

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

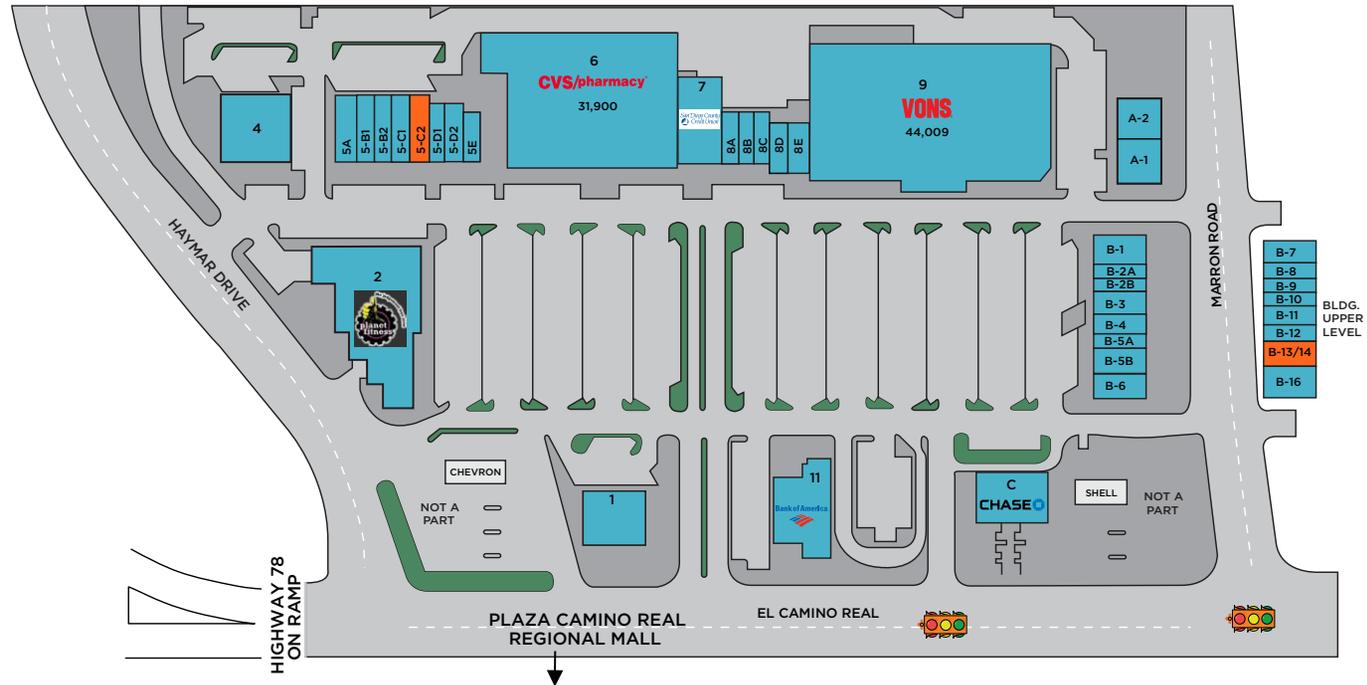
	1 MILE	3 MILES	5 MILES
Pop (2024)	13,500	114,162	250,772
AHH Income	\$136,286	\$130,934	\$130,684
Daytime Pop.	8,193	46,373	120,500

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	AVAILABLE	1,800
B-16	Arthur Murray Dance Studio	2,400
C	Chase	9,195



Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AERIAL



DEMOGRAPHICS

1Mile

3Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 1 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029
Population	11,687	13,373	13,500	13,642
Households	4,883	5,432	5,536	5,698
Families	3,075	-	3,458	3,571
Average Household Size	2.38	2.45	2.43	2.38
Owner Occupied Housing Units	2,410	-	2,529	2,655
Renter Occupied Housing Units	2,473	-	3,007	3,043
Median Age	36.9	-	38.3	40.2
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.21%	0.09%	0.30%	
Households	0.58%	0.38%	0.49%	
Families	0.65%	0.37%	0.44%	
Owner HHs	0.98%	0.58%	0.66%	
Median Household Income	2.56%	2.70%	2.57%	
Households by Income		2024	2029	
		Number	Percent	Number
<\$15,000		335	6.1%	303
\$15,000 - \$24,999		189	3.4%	138
\$25,000 - \$34,999		192	3.5%	144
\$35,000 - \$49,999		546	9.9%	399
\$50,000 - \$74,999		761	13.7%	709
\$75,000 - \$99,999		671	12.1%	681
\$100,000 - \$149,999		1,103	19.9%	1,144
\$150,000 - \$199,999		752	13.6%	898
\$200,000+		986	17.8%	1,281
Median Household Income		\$102,186		\$115,956
Average Household Income		\$136,286		\$159,884
Per Capita Income		\$55,932		\$66,855
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	644	5.5%	642	4.8%
5 - 9	535	4.6%	630	4.7%
10 - 14	596	5.1%	623	4.6%
15 - 19	662	5.7%	645	4.8%
20 - 24	1,064	9.1%	818	6.1%
25 - 34	2,087	17.9%	2,685	19.9%
35 - 44	1,375	11.8%	2,030	15.0%
45 - 54	1,648	14.1%	1,485	11.0%
55 - 64	1,512	12.9%	1,559	11.5%
65 - 74	758	6.5%	1,322	9.8%
75 - 84	570	4.9%	733	5.4%
85+	236	2.0%	329	2.4%

