

for lease

CARLSBAD PLAZA



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

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD



±172,996 SF SHOPPING CENTER

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 Placer.ai)*

TRAFFIC COUNTS

- Highway 78: 138,538
- El Camino Real: 40,522

DEMOGRAPHICS

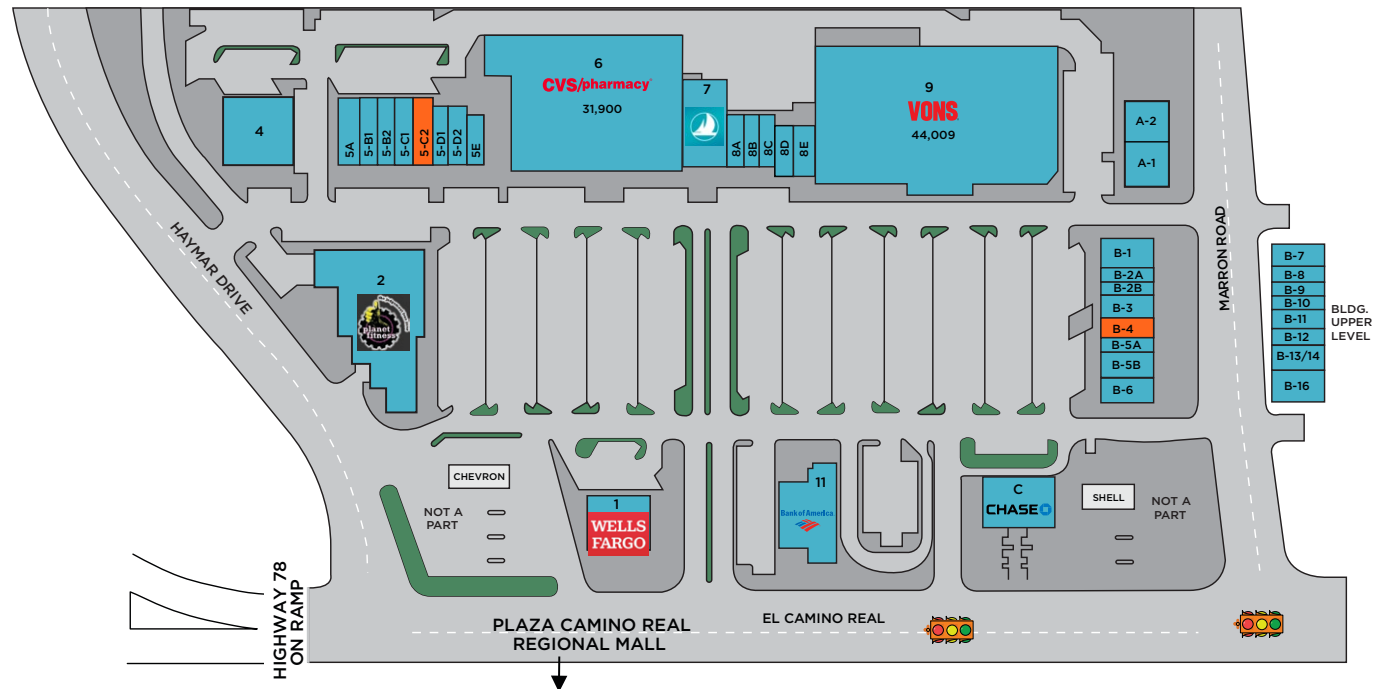
	1 MILE	3 MILES	5 MILES
Pop (2026)	13,234	112,809	250,033
AHH Income	\$156,903	\$147,302	\$146,205
Daytime Pop.	7,245	42,860	112,962

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ FT
1	Wells Fargo	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	AVAILABLE (2/1/2027)	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	Red Light Method	1,800
B-16	Arthur Murray Dance Studio	2,400
C	Chase	9,195



