

for lease

**Anchor Space For Lease**



7100 AVENIDA ENCINAS | CARLSBAD, CA



 CUSHMAN & WAKEFIELD



YOUR NAME HERE

±21,964 SF RETAIL BUILDING

**PROPERTY HIGHLIGHTS**

- Prime Coastal Carlsbad Location - Situated in one of North County San Diego’s most affluent coastal submarkets, just minutes from the Pacific Ocean
- High-Income Demographics - Strong surrounding household incomes support a wide range of retail and service uses
- Extremely rare costal North County box vacancy, West of the 5 freeway in a prominent daily needs shopping center

**TRAFFIC COUNTS**

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

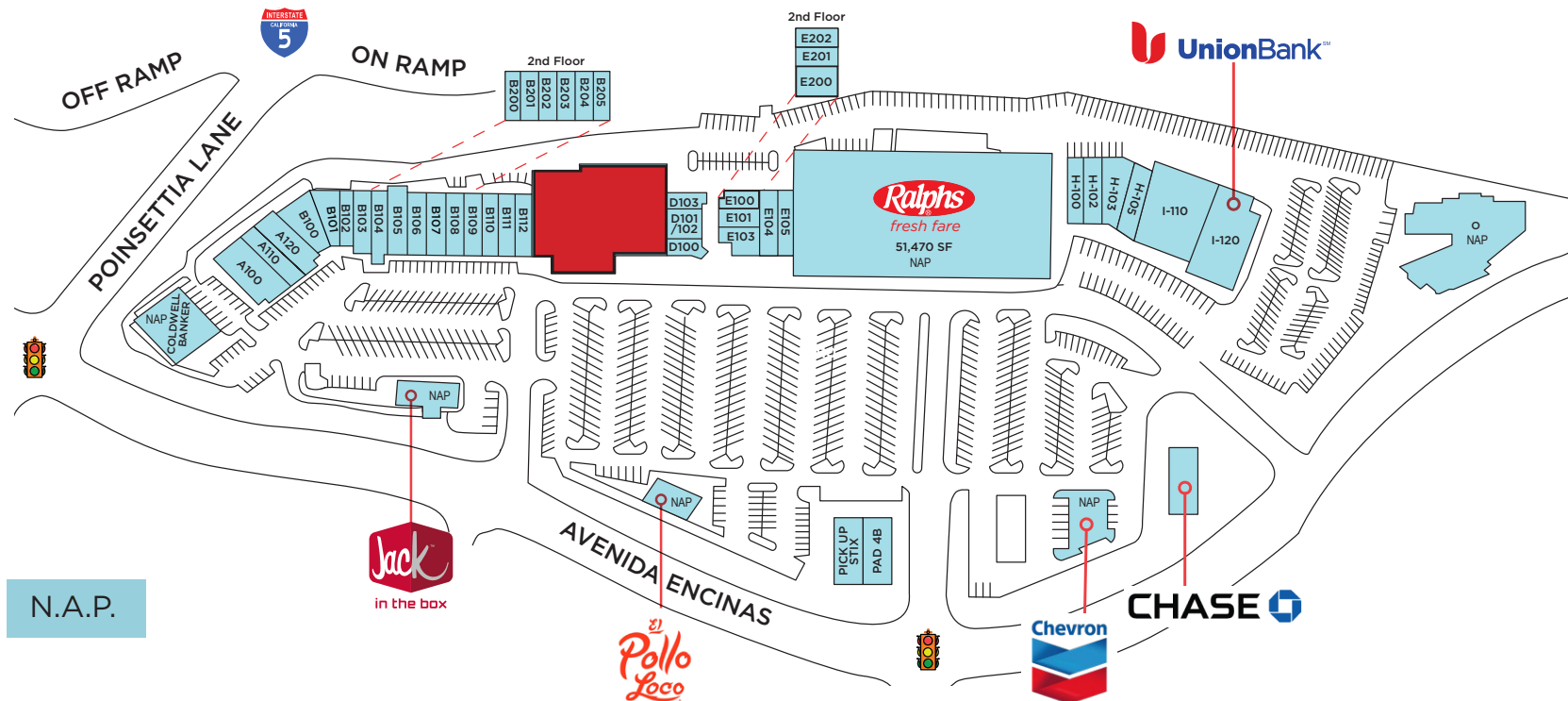
DEMOGRAPHICS

	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 IN CENTER



# SITE PLAN



N.A.P.

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

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.