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 3 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029
Population	108,141	114,098	114,162	115,516
Households	41,783	44,583	45,205	46,624
Families	25,828	-	27,768	28,787
Average Household Size	2.55	2.53	2.49	2.45
Owner Occupied Housing Units	21,136	-	23,219	24,119
Renter Occupied Housing Units	20,646	-	21,986	22,505
Median Age	36.3	-	40.3	41.4
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.24%	0.09%	0.30%	
Households	0.62%	0.38%	0.49%	
Families	0.72%	0.37%	0.44%	
Owner HHs	0.76%	0.58%	0.66%	
Median Household Income	2.99%	2.70%	2.57%	
Households by Income		2024	2029	
		Number	Percent	Number
<\$15,000		3,253	7.2%	2,981
\$15,000 - \$24,999		2,630	5.8%	1,984
\$25,000 - \$34,999		2,461	5.4%	2,041
\$35,000 - \$49,999		3,542	7.8%	3,011
\$50,000 - \$74,999		6,477	14.3%	5,831
\$75,000 - \$99,999		5,269	11.7%	5,215
\$100,000 - \$149,999		8,425	18.6%	9,003
\$150,000 - \$199,999		5,393	11.9%	6,709
\$200,000+		7,755	17.2%	9,850
Median Household Income		\$94,047		\$108,983
Average Household Income		\$130,934		\$152,887
Per Capita Income		\$51,715		\$61,546
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	6,857	6.3%	5,623	4.9%
5 - 9	6,205	5.7%	5,857	5.1%
10 - 14	6,254	5.8%	5,866	5.1%
15 - 19	7,076	6.5%	5,934	5.2%
20 - 24	8,812	8.1%	7,156	6.3%
25 - 34	17,000	15.7%	17,940	15.7%
35 - 44	13,824	12.8%	16,062	14.1%
45 - 54	14,820	13.7%	13,924	12.2%
55 - 64	12,251	11.3%	13,770	12.1%
65 - 74	6,998	6.5%	12,412	10.9%
75 - 84	5,301	4.9%	6,821	6.0%
85+	2,742	2.5%	2,797	2.5%

© 2024 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

© 2024 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 5 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029
Population	239,398	251,365	250,772	252,364
Households	87,056	92,914	94,222	96,843
Families	58,385	-	62,367	64,062
Average Household Size	2.68	2.64	2.59	2.54
Owner Occupied Housing Units	47,691	-	51,572	53,518
Renter Occupied Housing Units	39,365	-	42,650	43,325
Median Age	34.5	-	38.9	40.1
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.13%	0.09%	0.30%	
Households	0.55%	0.38%	0.49%	
Families	0.54%	0.37%	0.44%	
Owner HHS	0.74%	0.58%	0.66%	
Median Household Income	2.62%	2.70%	2.57%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	5,465	5.8%	4,927	5.1%
\$15,000 - \$24,999	4,647	4.9%	3,496	3.6%
\$25,000 - \$34,999	5,101	5.4%	4,108	4.2%
\$35,000 - \$49,999	7,256	7.7%	6,043	6.2%
\$50,000 - \$74,999	13,747	14.6%	12,244	12.6%
\$75,000 - \$99,999	11,840	12.6%	11,557	11.9%
\$100,000 - \$149,999	18,735	19.9%	20,076	20.7%
\$150,000 - \$199,999	11,923	12.7%	14,640	15.1%
\$200,000+	15,507	16.5%	19,753	20.4%
Median Household Income		\$97,478	\$110,935	
Average Household Income		\$130,684	\$152,179	
Per Capita Income		\$48,934	\$58,152	
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	16,342	6.8%	13,062	5.2%
5 - 9	15,008	6.3%	13,375	5.3%
10 - 14	14,933	6.2%	13,323	5.3%
15 - 19	16,916	7.1%	13,994	5.6%
20 - 24	22,167	9.3%	19,207	7.7%
25 - 34	35,885	15.0%	38,440	15.3%
35 - 44	30,754	12.8%	34,617	13.8%
45 - 54	32,985	13.8%	29,318	11.7%
55 - 64	24,809	10.4%	29,998	12.0%
65 - 74	13,718	5.7%	25,878	10.3%
75 - 84	10,719	4.5%	13,869	5.5%
85+	5,162	2.2%	5,691	2.3%

© 2024 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

GALLERY





CARLSBAD PLAZA

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

Chad Iafrate, CCIM

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

Vince Provenzano

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894

Phil Lyons, CCIM

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com