



for lease

6020 PASEO DEL NORTE

PASEO DEL NORTE | 8,850 ADT

PALOMAR AIRPORT RD | 5,187 ADT



6020 PASEO DEL NORTE | CARLSBAD, CA | 92011

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- Freeway oriented site, located just off the I-5, provides ease of access
- Situated at heavily trafficked intersections of Palomar Airport Rd & Paseo Del Norte, this property benefits from excellent visibility & high exposure
- Located near beaches, Legoland, Windmill Food Hall and Carlsbad Premium Outlets
- Beneficiary of dense employment base along Palomar Airport Rd

TRAFFIC COUNTS

- I-5: 218,582 ADT
- Palomar Airport Rd: 51,187 ADT
- Paseo Del Norte: 8,850 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	5,715	50,194	156,374
AHH Income	\$219,494	\$195,392	\$182,903
Daytime Pop.	10,716	47,744	101,419

TENANTS (in the area)

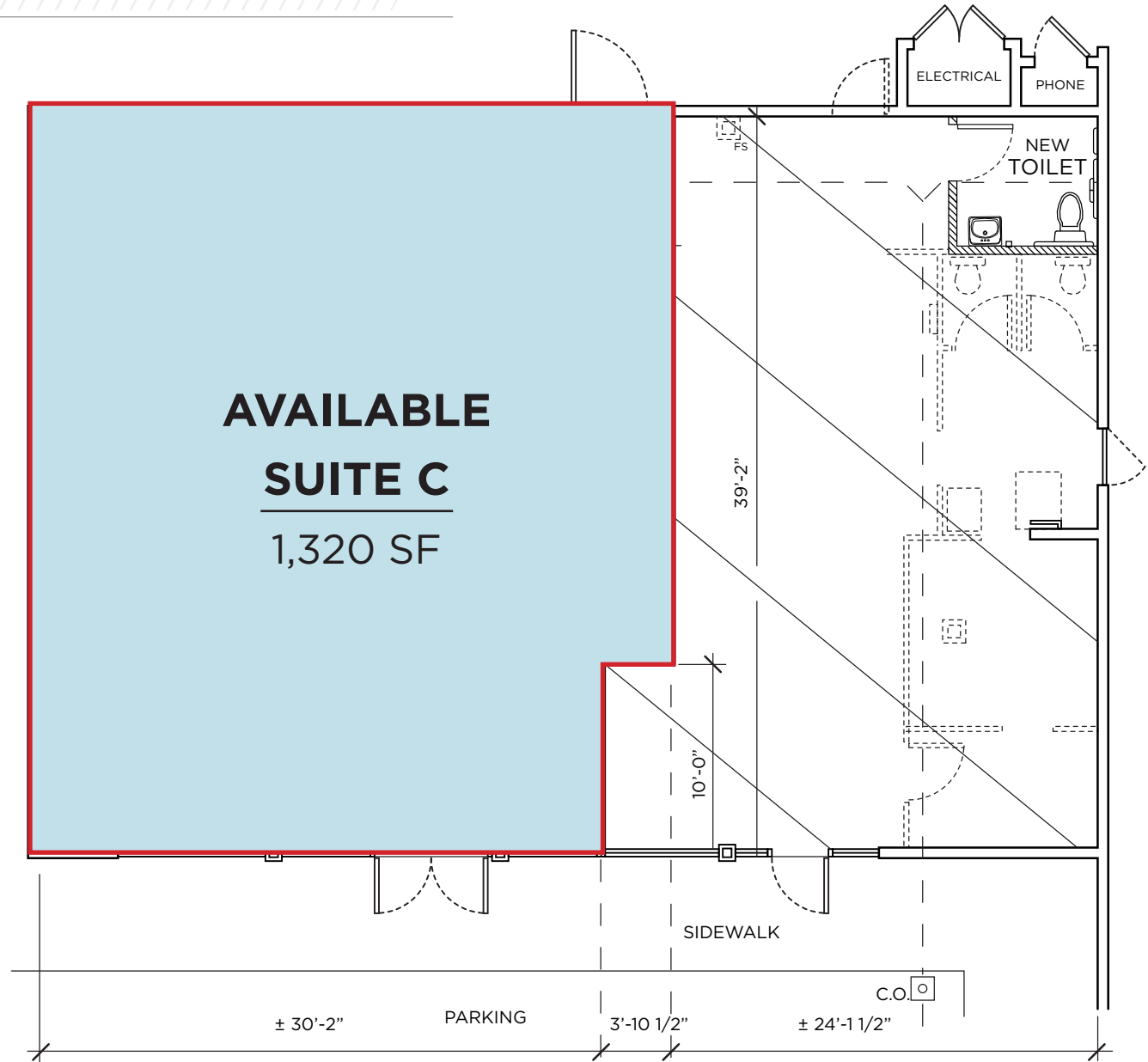
CARLSBAD
PREMIUM OUTLETS[®]
A SIMON CENTER



