

for lease

# POINSETTIA VILLAGE

Ralphs  
fresh fare

STARBUCKS COFFEE

7130 - 7188 AVENIDA ENCINAS | CARLSBAD, CA | 92011

EXCLUSIVE BROKER



OWNED & OPERATED BY







±179,401 SF SHOPPING CENTER

## DEMOGRAPHICS

### PROPERTY HIGHLIGHTS

- With a strong day and night population, the freeway visible Poinsettia Village offers retailers an excellent opportunity in the highly sought after community of Carlsbad.

	1 MILE	3 MILES	5 MILES
Pop (2024)	11,173	41,233	142,764
AHH Income	\$196,479	\$209,599	\$199,023
Daytime Pop.	4,189	46,706	108,466

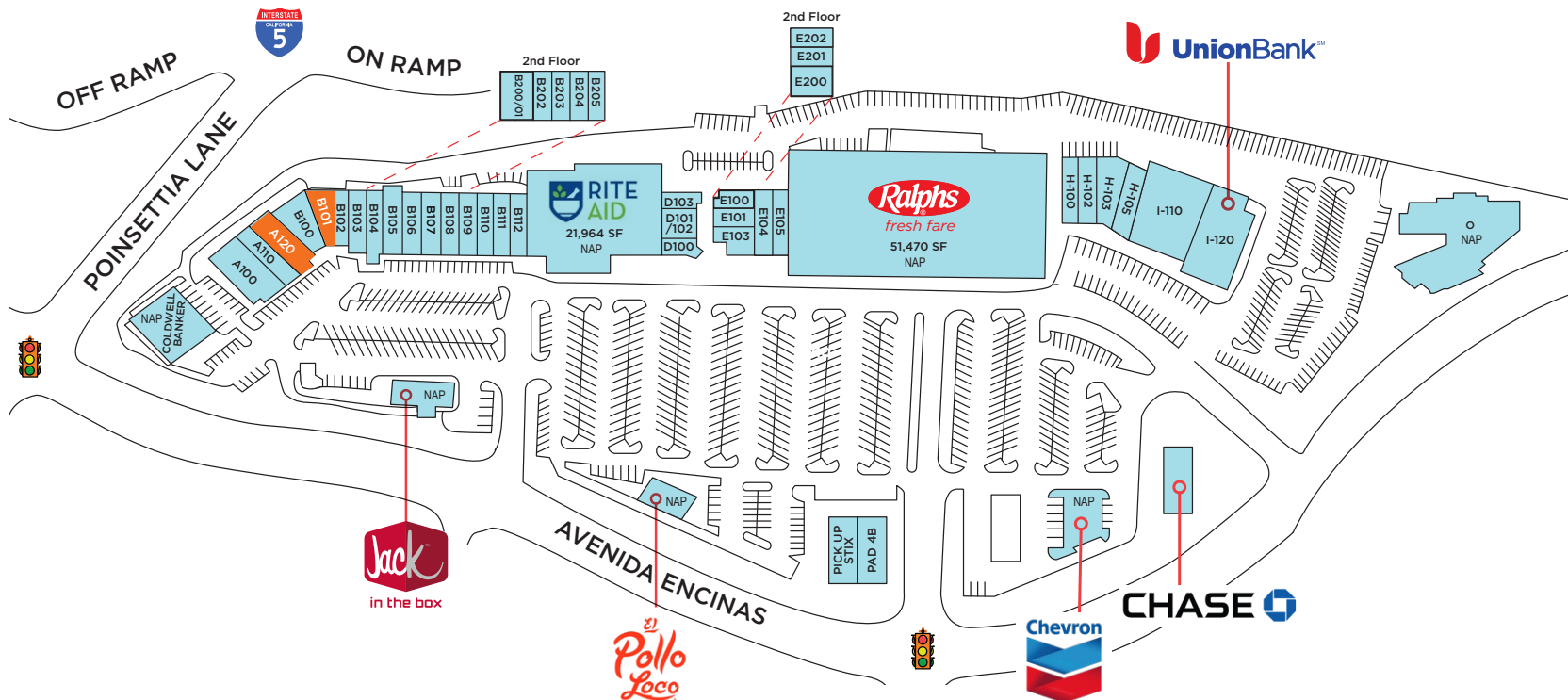
### TRAFFIC COUNTS

- Interstate 5: 200,255 ADT
- Poinsettia Lane: 23,790 ADT
- Avenida Encinas: 14,329 ADT