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MARKET AERIAL



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

2560 El Camino Real, Carlsbad, California, 92008

Ring: 1 mile radius



Latitude: 33.17896, Longitude: -117.32481

Summary	Census 2010	Census 2020	2026	2031
Population	11,551	13,242	13,234	13,268
Households	4,788	5,339	5,463	5,537
Families	2,998	-	3,403	3,449
Average Household Size	2.40	2.47	2.41	2.38
Owner Occupied Housing Units	2,330	-	2,479	2,557
Renter Occupied Housing Units	2,457	-	2,984	2,980
Median Age	36.7	-	39.6	41.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.05%	0.17%	0.30%	
Households	0.27%	0.42%	0.49%	
Families	0.27%	0.37%	0.44%	
Owner HHs	0.62%	0.48%	0.66%	
Median Household Income	3.00%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	257	4.7%	242	4.4%
\$15,000 - \$24,999	157	2.9%	125	2.3%
\$25,000 - \$34,999	160	2.9%	122	2.2%
\$35,000 - \$49,999	508	9.3%	418	7.5%
\$50,000 - \$74,999	689	12.6%	608	11.0%
\$75,000 - \$99,999	548	10.0%	483	8.7%
\$100,000 - \$149,999	1,064	19.5%	1,038	18.7%
\$150,000 - \$199,999	768	14.1%	833	15.0%
\$200,000+	1,312	24.0%	1,667	30.1%
Median Household Income		\$114,338		\$132,561
Average Household Income		\$156,903		\$178,651
Per Capita Income		\$65,375		\$75,219
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	641	5.5%	592	4.5%
5 - 9	528	4.6%	628	4.7%
10 - 14	587	5.1%	683	5.2%
15 - 19	649	5.6%	683	5.2%
20 - 24	1,060	9.2%	706	5.3%
25 - 34	2,076	18.0%	2,268	17.1%
35 - 44	1,364	11.8%	2,142	16.2%
45 - 54	1,623	14.0%	1,514	11.4%
55 - 64	1,488	12.9%	1,525	11.5%
65 - 74	745	6.4%	1,345	10.2%
75 - 84	558	4.8%	847	6.4%
85+	233	2.0%	300	2.3%

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3 Mile

Demographic and Income Profile

2560 El Camino Real, Carlsbad, California, 92008

Ring: 3 mile radius



Latitude: 33.17896, Longitude: -117.32481

Summary	Census 2010	Census 2020	2026	2031
Population	106,115	111,910	112,809	113,997
Households	40,994	43,731	45,225	46,354
Families	25,362	-	27,872	28,522
Average Household Size	2.56	2.53	2.47	2.43
Owner Occupied Housing Units	20,920	-	23,477	24,103
Renter Occupied Housing Units	20,074	-	21,748	22,251
Median Age	36.5	-	41.2	42.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.21%	0.17%	0.30%	
Households	0.49%	0.42%	0.49%	
Families	0.46%	0.37%	0.44%	
Owner HHs	0.53%	0.48%	0.66%	
Median Household Income	2.60%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	2,754	6.1%	2,569	5.5%
\$15,000 - \$24,999	2,274	5.0%	1,910	4.1%
\$25,000 - \$34,999	2,072	4.6%	1,685	3.6%
\$35,000 - \$49,999	3,310	7.3%	2,906	6.3%
\$50,000 - \$74,999	5,900	13.0%	5,337	11.5%
\$75,000 - \$99,999	5,021	11.1%	4,673	10.1%
\$100,000 - \$149,999	8,077	17.9%	8,120	17.5%
\$150,000 - \$199,999	5,819	12.9%	6,389	13.8%
\$200,000+	9,999	22.1%	12,765	27.5%
Median Household Income		\$105,407		\$119,827
Average Household Income		\$147,302		\$166,567
Per Capita Income		\$59,204		\$67,882
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	6,710	6.3%	5,318	4.7%
5 - 9	6,102	5.8%	5,802	5.1%
10 - 14	6,165	5.8%	5,914	5.2%
15 - 19	6,936	6.5%	6,044	5.4%
20 - 24	8,483	8.0%	6,709	5.9%
25 - 34	16,560	15.6%	16,891	15.0%
35 - 44	13,561	12.8%	15,595	13.8%
45 - 54	14,582	13.7%	13,899	12.3%
55 - 64	12,107	11.4%	13,454	11.9%
65 - 74	6,929	6.5%	12,714	11.3%
75 - 84	5,255	5.0%	7,714	6.8%
85+	2,728	2.6%	2,754	2.4%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