FLOORPLAN



**AVAILABLE
SUITE C**
1,320 SF



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

6020 Paseo Del Norte

Ring: 1 mile radius

Latitude: 33.12148, Longitude: -117.31446



Summary	Census 2010	Census 2020	2025	2030
Population	5,462	5,739	5,715	6,189
Households	2,138	2,196	2,210	2,393
Families	1,459	-	1,503	1,624
Average Household Size	2.55	2.61	2.58	2.58
Owner Occupied Housing Units	1,391	-	1,391	1,435
Renter Occupied Housing Units	747	-	819	958
Median Age	41.3	-	44.7	46.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.61%	0.07%	0.30%	
Households	1.60%	0.33%	0.49%	
Families	1.56%	0.32%	0.44%	
Owner HHs	0.62%	0.49%	0.66%	
Median Household Income	2.58%	2.33%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	90	4.1%	72	3.0%
\$15,000 - \$24,999	26	1.2%	20	0.8%
\$25,000 - \$34,999	88	4.0%	71	3.0%
\$35,000 - \$49,999	53	2.4%	43	1.8%
\$50,000 - \$74,999	186	8.4%	160	6.7%
\$75,000 - \$99,999	120	5.4%	104	4.3%
\$100,000 - \$149,999	287	13.0%	280	11.7%
\$150,000 - \$199,999	336	15.2%	354	14.8%
\$200,000+	1,022	46.2%	1,290	53.9%
Median Household Income	\$184,889		\$209,994	
Average Household Income	\$219,494		\$244,825	
Per Capita Income	\$87,093		\$97,068	
Population by Age	Number	Percent	Number	Percent
0 - 4	312	5.7%	244	4.3%
5 - 9	432	7.9%	307	5.4%
10 - 14	430	7.9%	367	6.4%
15 - 19	339	6.2%	379	6.6%
20 - 24	158	2.9%	314	5.5%
25 - 34	529	9.7%	545	9.5%
35 - 44	894	16.4%	723	12.7%
45 - 54	1,004	18.4%	832	14.6%
55 - 64	619	11.3%	874	15.3%
65 - 74	377	6.9%	648	11.3%
75 - 84	253	4.6%	357	6.2%
85+	115	2.1%	124	2.2%

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Source: Esri, U.S. Census

November 14, 2025

Demographic and Income Profile

6020 Paseo Del Norte

Ring: 3 mile radius

Latitude: 33.12148, Longitude: -117.31446



Summary	Census 2010	Census 2020	2025	2030
Population	45,655	50,110	50,194	51,194
Households	18,593	20,173	20,417	21,016
Families	12,336	-	13,623	14,045
Average Household Size	2.45	2.48	2.45	2.43
Owner Occupied Housing Units	11,858	-	13,186	13,597
Renter Occupied Housing Units	6,734	-	7,231	7,419
Median Age	41.6	-	45.8	46.7
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.40%	0.07%	0.30%	
Households	0.58%	0.33%	0.49%	
Families	0.61%	0.32%	0.44%	
Owner HHs	0.62%	0.49%	0.66%	
Median Household Income	2.36%	2.33%	2.57%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	959	4.7%	842	4.0%
\$15,000 - \$24,999	585	2.9%	472	2.2%
\$25,000 - \$34,999	758	3.7%	623	3.0%
\$35,000 - \$49,999	1,145	5.6%	960	4.6%
\$50,000 - \$74,999	1,619	7.9%	1,404	6.7%
\$75,000 - \$99,999	1,810	8.9%	1,595	7.6%
\$100,000 - \$149,999	3,021	14.8%	2,870	13.7%
\$150,000 - \$199,999	3,188	15.6%	3,301	15.7%
\$200,000+	7,333	35.9%	8,949	42.6%
Median Household Income	\$153,630		\$172,642	
Average Household Income	\$195,392		\$216,294	
Per Capita Income	\$78,967		\$88,250	
Population by Age	Number	Percent	Number	Percent
0 - 4	2,557	5.6%	2,131	4.2%
5 - 9	3,007	6.6%	2,539	5.1%
10 - 14	2,990	6.5%	3,045	6.1%
15 - 19	2,634	5.8%	3,016	6.0%
20 - 24	2,054	4.5%	2,728	5.4%
25 - 34	5,366	11.8%	5,122	10.2%
35 - 44	6,468	14.2%	5,952	11.9%
45 - 54	7,546	16.5%	6,952	13.8%
55 - 64	6,030	13.2%	6,987	13.9%
65 - 74	3,615	7.9%	6,386	12.7%
75 - 84	2,380	5.2%	4,088	8.1%
85+	1,010	2.2%	1,249	2.5%

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Source: Esri, U.S. Census

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DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