## TENANTS



# AVAILABILITIES



Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
A100	Spectrum	4,000	B108	Country Feed Stores	1,198	D101	Pelly's Fish Market	1,633	H-100	Sushi Kuchi	2,117
A110	Pvolve	2,361	B109	Sandy Paws Animal Clinic	1,560	D103	Primo Pizza	1,051	H-102	Sport Clips	1,196
A120	POTENTIALLY AVAILABLE (2nd Gen Fitness Studio)	2,499	B110	Body20	1,360	E100	Paw Purrfection	747	H-103	Regal Flooring	2,580
B100	Sherwin Williams	3,264	B111	Ramen Restaurant	1,360	E101	Nail Design	700	H-105	North County Ballet	1,239
B101	AVAILABLE	1,360	B112	Sunny Fresh Cleaners	1,360	E103	Starbucks	1,208	I-110	Sola Salon Studios	6,603
B102	Poinsettia Village Dentist	1,632	B200-201	Lease Pending	1,526	E104-105	Lagrange Red	2,453	I-120	Union Bank of CA	4,715
B103	HearUSA	1,560	B202	State Farm Insurance	729	E106	Verizon - Cell Site	288	Pad 1	Coldwell Banker	4,506
B104	UPS Store	1,560	B203	Tara Tailor	720	E200	West Coast Laser	1,086	Pad 2	Jack in the Box	2,335
B105	California Cuts	1,170	B204	Blushing Bride	729	E201	Red Stone Equity Partners	863	Pad 3	El Pollo Loco	2,335
B106	Carlsbad Massage	1,170	B205	Tristan Quigley Photography	504	E202	Flutter Lash & Skin Studio	1025	Pad 4A	Pick Up Stix	2,000
B107	Hydration Room	1,117	C100	Rite Aid #5622	21,964	F100	Ralph's	51,470	Pad 4B	St. Tropez Bistro	1,000
			D100	Jersey Mike's	992				Pad 5	Chevron	4,005

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.



# AERIAL






# GALLERY

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# DEMOGRAPHICS

1 Mile Radius

Demographic and Income Profile					
7130 Avenida Encinas, Carlsbad, California, 92011					
Ring: 1 mile radius					
Latitude: 33.10074, Longitude: -117.31221					
					
Summary	Census 2010	Census 2020	2024	2029	
Population	10,221	11,256	11,173	11,106	
Households	4,414	4,694	4,697	4,758	
Families	2,865	-	3,075	3,123	
Average Household Size	2.32	2.40	2.38	2.33	
Owner Occupied Housing Units	3,132	-	3,287	3,400	
Renter Occupied Housing Units	1,282	-	1,410	1,358	
Median Age	44.7	-	48.1	49.5	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	-0.12%	0.09%	0.30%		
Households	0.26%	0.38%	0.49%		
Families	0.31%	0.37%	0.44%		
Owner HHs	0.68%	0.58%	0.66%		
Median Household Income	2.31%	2.70%	2.57%		
Households by Income	Number	Percent	Number	Percent	
<\$15,000	265	5.6%	232	4.9%	
\$15,000 - \$24,999	114	2.4%	78	1.6%	
\$25,000 - \$34,999	262	5.6%	200	4.2%	
\$35,000 - \$49,999	182	3.9%	136	2.9%	
\$50,000 - \$74,999	375	8.0%	293	6.2%	
\$75,000 - \$99,999	263	5.6%	249	5.2%	
\$100,000 - \$149,999	951	20.2%	950	20.0%	
\$150,000 - \$199,999	670	14.3%	754	15.8%	
\$200,000+	1,614	34.4%	1,868	39.3%	
Median Household Income	\$145,248		\$162,845		
Average Household Income	\$196,479		\$223,119		
Per Capita Income	\$82,981		\$96,022		
Population by Age	Number	Percent	Number	Percent	
0 - 4	628	6.1%	451	4.0%	4.0%
5 - 9	680	6.7%	537	4.8%	4.1%
10 - 14	566	5.5%	710	6.4%	5.1%
15 - 19	438	4.3%	631	5.6%	5.8%
20 - 24	315	3.1%	516	4.6%	4.8%
25 - 34	981	9.6%	929	8.3%	9.3%
35 - 44	1,549	15.2%	1,343	12.0%	11.0%
45 - 54	1,630	15.9%	1,592	14.2%	13.3%
55 - 64	1,439	14.1%	1,581	14.2%	13.9%
65 - 74	1,013	9.9%	1,542	13.8%	14.0%
75 - 84	658	6.4%	1,034	9.3%	11.0%
85+	323	3.2%	306	2.7%	3.5%


3 Mile Radius

Demographic and Income Profile					
7130 Avenida Encinas, Carlsbad, California, 92011					
Ring: 3 mile radius					
Latitude: 33.10074, Longitude: -117.31221					
					
