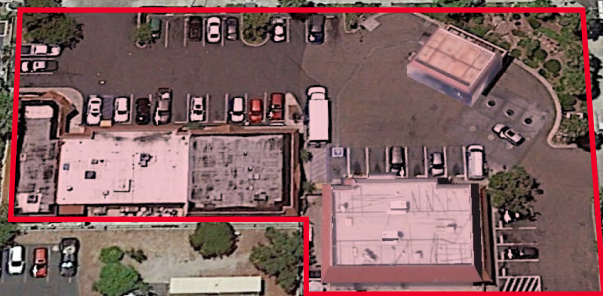


for lease

6020 PASEO DEL NORTE

PASEO DEL NORTE | 8,850 ADT

PALOMAR AIRPORT RD | 51,187 ADT



6020 PASEO DEL NORTE | CARLSBAD, CA | 92011



VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER





1,320 SF AVAILABLE
6020 PASEO DEL NORTE

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 (2023)	4,758	49,591	149,456
AHH Income	\$174,265	\$175,104	\$162,499
Daytime Pop.	10,698	48,256	98,500

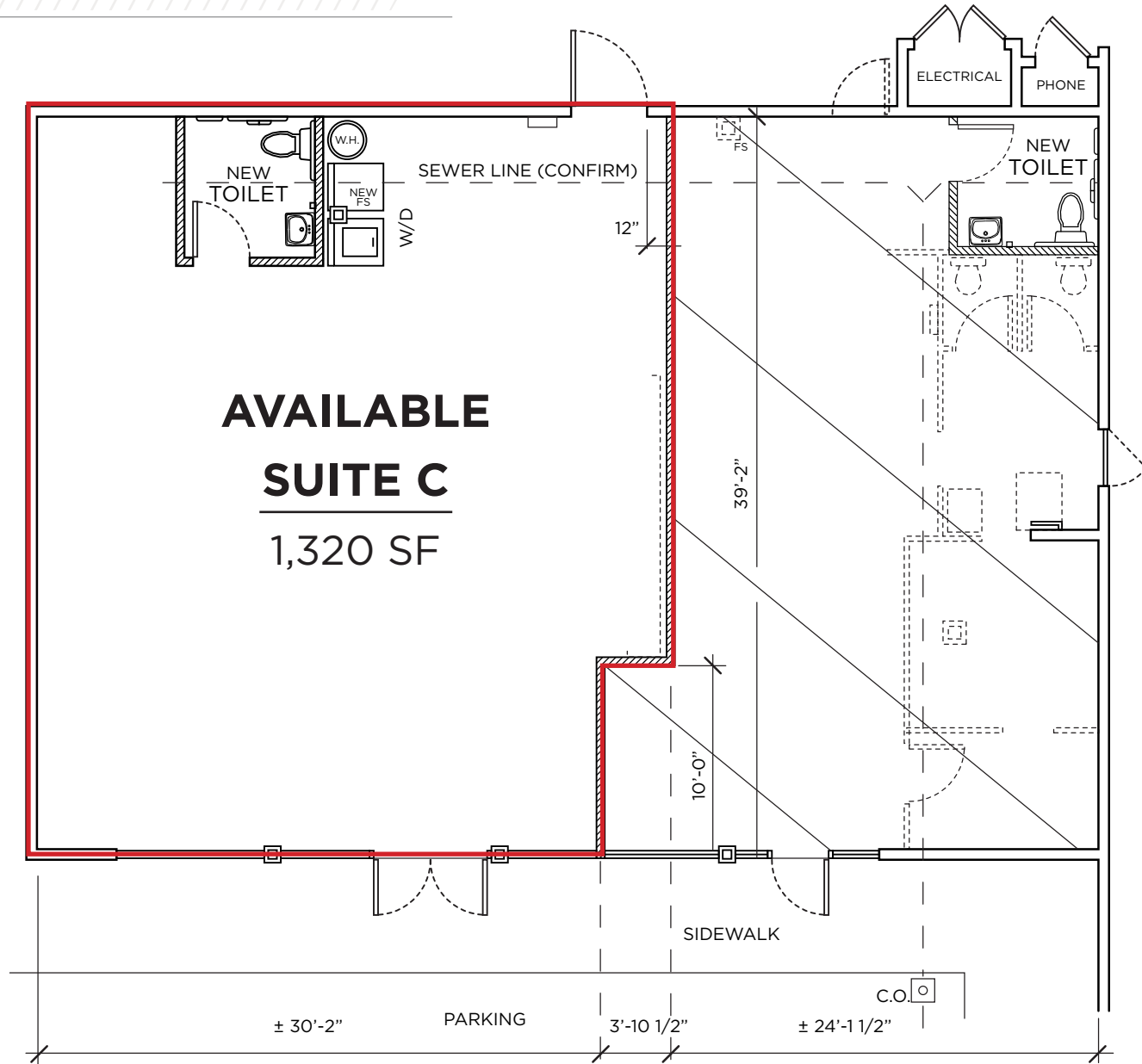
TENANTS (in the area)



