

for lease

POINSETTIA VILLAGE

Ralphs
fresh fare

STARBUCKS COFFEE

360°

VIRTUAL TOUR AVAILABLE

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

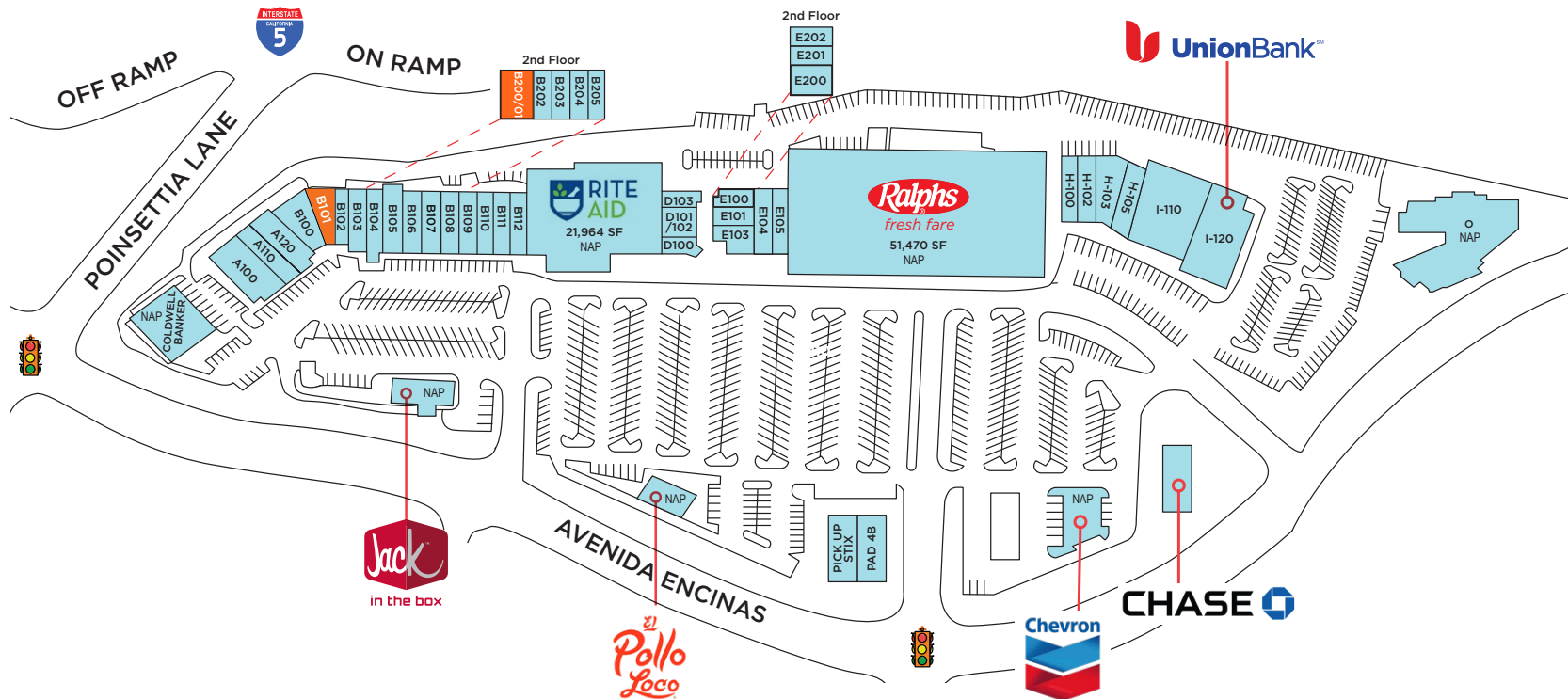
- Interstate 5: 200,255 ADT
- Poinsettia Lane: 23,790 ADT
- Avenida Encinas: 14,329 ADT

	1 MILE	3 MILES	5 MILES
Pop (2024)	11,173	41,233	142,764
AHH Income	\$196,479	\$209,599	\$199,023
Daytime Pop.	4,189	46,706	108,466

