

for lease

POINSETTIA VILLAGE



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.

TRAFFIC COUNTS

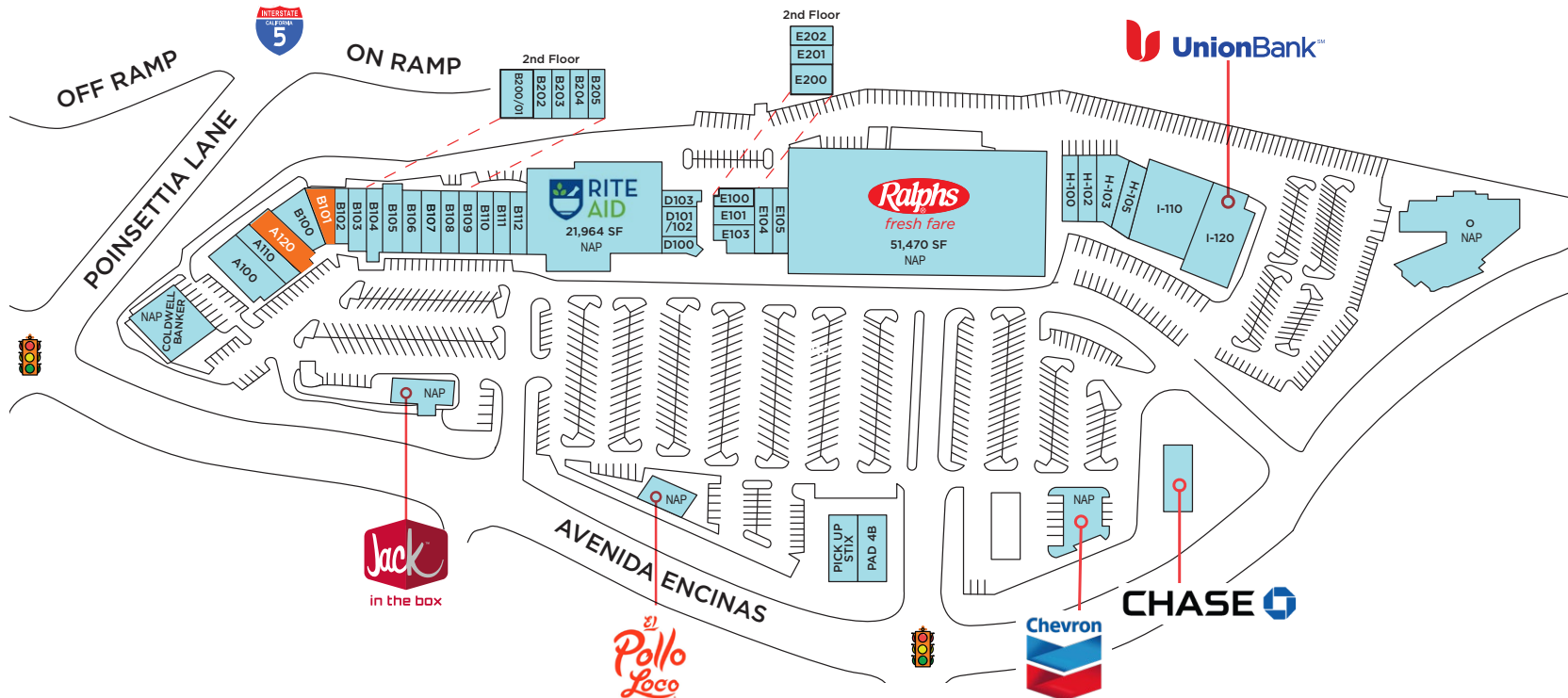
- Interstate 5: 200,255 ADT
- Poinsettia Lane: 23,790 ADT
- Avenida Encinas: 14,329 ADT

	1 MILE	3 MILES	5 MILES
Pop (2025)	11,194	41,345	143,425
AHH Income	\$203,085	\$216,917	\$203,492
Daytime Pop.	3,715	42,724	99,971

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	Lagree 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



DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Demographic and Income Profile

7130 Avenida Encinas, Carlsbad, California, 92011 3

7130 Avenida Encinas, Carlsbad, California, 92011

Ring: 1 mile radius

Latitude: 33.10149, Longitude: -117.31100



Summary	Census 2010	Census 2020	2025	2030
Population	10,332	11,364	11,194	11,264
Households	4,444	4,725	4,734	4,805
Families	2,890	-	3,099	3,121
Average Household Size	2.32	2.40	2.36	2.34
Owner Occupied Housing Units	3,160	-	3,312	3,380
Renter Occupied Housing Units	1,285	-	1,422	1,425
Median Age	44.7	-	48.2	49.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.12%	0.07%	0.30%	
Households	0.30%	0.33%	0.49%	
Families	0.14%	0.32%	0.44%	
Owner HHs	0.41%	0.49%	0.66%	
Median Household Income	2.36%	2.33%	2.57%	
Households by Income	Number	Percent	2025 Number	2030 Percent
<\$15,000	216	4.6%	179	3.7%
\$15,000 - \$24,999	87	1.8%	65	1.4%
\$25,000 - \$34,999	237	5.0%	186	3.9%
\$35,000 - \$49,999	208	4.4%	167	3.5%
\$50,000 - \$74,999	313	6.6%	258	5.4%
\$75,000 - \$99,999	263	5.6%	226	4.7%
\$100,000 - \$149,999	820	17.3%	789	16.4%
\$150,000 - \$199,999	755	15.9%	762	15.9%
\$200,000+	1,834	38.7%	2,172	45.2%
Median Household Income	\$161,679		\$181,713	
Average Household Income	\$203,085		\$223,434	
Per Capita Income	\$86,501		\$96,025	
Population by Age	Number	Percent	2025 Number	2030 Percent
0 - 4	634	6.1%	434	3.9%
5 - 9	689	6.7%	595	5.3%
10 - 14	576	5.6%	732	6.5%
15 - 19	445	4.3%	649	5.8%
20 - 24	317	3.1%	487	4.4%
25 - 34	986	9.5%	863	7.7%
35 - 44	1,564	15.1%	1,344	12.0%
45 - 54	1,654	16.0%	1,586	14.2%
55 - 64	1,454	14.1%	1,570	14.0%
65 - 74	1,026	9.9%	1,564	14.0%
75 - 84	664	6.4%	1,073	9.6%
85+	324	3.1%	297	2.7%

