

6020 PASEO DEL NORTE

±1,320 SF FOR LEASE

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 (2026)	4,642	49,046	148,386
AHH Income	\$228,169	\$209,397	\$197,573
Daytime Pop.	11,182	48,347	98,777

TENANTS (in the area)



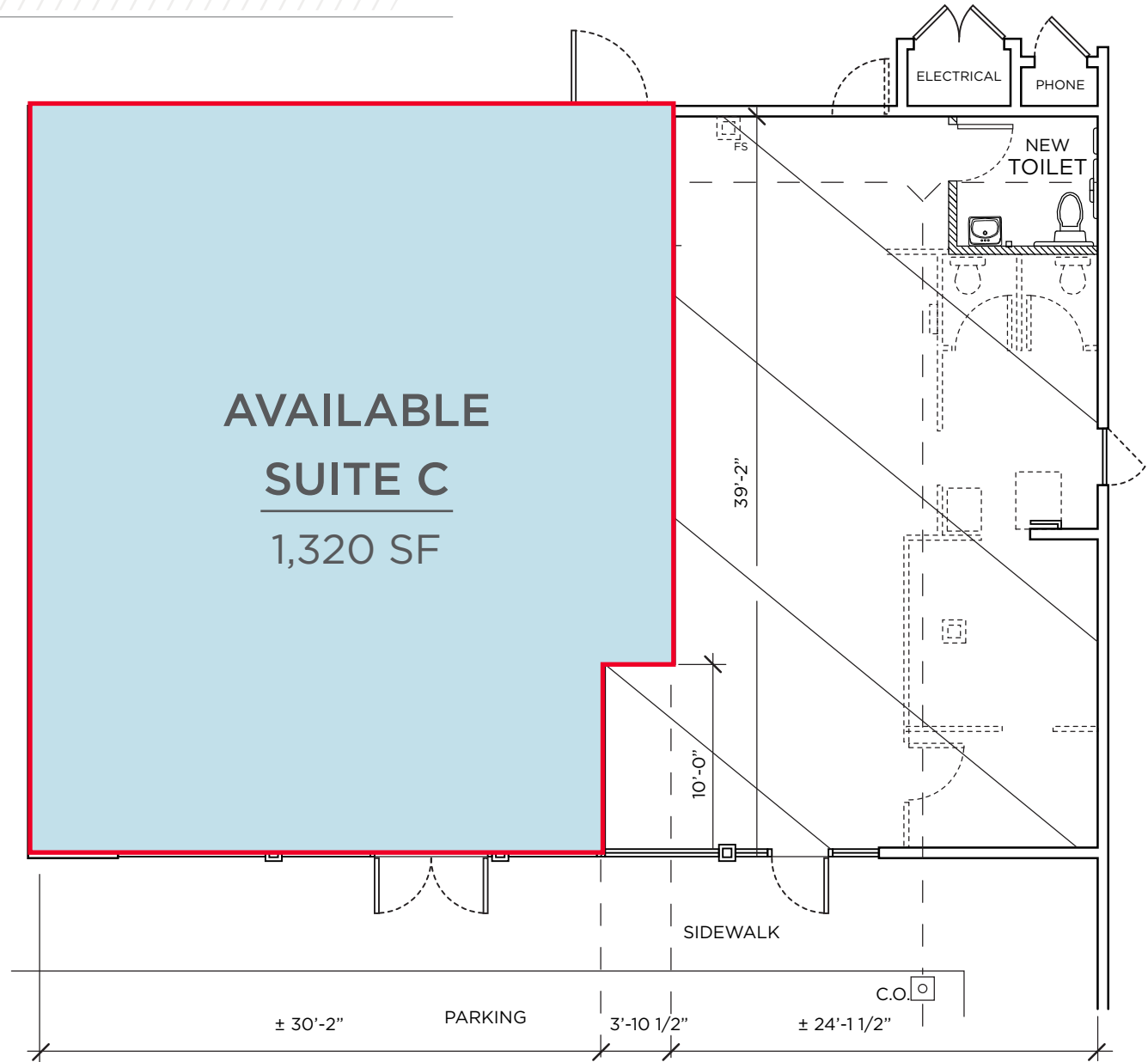
SITE PLAN



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

Demographic and Income Profile

6020 Paseo del Norte, Carlsbad, California, 92011 2

6020 Paseo del Norte, Carlsbad, California, 92011

Ring: 1 mile radius

Latitude: 33.12129, Longitude: -117.31872



Summary	Census 2010	Census 2020	2026	2031			
Population	4,269	4,595	4,642	4,971			
Households	1,846	1,926	1,948	2,085			
Families	1,185	-	1,261	1,344			
Average Household Size	2.31	2.38	2.38	2.38			
Owner Occupied Housing Units	1,168	-	1,178	1,199			
Renter Occupied Housing Units	678	-	770	886			
Median Age	43.1	-	46.2	47.4			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	1.38%	0.17%	0.30%				
Households	1.37%	0.42%	0.49%				
Families	1.28%	0.37%	0.44%				
Owner HHs	0.35%	0.48%	0.66%				
Median Household Income	3.15%	2.75%	2.57%				
Households by Income			2026	2031			
		Number	Percent	Number	Percent		
	<\$15,000	73	3.7%	65	3.1%		
	\$15,000 - \$24,999	30	1.5%	23	1.1%		
	\$25,000 - \$34,999	85	4.4%	67	3.2%		
	\$35,000 - \$49,999	60	3.1%	48	2.3%		
	\$50,000 - \$74,999	181	9.3%	149	7.1%		
	\$75,000 - \$99,999	87	4.5%	74	3.5%		
	\$100,000 - \$149,999	276	14.1%	261	12.5%		
	\$150,000 - \$199,999	283	14.5%	287	13.8%		
	\$200,000+	873	44.7%	1,112	53.3%		
	Median Household Income	\$178,498		\$208,441			
Average Household Income	\$228,169		\$258,028				
Per Capita Income	\$95,136		\$107,178				
Population by Age	Census 2010		2026		2031		
		Number	Percent	Number	Percent	Number	Percent
	0 - 4	223	5.2%	188	4.0%	198	4.0%
	5 - 9	294	6.9%	222	4.8%	220	4.4%
	10 - 14	286	6.7%	277	6.0%	256	5.2%
	15 - 19	229	5.4%	307	6.6%	281	5.7%
	20 - 24	120	2.8%	250	5.4%	296	6.0%
	25 - 34	440	10.3%	423	9.1%	557	11.2%
	35 - 44	682	16.0%	577	12.4%	500	10.1%
	45 - 54	777	18.2%	657	14.2%	706	14.2%
	55 - 64	542	12.7%	714	15.4%	687	13.8%
	65 - 74	330	7.7%	578	12.4%	686	13.8%
	75 - 84	230	5.4%	335	7.2%	427	8.6%
