

for lease

CARLSBAD PLAZA



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

 VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER





±172,996 SF SHOPPING CENTER

DEMOGRAPHICS

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 Placier.ai)*

TRAFFIC COUNTS


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

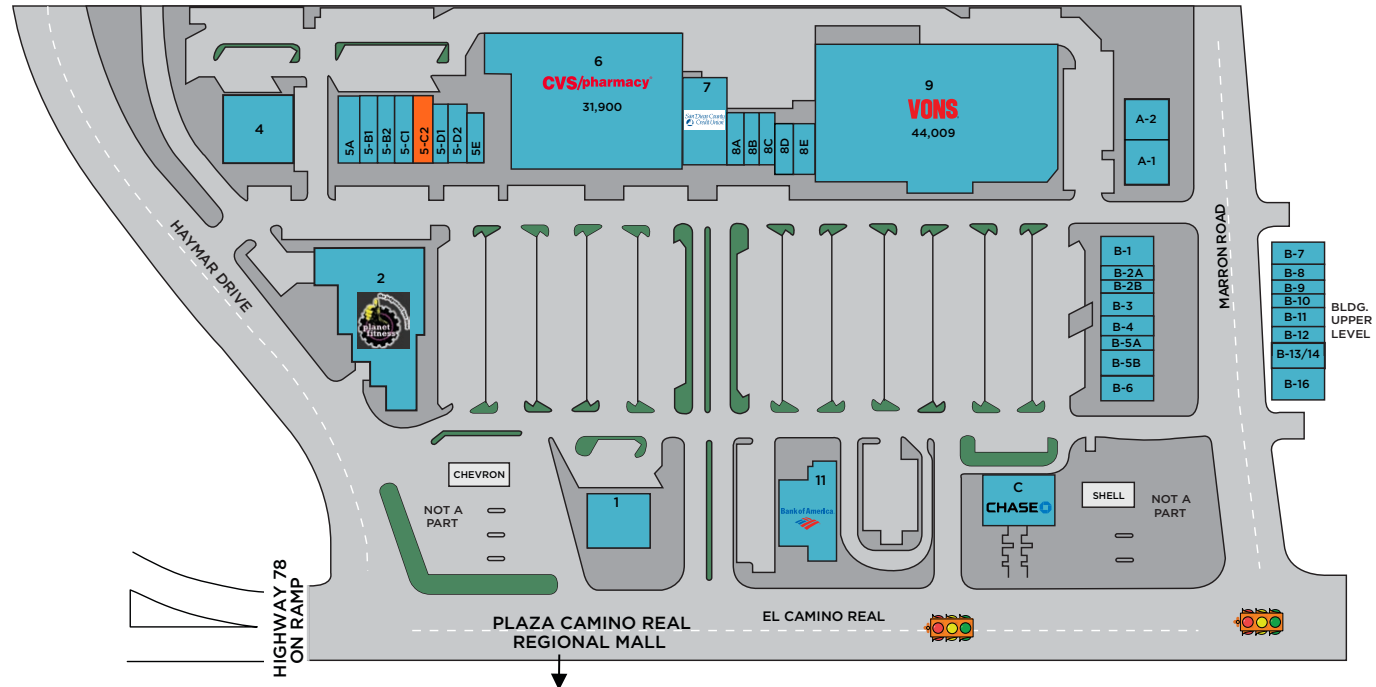
	1 MILE	3 MILES	5 MILES
Pop (2024)	13,500	114,162	250,772
AHH Income	\$136,286	\$130,934	\$130,684
Daytime Pop.	8,193	46,373	120,500

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
1	Deal Pending	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	Partners Personnel	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	Live Hydration Spa	1,800
B-16	Arthur Murray Dance Studio	2,400
C	Chase	9,195



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AERIAL



DEMOGRAPHICS

1Mile

3Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 1 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029		
Population	11,687	13,373	13,500	13,642		
Households	4,883	5,432	5,536	5,698		
Families	3,075	-	3,458	3,571		
Average Household Size	2.38	2.45	2.43	2.38		
Owner Occupied Housing Units	2,410	-	2,529	2,655		
Renter Occupied Housing Units	2,473	-	3,007	3,043		
Median Age	36.9	-	38.3	40.2		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.21%	0.09%	0.30%			
Households	0.58%	0.38%	0.49%			
Families	0.65%	0.37%	0.44%			
Owner HHs	0.98%	0.58%	0.66%			
Median Household Income	2.56%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	335	6.1%	303	5.3%		
\$15,000 - \$24,999	189	3.4%	138	2.4%		
\$25,000 - \$34,999	192	3.5%	144	2.5%		
\$35,000 - \$49,999	546	9.9%	399	7.0%		
\$50,000 - \$74,999	761	13.7%	709	12.4%		
\$75,000 - \$99,999	671	12.1%	681	12.0%		
\$100,000 - \$149,999	1,103	19.9%	1,144	20.1%		
\$150,000 - \$199,999	752	13.6%	898	15.8%		
\$200,000+	986	17.8%	1,281	22.5%		
Median Household Income	\$102,186		\$115,956			
Average Household Income	\$136,286		\$159,884			
Per Capita Income	\$55,932		\$66,855			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	644	5.5%	642	4.8%	616	4.5%
5 - 9	535	4.6%	630	4.7%	635	4.7%
10 - 14	596	5.1%	623	4.6%	652	4.8%
15 - 19	662	5.7%	645	4.8%	634	4.6%
20 - 24	1,064	9.1%	818	6.1%	693	5.1%
25 - 34	2,087	17.9%	2,685	19.9%	2,169	15.9%
35 - 44	1,375	11.8%	2,030	15.0%	2,485	18.2%
45 - 54	1,648	14.1%	1,485	11.0%	1,640	12.0%
55 - 64	1,512	12.9%	1,559	11.5%	1,469	10.8%
65 - 74	758	6.5%	1,322	9.8%	1,363	10.0%
75 - 84	570	4.9%	733	5.4%	920	6.7%
85+	236	2.0%	329	2.4%	364	2.7%