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Source: Esri, U.S. Census

Demographic and Income Profile

7130 Avenida Encinas, Carlsbad, California, 92011 3

7130 Avenida Encinas, Carlsbad, California, 92011

Ring: 3 mile radius

Latitude: 33.10149, Longitude: -117.31100



Summary	Census 2010	Census 2020	2025	2030
Population	39,073	41,350	41,345	42,192
Households	16,034	16,788	16,998	17,484
Families	10,529	-	11,171	11,495
Average Household Size	2.43	2.45	2.42	2.41
Owner Occupied Housing Units	10,225	-	11,056	11,297
Renter Occupied Housing Units	5,808	-	5,942	6,187
Median Age	42.0	-	46.1	46.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.41%	0.07%	0.30%	
Households	0.57%	0.33%	0.49%	
Families	0.57%	0.32%	0.44%	
Owner HHs	0.43%	0.49%	0.66%	
Median Household Income	2.89%	2.33%	2.57%	
Households by Income	Number	Percent	2025 Number	2030 Percent
<\$15,000	730	4.3%	621	3.6%
\$15,000 - \$24,999	264	1.6%	196	1.1%
\$25,000 - \$34,999	561	3.3%	447	2.6%
\$35,000 - \$49,999	920	5.4%	724	4.1%
\$50,000 - \$74,999	1,150	6.8%	953	5.5%
\$75,000 - \$99,999	1,209	7.1%	1,041	6.0%
\$100,000 - \$149,999	2,530	14.9%	2,340	13.4%
\$150,000 - \$199,999	2,679	15.8%	2,705	15.5%
\$200,000+	6,954	40.9%	8,456	48.4%
Median Household Income	\$167,554		\$193,222	
Average Household Income	\$216,917		\$239,912	
Per Capita Income	\$88,583		\$98,774	
Population by Age	Number	Percent	2025 Number	2030 Percent
0 - 4	2,300	5.9%	1,652	4.0%
5 - 9	2,682	6.9%	2,011	4.9%
10 - 14	2,580	6.6%	2,504	6.1%
15 - 19	2,045	5.2%	2,540	6.1%
20 - 24	1,545	4.0%	2,316	5.6%
25 - 34	4,331	11.1%	4,126	10.0%
35 - 44	5,930	15.2%	4,933	11.9%
45 - 54	6,483	16.6%	5,781	14.0%
55 - 64	5,205	13.3%	5,945	14.4%
65 - 74	3,037	7.8%	5,143	12.8%
75 - 84	1,918	4.9%	3,270	7.9%
85+	1,017	2.6%	1,123	2.7%

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Source: Esri, U.S. Census

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

7130 Avenida Encinas, Carlsbad, California, 92011 3

7130 Avenida Encinas, Carlsbad, California, 92011

Ring: 5 mile radius

Latitude: 33.10149, Longitude: -117.31100



Summary	Census 2010	Census 2020	2025	2030
Population	134,217	143,779	143,425	145,208
Households	53,614	56,759	57,475	58,870
Families	35,269	-	37,938	38,844
Average Household Size	2.48	2.51	2.47	2.44
Owner Occupied Housing Units	34,797	-	37,996	38,822
Renter Occupied Housing Units	18,817	-	19,479	20,047
Median Age	41.3	-	45.3	46.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.25%	0.07%	0.30%	
Households	0.48%	0.33%	0.49%	
Families	0.47%	0.32%	0.44%	
Owner HHs	0.43%	0.49%	0.66%	
Median Household Income	2.46%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,564	4.5%	2,344	4.0%
\$15,000 - \$24,999	1,388	2.4%	1,108	1.9%
\$25,000 - \$34,999	1,971	3.4%	1,584	2.7%
\$35,000 - \$49,999	2,709	4.7%	2,288	3.9%
\$50,000 - \$74,999	5,004	8.7%	4,282	7.3%
\$75,000 - \$99,999	4,918	8.6%	4,363	7.4%
\$100,000 - \$149,999	8,849	15.4%	8,146	13.8%
\$150,000 - \$199,999	8,913	15.5%	9,054	15.4%
\$200,000+	21,159	36.8%	25,701	43.7%
Median Household Income	\$155,675		\$175,746	
Average Household Income	\$203,492		\$224,190	
Per Capita Income	\$81,526		\$90,867	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	7,848	5.8%	6,172	4.3%
5 - 9	8,806	6.6%	7,538	5.3%
10 - 14	8,773	6.5%	8,950	6.2%
15 - 19	7,646	5.7%	8,603	6.0%
20 - 24	5,738	4.3%	7,557	5.3%
25 - 34	16,039	12.0%	14,820	10.3%
35 - 44	19,978	14.9%	17,426	12.1%
45 - 54	21,821	16.3%	20,226	14.1%
55 - 64	17,778	13.2%	19,593	13.7%
65 - 74	9,382	7.0%	17,124	11.9%
75 - 84	6,642	4.9%	11,113	7.7%
85+	3,765	2.8%	4,305	3.0%

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