FLOORPLAN

CLICK TO VIEW
360° Virtual Tour

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

6020 Paseo del Norte, Carlsbad, California, 92011 Ring: 1 mile radius		Prepared by Cushman & Wakefield Latitude: 33.12128 Longitude: -117.31872			
Summary	Census 2010	Census 2020	2023	2028	
Population	4,283	4,595	4,758	4,863	
Households	1,847	1,926	1,972	2,027	
Families	1,186	-	1,254	1,285	
Average Household Size	2.32	2.38	2.41	2.40	
Owner Occupied Housing Units	1,168	-	1,334	1,401	
Renter Occupied Housing Units	680	-	638	626	
Median Age	43.0	-	45.5	47.0	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.44%	0.13%	0.30%		
Households	0.55%	0.25%	0.49%		
Families	0.49%	0.24%	0.44%		
Owner HHs	0.98%	0.40%	0.66%		
Median Household Income	2.15%	2.95%	2.57%		
Households by Income		2023	2028		
	Number	Percent	Number	Percent	
<\$15,000	91	4.6%	79	3.9%	
\$15,000 - \$24,999	53	2.7%	36	1.8%	
\$25,000 - \$34,999	93	4.7%	72	3.6%	
\$35,000 - \$49,999	79	4.0%	63	3.1%	
\$50,000 - \$74,999	293	14.9%	258	12.7%	
\$75,000 - \$99,999	151	7.7%	157	7.7%	
\$100,000 - \$149,999	431	21.9%	452	22.3%	
\$150,000 - \$199,999	248	12.6%	279	13.8%	
\$200,000+	533	27.0%	630	31.1%	
Median Household Income		\$120,975	\$134,534		
Average Household Income		\$174,265	\$197,603		
Per Capita Income		\$71,223	\$81,156		
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	225	5.3%	217	4.6%	217
5 - 9	296	6.9%	239	5.0%	243
10 - 14	288	6.7%	289	6.1%	261
15 - 19	230	5.4%	307	6.5%	237
20 - 24	120	2.8%	193	4.1%	192
25 - 34	442	10.3%	493	10.4%	543
35 - 44	686	16.0%	608	12.8%	612
45 - 54	777	18.1%	649	13.6%	626
55 - 64	542	12.7%	764	16.1%	713
65 - 74	331	7.7%	545	11.5%	635
75 - 84	230	5.4%	297	6.2%	392
85+	117	2.7%	157	3.3%	193
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	3,735	87.2%	3,495	76.1%	3,534
Black Alone	31	0.7%	43	0.9%	48
American Indian Alone	11	0.3%	23	0.5%	24
Asian Alone	287	6.7%	378	8.2%	420
Pacific Islander Alone	6	0.1%	11	0.2%	12
Some Other Race Alone	69	1.6%	126	2.7%	145
Two or More Races	146	3.4%	519	11.3%	574
Hispanic Origin (Any Race)	343	8.0%	515	11.2%	588

3 Mile Radius

6020 Paseo del Norte, Carlsbad, California, 92011 Ring: 3 mile radius		Prepared by Cushman & Wakefield Latitude: 33.12128 Longitude: -117.31872			
Summary	Census 2010	Census 2020	2023	2028	
Population	45,116	48,440	49,591	50,002	
Households	18,385	19,631	19,899	20,110	
Families	12,012	-	12,974	13,143	
Average Household Size	2.44	2.46	2.49	2.48	
Owner Occupied Housing Units	11,330	-	12,709	13,043	
Renter Occupied Housing Units	7,045	-	7,190	7,067	
Median Age	41.4	-	43.6	44.3	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.17%	0.13%	0.30%		
Households	0.21%	0.25%	0.49%		
Families	0.26%	0.24%	0.44%		
Owner HHs	0.52%	0.40%	0.66%		
Median Household Income	2.84%	2.95%	2.57%		
Households by Income		2023	2028		
	Number	Percent	Number	Percent	
<\$15,000	1,236	6.2%	1,068	5.3%	
\$15,000 - \$24,999	773	3.9%	498	2.5%	
\$25,000 - \$34,999	767	3.9%	572	2.8%	
\$35,000 - \$49,999	1,166	5.9%	910	4.5%	
\$50,000 - \$74,999	2,206	11.1%	1,910	9.5%	
\$75,000 - \$99,999	1,813	9.1%	1,801	9.0%	
\$100,000 - \$149,999	3,497	17.6%	3,710	18.4%	
\$150,000 - \$199,999	2,689	13.5%	3,100	15.4%	
\$200,000+	5,751	28.9%	6,541	32.5%	
Median Household Income		\$123,747	\$142,348		
Average Household Income		\$175,104	\$198,103		
Per Capita Income		\$70,128	\$79,531		
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	2,486	5.5%	2,348	4.7%	2,391
5 - 9	2,896	6.4%	2,627	5.3%	2,628
10 - 14	2,944	6.5%	3,016	6.1%	2,772
15 - 19	2,675	5.9%	2,986	6.0%	2,587
20 - 24	2,104	4.7%	2,498	5.0%	2,353
25 - 34	5,494	12.2%	5,689	11.5%	6,111
35 - 44	6,321	14.0%	6,510	13.1%	6,601
45 - 54	7,416	16.4%	6,320	12.7%	6,289
55 - 64	5,906	13.1%	7,120	14.4%	6,442
65 - 74	3,509	7.8%	5,971	12.0%	6,310
75 - 84	2,359	5.2%	3,227	6.5%	4,057
85+	1,008	2.2%	1,279	2.6%	1,463
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	37,161	82.4%	34,985	72.2%	34,853
Black Alone	586	1.3%	499	1.0%	549
American Indian Alone	247	0.5%	355	0.7%	376
Asian Alone	2,852	6.3%	3,709	7.7%	4,126
Pacific Islander Alone	97	0.2%	88	0.2%	92
Some Other Race Alone	2,315	5.1%	2,680	5.5%	2,942
Two or More Races	1,858	4.1%	6,124	12.6%	6,653
Hispanic Origin (Any Race)	6,949	15.4%	7,766	16.0%	8,564