6020 Paseo Del Norte

Ring: 5 mile radius

Latitude: 33.12148, Longitude: -117.31446

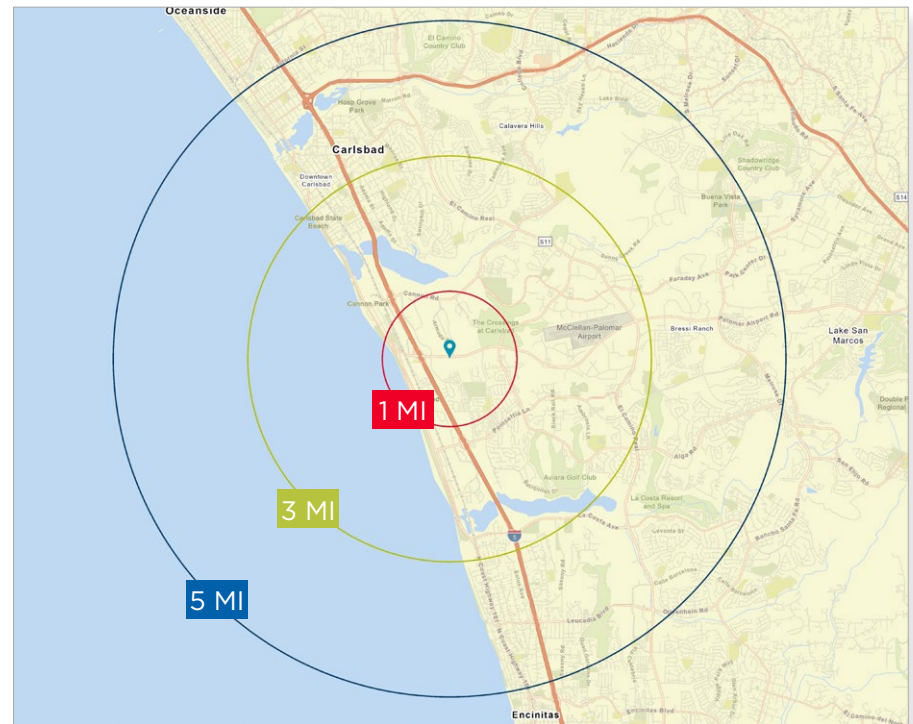


Summary	Census 2010	Census 2020	2025	2030			
Population	146,356	156,812	156,374	158,008			
Households	59,261	62,975	63,800	65,224			
Families	38,231	-	41,077	42,036			
Average Household Size	2.44	2.46	2.43	2.40			
Owner Occupied Housing Units	36,670	-	39,659	40,725			
Renter Occupied Housing Units	22,592	-	24,141	24,500			
Median Age	40.5	-	44.4	45.4			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.21%	0.07%	0.30%				
Households	0.44%	0.33%	0.49%				
Families	0.46%	0.32%	0.44%				
Owner HHs	0.53%	0.49%	0.66%				
Median Household Income	2.86%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	2,956	4.6%	2,669	4.1%		
	\$15,000 - \$24,999	2,090	3.3%	1,668	2.6%		
	\$25,000 - \$34,999	2,448	3.8%	1,963	3.0%		
	\$35,000 - \$49,999	3,536	5.5%	2,966	4.5%		
	\$50,000 - \$74,999	6,214	9.7%	5,444	8.3%		
	\$75,000 - \$99,999	5,904	9.3%	5,390	8.3%		
	\$100,000 - \$149,999	10,623	16.7%	10,090	15.5%		
	\$150,000 - \$199,999	10,011	15.7%	10,551	16.2%		
	\$200,000+	20,018	31.4%	24,484	37.5%		
	Median Household Income	\$138,006		\$158,882			
	Average Household Income	\$182,903		\$202,490			
	Per Capita Income	\$74,320		\$83,223			
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	8,619	5.9%	6,821	4.4%	6,786	4.3%
	5 - 9	9,048	6.2%	7,964	5.1%	7,391	4.7%
	10 - 14	8,939	6.1%	8,970	5.7%	8,492	5.4%
	15 - 19	8,316	5.7%	8,810	5.6%	8,627	5.5%
	20 - 24	7,842	5.4%	8,371	5.4%	8,197	5.2%
	25 - 34	19,145	13.1%	18,429	11.8%	18,499	11.7%
	35 - 44	20,846	14.2%	20,145	12.9%	20,207	12.8%
	45 - 54	22,460	15.3%	20,720	13.3%	20,814	13.2%
	55 - 64	18,438	12.6%	20,635	13.2%	19,839	12.6%
	65 - 74	10,482	7.2%	18,662	11.9%	19,009	12.0%
	75 - 84	7,880	5.4%	12,119	7.7%	14,448	9.1%
	85+	4,339	3.0%	4,731	3.0%	5,700	3.6%

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