	85+	117	2.7%	115	2.5%	156	3.1%

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Source: Esri, U.S. Census

September 08, 2026

3 Mile Radius

Demographic and Income Profile

6020 Paseo del Norte, Carlsbad, California, 92011 2

6020 Paseo del Norte, Carlsbad, California, 92011

Ring: 3 mile radius

Latitude: 33.12129, Longitude: -117.31872



Summary	Census 2010	Census 2020	2026	2031		
Population	44,540	48,440	49,046	49,830		
Households	18,165	19,631	20,107	20,614		
Families	11,848	-	13,221	13,548		
Average Household Size	2.44	2.46	2.44	2.41		
Owner Occupied Housing Units	11,173	-	12,538	12,752		
Renter Occupied Housing Units	6,992	-	7,569	7,863		
Median Age	41.4	-	45.7	46.5		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.32%	0.17%	0.30%			
Households	0.50%	0.42%	0.49%			
Families	0.49%	0.37%	0.44%			
Owner HHs	0.34%	0.48%	0.66%			
Median Household Income	2.78%	2.75%	2.57%			
Households by Income		Number	Percent	Number	Percent	
	<\$15,000	991	4.9%	887	4.3%	
	\$15,000 - \$24,999	637	3.2%	540	2.6%	
	\$25,000 - \$34,999	659	3.3%	524	2.5%	
	\$35,000 - \$49,999	1,020	5.1%	831	4.0%	
	\$50,000 - \$74,999	1,607	8.0%	1,375	6.7%	
	\$75,000 - \$99,999	1,614	8.0%	1,400	6.8%	
	\$100,000 - \$149,999	2,964	14.7%	2,754	13.4%	
	\$150,000 - \$199,999	2,970	14.8%	2,963	14.4%	
	\$200,000+	7,644	38.0%	9,340	45.3%	
Median Household Income		\$157,297		\$180,432		
Average Household Income		\$209,397		\$233,457		
Per Capita Income		\$85,653		\$96,402		
	Census 2010		2026	2031		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,443	5.5%	2,057	4.2%	2,084	4.2%
5 - 9	2,853	6.4%	2,333	4.8%	2,236	4.5%
10 - 14	2,899	6.5%	2,907	5.9%	2,576	5.2%
15 - 19	2,638	5.9%	2,974	6.1%	2,828	5.7%
20 - 24	2,077	4.7%	2,755	5.6%	2,773	5.6%
25 - 34	5,415	12.2%	5,326	10.9%	5,894	11.8%
35 - 44	6,240	14.0%	5,699	11.6%	5,544	11.1%
45 - 54	7,332	16.5%	6,746	13.8%	6,536	13.1%
55 - 64	5,815	13.1%	6,750	13.8%	6,521	13.1%
65 - 74	3,473	7.8%	6,146	12.5%	6,340	12.7%
75 - 84	2,351	5.3%	4,097	8.4%	4,850	9.7%
85+	1,005	2.3%	1,255	2.6%	1,648	3.3%

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DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