TENANTS



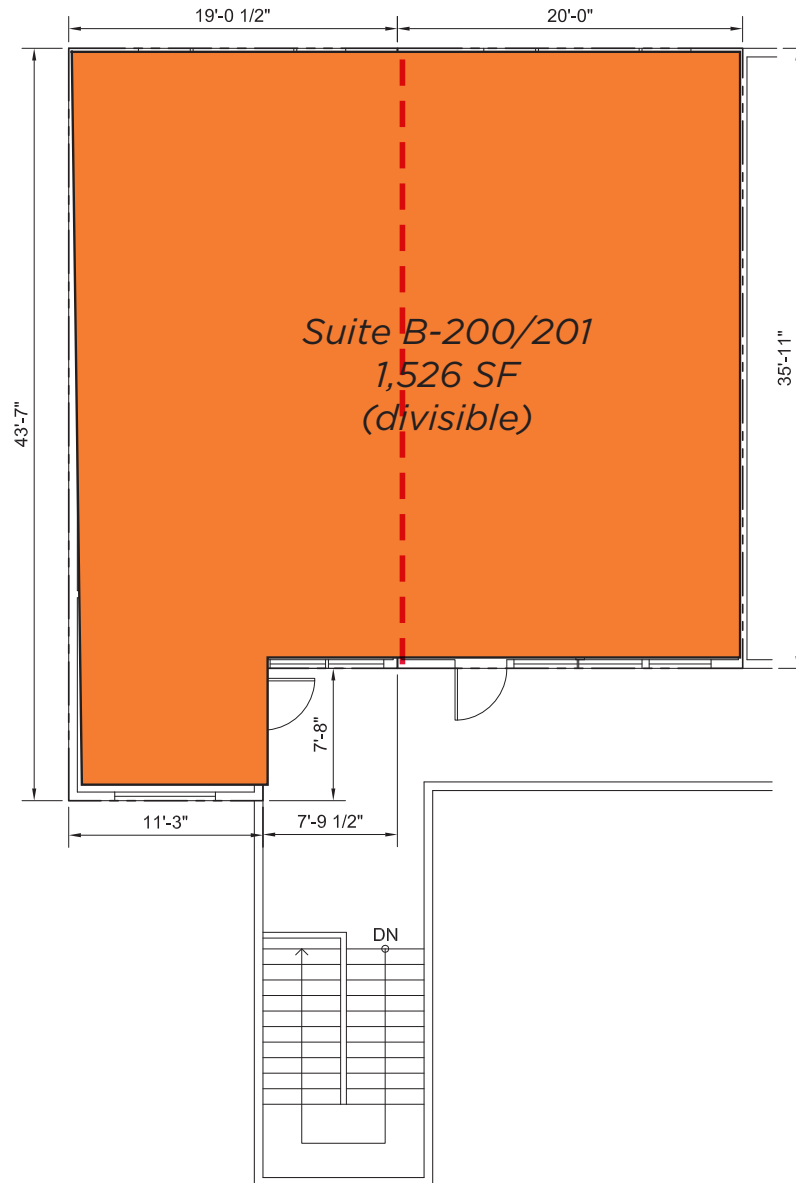
AVAILABILITIES



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	P.volve	2,361	B110	Body20	1,360	E100	Paw Purrfection	747	H-103	Regal Flooring	2,580
A120	F-45	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	AVAILABLE	1,360	B200-201	AVAILABLE (DIV)	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	Rite Aid #5622	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.

SUITE B-200/201 1,526 SF (DIVISIBLE)



AERIAL




GALLERY




DEMOGRAPHICS

1 Mile Radius


3 Mile Radius

Demographic and Income Profile						
7130 Avenida Encinas, Carlsbad, California, 92011						
Ring: 1 mile radius						
Latitude: 33.10074, Longitude: -117.31221						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	10,221	11,256	11,173	11,106		
Households	4,414	4,694	4,697	4,758		
Families	2,865	-	3,075	3,123		
Average Household Size	2.32	2.40	2.38	2.33		
Owner Occupied Housing Units	3,132	-	3,287	3,400		
Renter Occupied Housing Units	1,282	-	1,410	1,358		
Median Age	44.7	-	48.1	49.5		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.12%	0.09%	0.30%			
Households	0.26%	0.38%	0.49%			
Families	0.31%	0.37%	0.44%			
Owner HHs	0.68%	0.58%	0.66%			
Median Household Income	2.31%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	265	5.6%	232	4.9%		
\$15,000 - \$24,999	114	2.4%	78	1.6%		
\$25,000 - \$34,999	262	5.6%	200	4.2%		
\$35,000 - \$49,999	182	3.9%	136	2.9%		
\$50,000 - \$74,999	375	8.0%	293	6.2%		
\$75,000 - \$99,999	263	5.6%	249	5.2%		
\$100,000 - \$149,999	951	20.2%	950	20.0%		
\$150,000 - \$199,999	670	14.3%	754	15.8%		
\$200,000+	1,614	34.4%	1,868	39.3%		
Median Household Income	\$145,248		\$162,845			
Average Household Income	\$196,479		\$223,119			
Per Capita Income	\$82,981		\$96,022			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	628	6.1%	451	4.0%	449	4.0%
5 - 9	680	6.7%	537	4.8%	458	4.1%
10 - 14	566	5.5%	710	6.4%	564	5.1%
15 - 19	438	4.3%	631	5.6%	648	5.8%
20 - 24	315	3.1%	516	4.6%	536	4.8%
25 - 34	981	9.6%	929	8.3%	1,035	9.3%
35 - 44	1,549	15.2%	1,343	12.0%	1,218	11.0%
45 - 54	1,630	15.9%	1,592	14.2%	1,478	13.3%
55 - 64	1,439	14.1%	1,581	14.2%	1,548	13.9%
65 - 74	1,013	9.9%	1,542	13.8%	1,560	14.0%
75 - 84	658	6.4%	1,034	9.3%	1,226	11.0%
85+	323	3.2%	306	2.7%	387	3.5%

