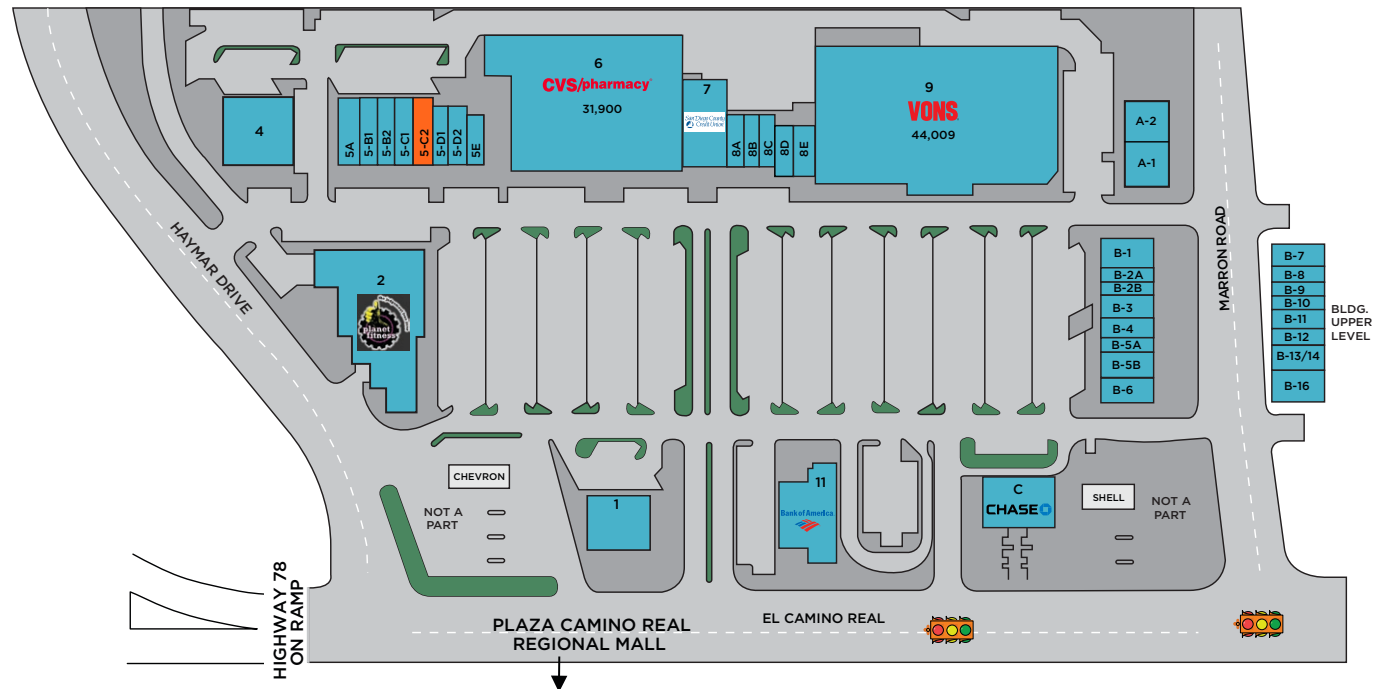
	1 MILE	3 MILES	5 MILES
Pop (2025)	12,143	115,083	249,788
AHH Income	\$138,839	\$134,417	\$135,170
Daytime Pop.	7,741	45,096	109,358

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ FT
1	Deal Pending	4,567
2	Planet Fitness	16,000
4	Sunrise School	6,000
5-A & B1	Hooked on Sushi	3,600
5-B2	Dexter's Deli	1,600
5-C1	KinalyThai	1,600
5-C2	AVAILABLE 	2,000
5-D1	Viejo Mexican Restaurant	1,400
5-D2	Spirito's Italian Diner	1,400
5-E	Dreamwave Coffee Roaster	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	BHC Chicken	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	Sourdough & Co	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-13/14	Red Light Method	1,800
B-16	Arthur Murray Dance Studio	2,400
C	Chase	9,195