6020 Paseo del Norte, Carlsbad, California, 92011 2

6020 Paseo del Norte, Carlsbad, California, 92011

Ring: 5 mile radius

Latitude: 33.12129, Longitude: -117.31872

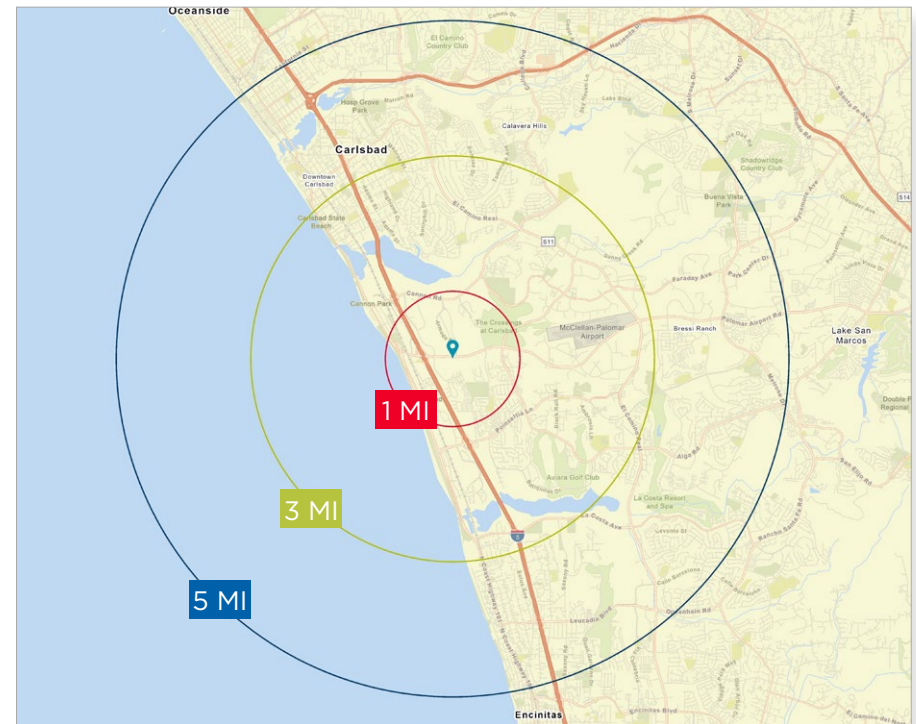


Summary	Census 2010	Census 2020	2026	2031			
Population	137,501	147,491	148,386	149,776			
Households	56,250	59,701	61,124	62,367			
Families	35,924	-	39,220	39,822			
Average Household Size	2.42	2.45	2.41	2.38			
Owner Occupied Housing Units	34,781	-	38,062	38,703			
Renter Occupied Housing Units	21,470	-	23,062	23,665			
Median Age	40.9	-	44.8	45.8			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.19%	0.17%	0.30%				
Households	0.40%	0.42%	0.49%				
Families	0.31%	0.37%	0.44%				
Owner HHs	0.33%	0.48%	0.66%				
Median Household Income	2.57%	2.75%	2.57%				
Households by Income			2026	2031			
		Number	Percent	Number	Percent		
	<\$15,000	2,961	4.8%	2,719	4.4%		
	\$15,000 - \$24,999	2,059	3.4%	1,698	2.7%		
	\$25,000 - \$34,999	2,152	3.5%	1,683	2.7%		
	\$35,000 - \$49,999	3,110	5.1%	2,574	4.1%		
	\$50,000 - \$74,999	5,562	9.1%	4,783	7.7%		
	\$75,000 - \$99,999	4,956	8.1%	4,331	6.9%		
	\$100,000 - \$149,999	10,051	16.4%	9,443	15.1%		
	\$150,000 - \$199,999	9,041	14.8%	9,200	14.8%		
	\$200,000+	21,232	34.7%	25,936	41.6%		
	Median Household Income	\$147,975		\$167,956			
	Average Household Income	\$197,573		\$220,514			
	Per Capita Income	\$81,226		\$91,603			
Population by Age	Census 2010		2026		2031		
		Number	Percent	Number	Percent	Number	Percent
	0 - 4	7,963	5.8%	6,364	4.3%	6,322	4.2%
	5 - 9	8,364	6.1%	7,374	5.0%	6,916	4.6%
	10 - 14	8,288	6.0%	8,266	5.6%	7,762	5.2%
	15 - 19	7,722	5.6%	8,304	5.6%	8,037	5.4%
	20 - 24	7,139	5.2%	8,045	5.4%	7,747	5.2%
	25 - 34	17,939	13.0%	17,301	11.7%	17,454	11.7%
	35 - 44	19,457	14.2%	18,961	12.8%	19,140	12.8%
	45 - 54	21,080	15.3%	19,562	13.2%	19,814	13.2%
	55 - 64	17,517	12.7%	19,400	13.1%	18,517	12.4%
	65 - 74	10,120	7.4%	17,908	12.1%	18,002	12.0%
	75 - 84	7,666	5.6%	12,210	8.2%	14,357	9.6%
	85+	4,246	3.1%	4,691	3.2%	5,708	3.8%

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