Summary	Census 2010	Census 2020	2024	2029	
Population	38,848	41,073	41,233	41,282	
Households	15,909	16,640	16,784	17,115	
Families	10,442	-	11,054	11,280	
Average Household Size	2.43	2.46	2.45	2.40	
Owner Occupied Housing Units	10,127	-	10,906	11,311	
Renter Occupied Housing Units	5,782	-	5,878	5,804	
Median Age	42.0	-	45.5	46.6	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.02%	0.09%	0.30%		
Households	0.39%	0.38%	0.49%		
Families	0.41%	0.37%	0.44%		
Owner HHs	0.73%	0.58%	0.66%		
Median Household Income	2.11%	2.70%	2.57%		
Households by Income	Number	Percent	Number	Percent	
<\$15,000	829	4.9%	713	4.2%	
\$15,000 - \$24,999	331	2.0%	238	1.4%	
\$25,000 - \$34,999	620	3.7%	476	2.8%	
\$35,000 - \$49,999	842	5.0%	640	3.7%	
\$50,000 - \$74,999	1,297	7.7%	1,012	5.9%	
\$75,000 - \$99,999	1,086	6.5%	961	5.6%	
\$100,000 - \$149,999	2,864	17.1%	2,827	16.5%	
\$150,000 - \$199,999	2,639	15.7%	2,928	17.1%	
\$200,000+	6,276	37.4%	7,321	42.8%	
Median Household Income	\$157,620		\$175,006		
Average Household Income	\$209,599		\$238,455		
Per Capita Income	\$84,847		\$98,300		
Population by Age	Number	Percent	Number	Percent	
0 - 4	2,282	5.9%	1,704	4.1%	4.1%
5 - 9	2,669	6.9%	2,036	4.9%	4.4%
10 - 14	2,567	6.6%	2,504	6.1%	5.4%
15 - 19	2,032	5.2%	2,465	6.0%	5.7%
20 - 24	1,538	4.0%	2,281	5.5%	5.4%
25 - 34	4,322	11.1%	4,148	10.1%	10.7%
35 - 44	5,906	15.2%	5,193	12.6%	12.0%
45 - 54	6,454	16.6%	5,958	14.4%	13.8%
55 - 64	5,175	13.3%	5,801	14.1%	13.8%
65 - 74	3,005	7.7%	4,999	12.1%	12.5%
75 - 84	1,890	4.9%	2,989	7.2%	8.9%
85+	1,010	2.6%	1,154	2.8%	3.3%



# DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile					
<b>7130 Avenida Encinas, Carlsbad, California, 92011</b> Ring: 5 mile radius					
Latitude: 33.10074, Longitude: -117.31221					
					
Summary	Census 2010	Census 2020	2024	2029	
Population	133,227	142,629	142,764	142,725	
Households	53,269	56,373	56,771	57,806	
Families	34,974	-	37,623	38,211	
Average Household Size	2.48	2.51	2.49	2.45	
Owner Occupied Housing Units	34,472	-	37,439	38,598	
Renter Occupied Housing Units	18,798	-	19,332	19,208	
Median Age	41.3	-	44.8	46.0	
Trends: 2023-2028 Annual Rate	Area		State	National	
Population	-0.01%		0.09%	0.30%	
Households	0.36%		0.38%	0.49%	
Families	0.31%		0.37%	0.44%	
Owner HHs	0.61%		0.58%	0.66%	
Median Household Income	2.29%		2.70%	2.57%	
Households by Income		Number	Percent	Number	Percent
<\$15,000		2,868	5.1%	2,555	4.4%
\$15,000 - \$24,999		1,575	2.8%	1,156	2.0%
\$25,000 - \$34,999		2,142	3.8%	1,663	2.9%
\$35,000 - \$49,999		2,692	4.7%	2,103	3.6%
\$50,000 - \$74,999		5,015	8.8%	4,102	7.1%
\$75,000 - \$99,999		4,627	8.2%	4,195	7.3%
\$100,000 - \$149,999		9,860	17.4%	9,640	16.7%
\$150,000 - \$199,999		8,508	15.0%	9,507	16.4%
\$200,000+		19,485	34.3%	22,885	39.6%
Median Household Income		\$147,216		\$164,844	
Average Household Income		\$199,023		\$226,732	
Per Capita Income		\$79,209		\$91,891	
Population by Age		Census 2010		2024	2029
		Number	Percent	Number	Percent
0 - 4		7,779	5.8%	6,359	4.5%
5 - 9		8,725	6.5%	7,647	5.4%
10 - 14		8,684	6.5%	8,580	6.0%
15 - 19		7,583	5.7%	8,256	5.8%
20 - 24		5,709	4.3%	7,582	5.3%
25 - 34		15,982	12.0%	14,849	10.4%
35 - 44		19,806	14.9%	18,606	13.0%
45 - 54		21,629	16.2%	20,429	14.3%
55 - 64		17,653	13.3%	18,992	13.3%
65 - 74		9,321	7.0%	16,892	11.8%
75 - 84		6,606	5.0%	10,216	7.2%
85+		3,750	2.8%	4,354	3.0%



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