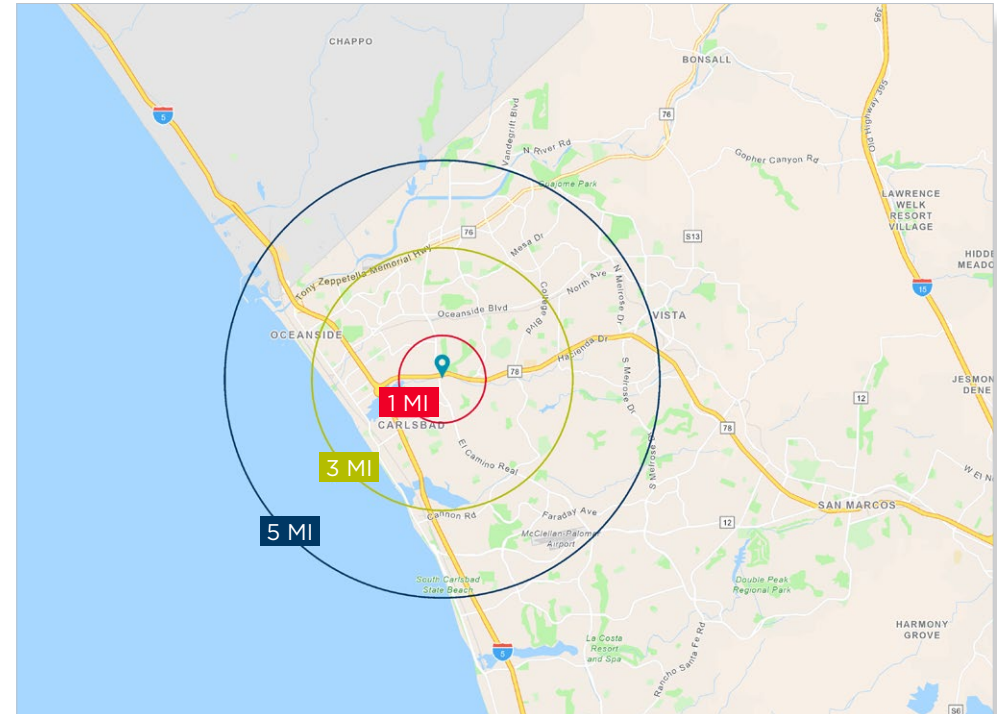
2560 El Camino Real, Carlsbad, California, 92008

Ring: 5 mile radius



Latitude: 33.17896, Longitude: -117.32481

Summary	Census 2010	Census 2020	2026	2031			
Population	237,885	249,925	250,033	252,740			
Households	86,686	92,526	95,371	97,608			
Families	57,960	-	63,023	64,286			
Average Household Size	2.68	2.63	2.56	2.53			
Owner Occupied Housing Units	47,576	-	52,143	53,297			
Renter Occupied Housing Units	39,110	-	43,228	44,311			
Median Age	34.7	-	39.5	40.9			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.22%	0.17%	0.30%				
Households	0.46%	0.42%	0.49%				
Families	0.40%	0.37%	0.44%				
Owner HHS	0.44%	0.48%	0.66%				
Median Household Income	2.76%	2.75%	2.57%				
Households by Income	2026		2031				
	Number	Percent	Number	Percent			
	<\$15,000	4,973	5.2%	4,559	4.7%		
	\$15,000 - \$24,999	4,015	4.2%	3,337	3.4%		
	\$25,000 - \$34,999	4,317	4.5%	3,449	3.5%		
	\$35,000 - \$49,999	6,888	7.2%	5,908	6.1%		
	\$50,000 - \$74,999	12,292	12.9%	10,951	11.2%		
	\$75,000 - \$99,999	11,343	11.9%	10,468	10.7%		
	\$100,000 - \$149,999	18,432	19.3%	18,610	19.1%		
	\$150,000 - \$199,999	12,287	12.9%	13,488	13.8%		
	\$200,000+	20,824	21.8%	26,836	27.5%		
Median Household Income	\$107,673		\$123,401				
Average Household Income	\$146,205		\$165,634				
Per Capita Income	\$55,610		\$63,759				
Population by Age	Census 2010		2026		2031		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	16,171	6.8%	12,582	5.0%	12,324	4.9%
	5 - 9	14,873	6.3%	13,408	5.4%	12,500	4.9%
	10 - 14	14,823	6.2%	13,456	5.4%	13,579	5.4%
	15 - 19	16,756	7.0%	14,198	5.7%	13,815	5.5%
	20 - 24	21,807	9.2%	17,415	7.0%	17,312	6.8%
	25 - 34	35,622	15.0%	38,261	15.3%	34,913	13.8%
	35 - 44	30,661	12.9%	34,398	13.8%	36,119	14.3%
	45 - 54	32,843	13.8%	28,874	11.5%	31,307	12.4%
	55 - 64	24,745	10.4%	29,242	11.7%	27,071	10.7%
	65 - 74	13,703	5.8%	26,922	10.8%	27,476	10.9%
	75 - 84	10,721	4.5%	15,629	6.3%	19,502	7.7%
	85+	5,161	2.2%	5,649	2.3%	6,821	2.7%



GALLERY





CARLSBAD PLAZA

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