

Restaurant Sublease



3231 Camino De Los Coches | Carlsbad, CA 92009

Property Highlights

- Sprouts and Big 5 anchored shopping center in busy area
- High traffic intersection
- Across from Stagecoach Park and close to La Costa Canyon High School with over 2,000 students

Space Highlights

- Fixturized restaurant space
- End-cap space
- ADA Restroom
- New grease trap
- Excellent signage
- Great for coffee use and bakery

Demographics

- Average household income over \$130,000
- Traffic over 40,000 cars per day

Rent \$4.00 psf + NNN

1,495 sf | 4 years remain on original term w/ option



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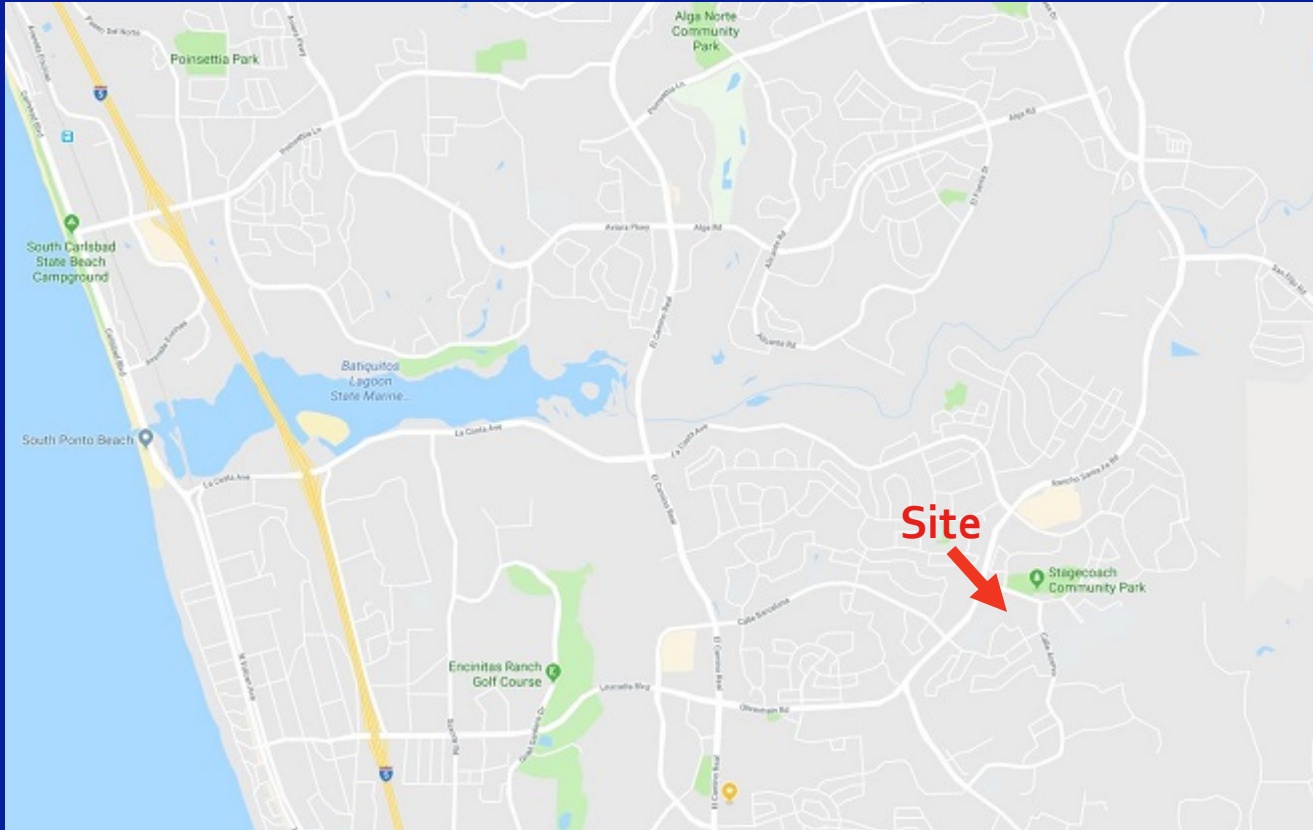
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Area Map



Demographics

Population
1 Mile 15,119
3 Mile 84,234
5 Mile 180,119

Avg. Household Income
1 Mile \$156,955
3 Mile \$142,969
5 Mile \$135,068

Med. Housing Values
1 Mile \$802,847
3 Mile \$817,726
5 Mile \$812,243

Traffic Counts
RSF Rd. & La Costa Ave. 33,200
RSF Rd. & Olivenhain Rd. 35,900

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