DEMOGRAPHICS (continued)

5 Mile Radius

6020 Paseo del Norte, Carlsbad, California, 92011				Prepared by Cushman & Wakefield				
Ring: 5 mile radius				Latitude: 33.12128 Longitude: -117.31872				
Summary	Census 2010	Census 2020	2023	2028				
Population	137,061	147,491	149,456	150,055				
Households	56,070	59,701	60,321	60,729				
Families	35,802	-	38,195	38,492				
Average Household Size	2.42	2.45	2.46	2.45				
Owner Occupied Housing Units	34,551	-	38,228	39,040				
Renter Occupied Housing Units	21,525	-	22,093	21,689				
Median Age	40.9	-	43.2	43.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.08%	0.13%	0.30%					
Households	0.13%	0.25%	0.49%					
Families	0.16%	0.24%	0.44%					
Owner HHs	0.42%	0.40%	0.66%					
Median Household Income	2.88%	2.95%	2.57%					
Households by Income		2023	2028					
	Number	Percent	Number	Percent				
<\$15,000	3,709	6.1%	3,231	5.3%				
\$15,000 - \$24,999	2,591	4.3%	1,774	2.9%				
\$25,000 - \$34,999	2,334	3.9%	1,752	2.9%				
\$35,000 - \$49,999	3,796	6.3%	2,949	4.9%				
\$50,000 - \$74,999	7,040	11.7%	6,018	9.9%				
\$75,000 - \$99,999	5,877	9.7%	5,458	9.0%				
\$100,000 - \$149,999	11,513	19.1%	12,130	20.0%				
\$150,000 - \$199,999	8,504	14.1%	10,067	16.6%				
\$200,000+	14,957	24.8%	17,350	28.6%				
Median Household Income		\$116,227	\$133,970					
Average Household Income		\$162,499	\$185,636					
Per Capita Income		\$65,416	\$74,930					
Population by Age	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	7,937	5.8%	7,376	4.9%	7,503	5.0%		
5 - 9	8,339	6.1%	8,122	5.4%	7,938	5.3%		
10 - 14	8,267	6.0%	8,788	5.9%	8,117	5.4%		
15 - 19	7,687	5.6%	8,059	5.4%	7,426	4.9%		
20 - 24	7,124	5.2%	7,334	4.9%	7,022	4.7%		
25 - 34	17,878	13.0%	18,138	12.1%	18,609	12.4%		
35 - 44	19,405	14.2%	20,528	13.7%	20,710	13.8%		
45 - 54	21,025	15.3%	18,570	12.4%	18,464	12.3%		
55 - 64	17,464	12.7%	20,126	13.5%	18,307	12.2%		
65 - 74	10,079	7.4%	17,503	11.7%	17,944	12.0%		
75 - 84	7,621	5.6%	10,074	6.7%	12,649	8.4%		
85+	4,235	3.1%	4,836	3.2%	5,365	3.6%		
Race and Ethnicity	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	111,463	81.3%	105,274	71.4%	103,766	69.4%	99,429	66.3%
Black Alone	2,388	1.7%	2,070	1.4%	2,204	1.5%	2,287	1.5%
American Indian Alone	745	0.5%	1,064	0.7%	1,128	0.8%	1,249	0.8%
Asian Alone	8,481	6.2%	10,162	6.9%	11,146	7.5%	12,555	8.4%
Pacific Islander Alone	440	0.3%	405	0.3%	417	0.3%	426	0.3%
Some Other Race Alone	7,810	5.7%	9,433	6.4%	10,278	6.9%	11,405	7.6%
Two or More Races	5,735	4.2%	19,083	12.9%	20,516	13.7%	22,705	15.1%
Hispanic Origin (Any Race)	22,030	16.1%	26,328	17.9%	28,719	19.2%	31,038	20.7%



6020 PASEO DEL NORTE

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