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AERIAL



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008 2

2502 El Camino Real, Carlsbad, California, 92008

Ring: 1 mile radius

Latitude: 33.18038, Longitude: -117.32562



Summary	Census 2010	Census 2020	2025	2030
Population	10,590	12,210	12,143	12,141
Households	4,448	4,996	5,062	5,119
Families	2,733	-	3,091	3,132
Average Household Size	2.36	2.43	2.38	2.36
Owner Occupied Housing Units	2,045	-	2,159	2,247
Renter Occupied Housing Units	2,403	-	2,903	2,872
Median Age	35.8	-	38.9	41.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.00%	0.07%	0.30%	
Households	0.22%	0.33%	0.49%	
Families	0.26%	0.32%	0.44%	
Owner HHs	0.80%	0.49%	0.66%	
Median Household Income	2.49%	2.33%	2.57%	
Households by Income	2025	2030		
	Number	Percent	Number	Percent
<\$15,000	242	4.8%	222	4.3%
\$15,000 - \$24,999	143	2.8%	112	2.2%
\$25,000 - \$34,999	171	3.4%	136	2.7%
\$35,000 - \$49,999	544	10.7%	459	9.0%
\$50,000 - \$74,999	696	13.7%	623	12.2%
\$75,000 - \$99,999	589	11.6%	548	10.7%
\$100,000 - \$149,999	954	18.8%	955	18.7%
\$150,000 - \$199,999	709	14.0%	800	15.6%
\$200,000+	1,014	20.0%	1,264	24.7%
Median Household Income	\$105,168		\$118,906	
Average Household Income	\$138,839		\$155,264	
Per Capita Income	\$58,352		\$66,008	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	602	5.7%	543	4.5%
5 - 9	475	4.5%	570	4.7%
10 - 14	523	4.9%	615	5.1%
15 - 19	585	5.5%	628	5.2%
20 - 24	1,017	9.6%	686	5.6%
25 - 34	1,996	18.8%	2,192	18.1%
35 - 44	1,264	11.9%	1,978	16.3%
45 - 54	1,451	13.7%	1,380	11.4%
55 - 64	1,307	12.3%	1,390	11.4%
65 - 74	668	6.3%	1,181	9.7%
75 - 84	490	4.6%	709	5.8%
85+	211	2.0%	272	2.2%

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3 Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008 2

2502 El Camino Real, Carlsbad, California, 92008

Ring: 3 mile radius

Latitude: 33.18038, Longitude: -117.32562



Summary	Census 2010	Census 2020	2025	2030
Population	109,697	115,732	115,083	116,659
Households	42,308	45,103	45,889	47,176
Families	26,203	-	28,174	29,025
Average Household Size	2.56	2.53	2.48	2.44
Owner Occupied Housing Units	21,310	-	23,508	24,351
Renter Occupied Housing Units	20,998	-	22,381	22,825
Median Age	36.2	-	40.7	42.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.27%	0.07%	0.30%	
Households	0.55%	0.33%	0.49%	
Families	0.60%	0.32%	0.44%	
Owner HHs	0.71%	0.49%	0.66%	
Median Household Income	2.37%	2.33%	2.57%	
Households by Income	2025	2030		
	Number	Percent	Number	Percent
<\$15,000	2,700	5.9%	2,465	5.2%
\$15,000 - \$24,999	2,310	5.0%	1,888	4.0%
\$25,000 - \$34,999	2,299	5.0%	1,908	4.0%
\$35,000 - \$49,999	3,638	7.9%	3,224	6.8%
\$50,000 - \$74,999	6,469	14.1%	5,943	12.6%
\$75,000 - \$99,999	5,725	12.5%	5,588	11.8%
\$100,000 - \$149,999	8,125	17.7%	8,318	17.6%
\$150,000 - \$199,999	5,954	13.0%	6,824	14.5%
\$200,000+	8,669	18.9%	11,018	23.4%
Median Household Income	\$98,895		\$111,206	
Average Household Income	\$134,417		\$150,241	
Per Capita Income	\$53,616		\$60,774	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	7,003	6.4%	5,506	4.8%
5 - 9	6,307	5.7%	5,969	5.2%
10 - 14	6,340	5.8%	6,107	5.3%
15 - 19	7,186	6.6%	6,230	5.4%
20 - 24	9,037	8.2%	6,981	6.1%
25 - 34	17,306	15.8%	17,454	15.2%
35 - 44	14,045	12.8%	16,121	14.0%
45 - 54	14,995	13.7%	14,151	12.3%
55 - 64	12,360	11.3%	13,641	11.9%
65 - 74	7,047	6.4%	12,699	11.0%
75 - 84	5,326	4.9%	7,479	6.5%
85+	2,743	2.5%	2,743	2.4%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008 2