# MARKET AERIAL



- 19.9M SF of Surrounding Industrial
- 5.8M SF of Surrounding Office

# SHOPPING CENTER



# 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	2025		2030			
	Number	Percent	Number	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	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	634	6.1%	434	3.9%	437	3.9%
5 - 9	689	6.7%	595	5.3%	556	4.9%
10 - 14	576	5.6%	732	6.5%	626	5.6%
15 - 19	445	4.3%	649	5.8%	655	5.8%
20 - 24	317	3.1%	487	4.4%	540	4.8%
25 - 34	986	9.5%	863	7.7%	926	8.2%
35 - 44	1,564	15.1%	1,344	12.0%	1,264	11.2%
45 - 54	1,654	16.0%	1,586	14.2%	1,551	13.8%
55 - 64	1,454	14.1%	1,570	14.0%	1,527	13.6%
65 - 74	1,026	9.9%	1,564	14.0%	1,575	14.0%
75 - 84	664	6.4%	1,073	9.6%	1,202	10.7%
85+	324	3.1%	297	2.7%	403	3.6%

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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	2025		2030			
	Number	Percent	Number	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	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,300	5.9%	1,652	4.0%	1,696	4.0%
5 - 9	2,682	6.9%	2,011	4.9%	1,914	4.5%
10 - 14	2,580	6.6%	2,504	6.1%	2,233	5.3%
15 - 19	2,045	5.2%	2,540	6.1%	2,383	5.6%
20 - 24	1,545	4.0%	2,316	5.6%	2,366	5.6%
25 - 34	4,331	11.1%	4,126	10.0%	4,650	11.0%
35 - 44	5,930	15.2%	4,933	11.9%	4,843	11.5%
45 - 54	6,483	16.6%	5,781	14.0%	5,626	13.3%
55 - 64	5,205	13.3%	5,945	14.4%	5,773	13.7%
65 - 74	3,037	7.8%	5,143	12.4%	5,413	12.8%
75 - 84	1,918	4.9%	3,270	7.9%	3,883	9.2%
85+	1,017	2.6%	1,123	2.7%	1,410	3.3%

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# DEMOGRAPHICS

5 Mile Radius

## Demographic and Income Profile

7130 Avenida Encinas, Carlsbad, California, 92011 3

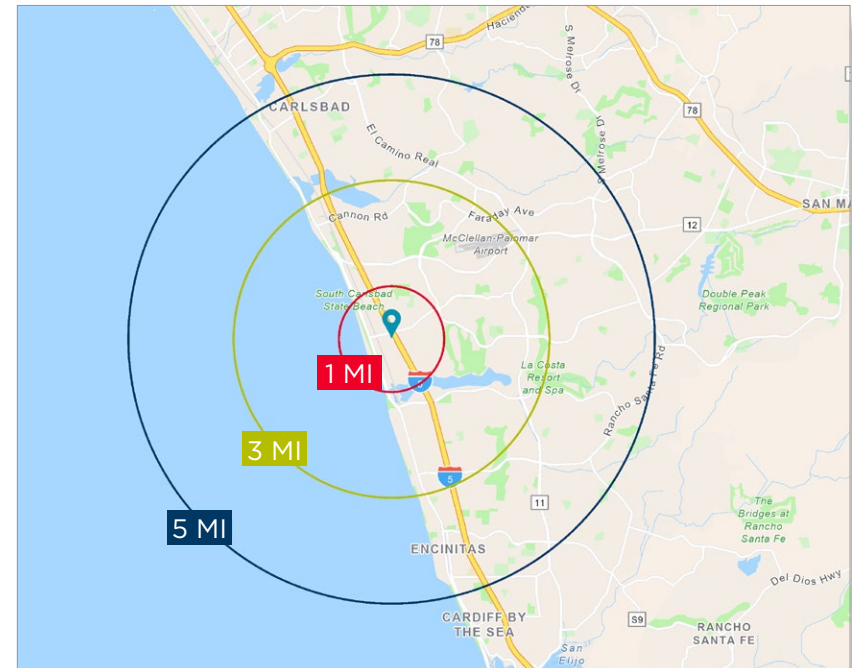
7130 Avenida Encinas, Carlsbad, California, 92011

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		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,848	5.8%	6,172	4.3%	6,219	4.3%
5 - 9	8,806	6.6%	7,538	5.3%	6,942	4.8%
10 - 14	8,773	6.5%	8,950	6.2%	8,227	5.7%
15 - 19	7,646	5.7%	8,603	6.0%	8,482	5.8%
20 - 24	5,738	4.3%	7,557	5.3%	7,573	5.2%
25 - 34	16,039	12.0%	14,820	10.3%	16,048	11.1%
35 - 44	19,978	14.9%	17,426	12.1%	16,872	11.6%
45 - 54	21,821	16.3%	20,226	14.1%	19,713	13.6%
55 - 64	17,778	13.2%	19,593	13.7%	19,195	13.2%
65 - 74	9,382	7.0%	17,124	11.9%	17,333	11.9%
75 - 84	6,642	4.9%	11,113	7.7%	13,322	9.2%
85+	3,765	2.8%	4,305	3.0%	5,282	3.6%



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Source: Esri, U.S. Census



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