Demographic and Income Profile						
7130 Avenida Encinas, Carlsbad, California, 92011						
Ring: 3 mile radius						
Latitude: 33.10074, Longitude: -117.31221						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	38,848	41,073	41,233	41,282		
Households	15,909	16,640	16,784	17,115		
Families	10,442	-	11,054	11,280		
Average Household Size	2.43	2.46	2.45	2.40		
Owner Occupied Housing Units	10,127	-	10,906	11,311		
Renter Occupied Housing Units	5,782	-	5,878	5,804		
Median Age	42.0	-	45.5	46.6		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.02%	0.09%	0.30%			
Households	0.39%	0.38%	0.49%			
Families	0.41%	0.37%	0.44%			
Owner HHs	0.73%	0.58%	0.66%			
Median Household Income	2.11%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	829	4.9%	713	4.2%		
\$15,000 - \$24,999	331	2.0%	238	1.4%		
\$25,000 - \$34,999	620	3.7%	476	2.8%		
\$35,000 - \$49,999	842	5.0%	640	3.7%		
\$50,000 - \$74,999	1,297	7.7%	1,012	5.9%		
\$75,000 - \$99,999	1,086	6.5%	961	5.6%		
\$100,000 - \$149,999	2,864	17.1%	2,827	16.5%		
\$150,000 - \$199,999	2,639	15.7%	2,928	17.1%		
\$200,000+	6,276	37.4%	7,321	42.8%		
Median Household Income	\$157,620		\$175,006			
Average Household Income	\$209,599		\$238,455			
Per Capita Income	\$84,847		\$98,300			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,282	5.9%	1,704	4.1%	1,688	4.1%
5 - 9	2,669	6.9%	2,036	4.9%	1,812	4.4%
10 - 14	2,567	6.6%	2,504	6.1%	2,226	5.4%
15 - 19	2,032	5.2%	2,465	6.0%	2,348	5.7%
20 - 24	1,538	4.0%	2,281	5.5%	2,227	5.4%
25 - 34	4,322	11.1%	4,148	10.1%	4,419	10.7%
35 - 44	5,906	15.2%	5,193	12.6%	4,973	12.0%
45 - 54	6,454	16.6%	5,958	14.4%	5,696	13.8%
55 - 64	5,175	13.3%	5,801	14.1%	5,697	13.8%
65 - 74	3,005	7.7%	4,999	12.1%	5,176	12.5%
75 - 84	1,890	4.9%	2,989	7.2%	3,669	8.9%
85+	1,010	2.6%	1,154	2.8%	1,349	3.3%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile						
7130 Avenida Encinas, Carlsbad, California, 92011						
Ring: 5 mile radius						
Latitude: 33.10074, Longitude: -117.31221						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	133,227	142,629	142,764	142,725		
Households	53,269	56,373	56,771	57,806		
Families	34,974	-	37,623	38,211		
Average Household Size	2.48	2.51	2.49	2.45		
Owner Occupied Housing Units	34,472	-	37,439	38,598		
Renter Occupied Housing Units	18,798	-	19,332	19,208		
Median Age	41.3	-	44.8	46.0		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.01%	0.09%	0.30%			
Households	0.36%	0.38%	0.49%			
Families	0.31%	0.37%	0.44%			
Owner HHs	0.61%	0.58%	0.66%			
Median Household Income	2.29%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	2,868	5.1%	2,555	4.4%		
\$15,000 - \$24,999	1,575	2.8%	1,156	2.0%		
\$25,000 - \$34,999	2,142	3.8%	1,663	2.9%		
\$35,000 - \$49,999	2,692	4.7%	2,103	3.6%		
\$50,000 - \$74,999	5,015	8.8%	4,102	7.1%		
\$75,000 - \$99,999	4,627	8.2%	4,195	7.3%		
\$100,000 - \$149,999	9,860	17.4%	9,640	16.7%		
\$150,000 - \$199,999	8,508	15.0%	9,507	16.4%		
\$200,000+	19,485	34.3%	22,885	39.6%		
Median Household Income	\$147,216		\$164,844			
Average Household Income	\$199,023		\$226,732			
Per Capita Income	\$79,209		\$91,891			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,779	5.8%	6,359	4.5%	6,171	4.3%
5 - 9	8,725	6.5%	7,647	5.4%	6,807	4.8%
10 - 14	8,684	6.5%	8,580	6.0%	8,258	5.8%
15 - 19	7,583	5.7%	8,256	5.8%	7,967	5.6%
20 - 24	5,709	4.3%	7,582	5.3%	7,098	5.0%
25 - 34	15,982	12.0%	14,849	10.4%	15,412	10.8%
35 - 44	19,806	14.9%	18,606	13.0%	17,586	12.3%
45 - 54	21,629	16.2%	20,429	14.3%	20,046	14.0%
55 - 64	17,653	13.3%	18,992	13.3%	18,671	13.1%
65 - 74	9,321	7.0%	16,892	11.8%	17,163	12.0%
75 - 84	6,606	5.0%	10,216	7.2%	12,485	8.7%
85+	3,750	2.8%	4,354	3.0%	5,062	3.5%



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