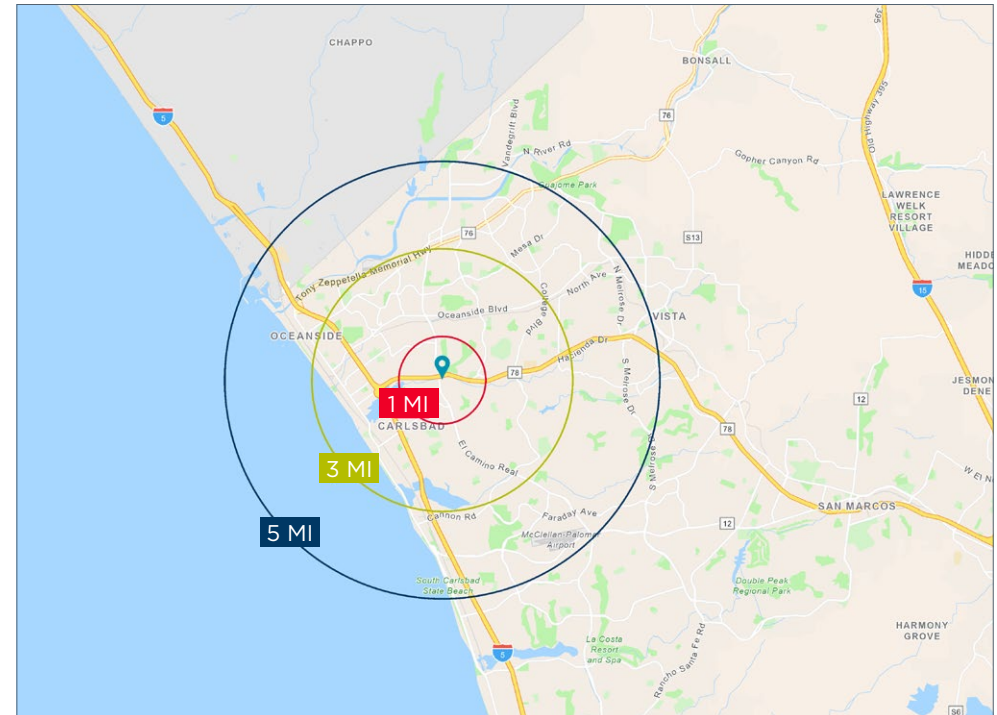
2502 El Camino Real, Carlsbad, California, 92008

Ring: 5 mile radius

Latitude: 33.18038, Longitude: -117.32562



Summary	Census 2010	Census 2020	2025	2030			
Population	239,741	251,603	249,788	253,163			
Households	87,068	92,921	94,676	97,390			
Families	58,439	-	62,521	64,304			
Average Household Size	2.68	2.64	2.57	2.53			
Owner Occupied Housing Units	47,764	-	51,905	53,555			
Renter Occupied Housing Units	39,304	-	42,771	43,835			
Median Age	34.5	-	39.2	40.6			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.27%	0.07%	0.30%				
Households	0.57%	0.33%	0.49%				
Families	0.56%	0.32%	0.44%				
Owner HHs	0.63%	0.49%	0.66%				
Median Household Income	2.32%	2.33%	2.57%				
Households by Income			2025	2030			
		Number	Percent	Number	Percent		
	<\$15,000		4,807	5.1%	4,379	4.5%	
	\$15,000 - \$24,999		3,957	4.2%	3,250	3.3%	
	\$25,000 - \$34,999		4,701	5.0%	3,901	4.0%	
	\$35,000 - \$49,999		7,292	7.7%	6,329	6.5%	
	\$50,000 - \$74,999		13,117	13.9%	11,967	12.3%	
	\$75,000 - \$99,999		12,600	13.3%	12,214	12.5%	
	\$100,000 - \$149,999		18,025	19.0%	18,585	19.1%	
	\$150,000 - \$199,999		12,351	13.0%	14,064	14.4%	
\$200,000+		17,826	18.8%	22,700	23.3%		
Median Household Income		\$101,612		\$113,984			
Average Household Income		\$135,170		\$150,683			
Per Capita Income		\$51,077		\$57,754			
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	16,367	6.8%	12,714	5.1%	12,521	4.9%
	5 - 9	15,010	6.3%	13,424	5.4%	12,558	5.0%
	10 - 14	14,965	6.2%	13,512	5.4%	13,679	5.4%
	15 - 19	16,986	7.1%	14,348	5.7%	13,880	5.5%
	20 - 24	22,226	9.3%	18,390	7.4%	18,141	7.2%
	25 - 34	35,929	15.0%	37,756	15.1%	35,095	13.9%
	35 - 44	30,780	12.8%	34,319	13.7%	36,154	14.3%
	45 - 54	33,032	13.8%	28,811	11.5%	30,935	12.2%
	55 - 64	24,832	10.4%	29,310	11.7%	27,075	10.7%
	65 - 74	13,715	5.7%	26,504	10.6%	27,412	10.8%
	75 - 84	10,731	4.5%	15,121	6.1%	18,992	7.5%
	85+	5,167	2.2%	5,582	2.2%	6,722	2.7%



GALLERY





CARLSBAD PLAZA

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