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 3 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029		
Population	108,141	114,098	114,162	115,516		
Households	41,783	44,583	45,205	46,624		
Families	25,828	-	27,768	28,787		
Average Household Size	2.55	2.53	2.49	2.45		
Owner Occupied Housing Units	21,136	-	23,219	24,119		
Renter Occupied Housing Units	20,646	-	21,986	22,505		
Median Age	36.3	-	40.3	41.4		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.24%	0.09%	0.30%			
Households	0.62%	0.38%	0.49%			
Families	0.72%	0.37%	0.44%			
Owner HHs	0.76%	0.58%	0.66%			
Median Household Income	2.99%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,253	7.2%	2,981	6.4%		
\$15,000 - \$24,999	2,630	5.8%	1,984	4.3%		
\$25,000 - \$34,999	2,461	5.4%	2,041	4.4%		
\$35,000 - \$49,999	3,542	7.8%	3,011	6.5%		
\$50,000 - \$74,999	6,477	14.3%	5,831	12.5%		
\$75,000 - \$99,999	5,269	11.7%	5,215	11.2%		
\$100,000 - \$149,999	8,425	18.6%	9,003	19.3%		
\$150,000 - \$199,999	5,393	11.9%	6,709	14.4%		
\$200,000+	7,755	17.2%	9,850	21.1%		
Median Household Income	\$94,047		\$108,983			
Average Household Income	\$130,934		\$152,887			
Per Capita Income	\$51,715		\$61,546			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,857	6.3%	5,623	4.9%	5,513	4.8%
5 - 9	6,205	5.7%	5,857	5.1%	5,604	4.9%
10 - 14	6,254	5.8%	5,866	5.1%	6,099	5.3%
15 - 19	7,076	6.5%	5,934	5.2%	5,710	4.9%
20 - 24	8,812	8.1%	7,156	6.3%	6,501	5.6%
25 - 34	17,000	15.7%	17,940	15.7%	16,964	14.7%
35 - 44	13,824	12.8%	16,062	14.1%	17,191	14.9%
45 - 54	14,820	13.7%	13,924	12.2%	14,383	12.5%
55 - 64	12,251	11.3%	13,770	12.1%	13,079	11.3%
65 - 74	6,998	6.5%	12,412	10.9%	12,855	11.1%
75 - 84	5,301	4.9%	6,821	6.0%	8,420	7.3%
85+	2,742	2.5%	2,797	2.5%	3,198	2.8%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

2502 El Camino Real, Carlsbad, California, 92008

Ring: 5 mile radius



Latitude: 33.17963, Longitude: -117.32525

Summary	Census 2010	Census 2020	2024	2029
Population	239,398	251,365	250,772	252,364
Households	87,056	92,914	94,222	96,843
Families	58,385	-	62,367	64,062
Average Household Size	2.68	2.64	2.59	2.54
Owner Occupied Housing Units	47,691	-	51,572	53,518
Renter Occupied Housing Units	39,365	-	42,650	43,325
Median Age	34.5	-	38.9	40.1
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.13%	0.09%	0.30%	
Households	0.55%	0.38%	0.49%	
Families	0.54%	0.37%	0.44%	
Owner HHS	0.74%	0.58%	0.66%	
Median Household Income	2.62%	2.70%	2.57%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	5,465	5.8%	4,927	5.1%
\$15,000 - \$24,999	4,647	4.9%	3,496	3.6%
\$25,000 - \$34,999	5,101	5.4%	4,108	4.2%
\$35,000 - \$49,999	7,256	7.7%	6,043	6.2%
\$50,000 - \$74,999	13,747	14.6%	12,244	12.6%
\$75,000 - \$99,999	11,840	12.6%	11,557	11.9%
\$100,000 - \$149,999	18,735	19.9%	20,076	20.7%
\$150,000 - \$199,999	11,923	12.7%	14,640	15.1%
\$200,000+	15,507	16.5%	19,753	20.4%
Median Household Income		\$97,478		\$110,935
Average Household Income		\$130,684		\$152,179
Per Capita Income		\$48,934		\$58,152
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	16,342	6.8%	13,062	5.2%
5 - 9	15,008	6.3%	13,375	5.3%
10 - 14	14,933	6.2%	13,323	5.3%
15 - 19	16,916	7.1%	13,994	5.6%
20 - 24	22,167	9.3%	19,207	7.7%
25 - 34	35,885	15.0%	38,440	15.3%
35 - 44	30,754	12.8%	34,617	13.8%
45 - 54	32,985	13.8%	29,318	11.7%
55 - 64	24,809	10.4%	29,998	12.0%
65 - 74	13,718	5.7%	25,878	10.3%
75 - 84	10,719	4.5%	13,869	5.5%
85+	5,162	2.2%	5,691	2.3%

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GALLERY





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