

PASEO CARLSBAD

±1,041-3,245 SF Leasing Opportunities

Paseo Del Norte at Car Country Dr., Carlsbad, CA 92008



DESIRABLE RETAIL TRADE AREA

First Floor Leasing Opportunities
Combinable up to ±3,245 SF

Description:

- Across from the successful Carlsbad Premium Outlets in an established retail and restaurant district.
- Located just 35 minutes from either Orange County or downtown San Diego.
- A 7-acre project facing the I-5 freeway with 186,975 cars passing the site each day.
- A 76,000 sf retail project with a restaurant row: King's Seafood, P.F. Chang's China Bistro and BJ's Restaurant & Brewhouse.
- A collection of well-known retail brands blended with salon services, fitness, sporting goods and unique boutiques.
- Nearly 2 million visitors per year visit nearby Legoland and Flower Fields at Carlsbad Ranch.
- Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live.
- World renowned golf and spa destinations, the Park Hyatt Resort Aviara and La Costa Resort & Spa.

Traffic Counts:

- ± 186,975 average daily traffic on I-5 at Palomar Airport Rd.
- ± 39,633 average daily traffic on Palomar Airport Rd. between I-5 and Paseo Del Norte.
- ± 29,028 average daily traffic on Cannon Rd. between I-5 and Paseo Del Norte.
- ± 9,591 average daily traffic on Paseo Del Norte at Car Country Drive.



For further information, please contact our exclusive agents:

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Demographics:

	1 MILE	3 MILES	5 MILES
Population '17	2,024	50,230	146,105
Average H.H. Income	\$150,243	\$120,527	\$114,015
Total Employees	9,646	45,529	86,295
Daytime Population	13,163	70,969	168,345

Source: ESRI, 2017



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1st Floor

Excellent Tenant Lineup:

ST. JOHN



ARCHIVE BRIDAL
STUDIO & BOUTIQUE



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**Newmark
Knight Frank**

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DEMOGRAPHICS

Executive Summary

5617 Paseo del Norte, Carlsbad, California, 92008
Rings: 1, 3, 5 mile radii

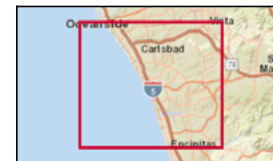
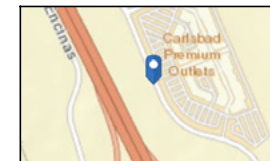
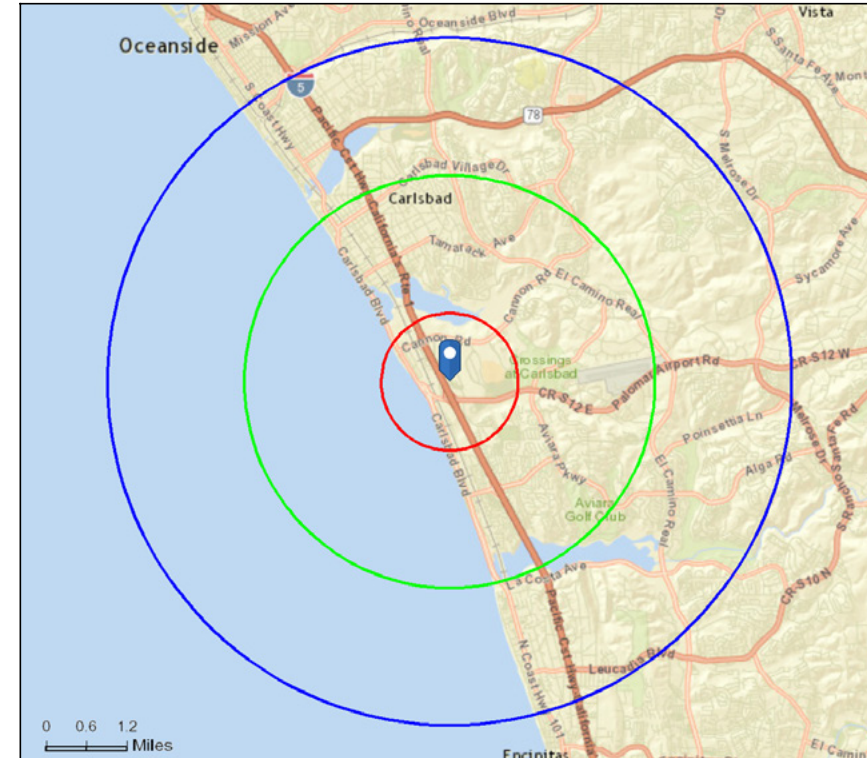
Prepared by Esri
Latitude: 33.12578
Longitude: -117.32268

	1 mile	3 miles	5 miles
Population			
2000 Population	1,246	37,981	116,876
2010 Population	1,901	46,475	136,285
2017 Population	2,024	50,230	146,105
2022 Population	2,105	52,612	153,045
2000-2010 Annual Rate	4.31%	2.04%	1.55%
2010-2017 Annual Rate	0.87%	1.08%	0.96%
2017-2022 Annual Rate	0.79%	0.93%	0.93%
2017 Male Population	48.9%	49.2%	49.0%
2017 Female Population	51.1%	50.8%	51.0%
2017 Median Age	43.9	42.6	42.1
Households			
2000 Households	613	15,731	47,732
2010 Households	855	19,016	55,392
2017 Total Households	891	20,399	58,944
2022 Total Households	921	21,318	61,557
2000-2010 Annual Rate	3.38%	1.91%	1.50%
2010-2017 Annual Rate	0.57%	0.97%	0.86%
2017-2022 Annual Rate	0.66%	0.89%	0.87%
2017 Average Household Size	2.27	2.45	2.46
Median Household Income			
2017 Median Household Income	\$112,477	\$85,498	\$81,157
2022 Median Household Income	\$120,375	\$95,438	\$89,855
2017-2022 Annual Rate	1.37%	2.22%	2.06%
Average Household Income			
2017 Average Household Income	\$150,243	\$120,527	\$114,015
2022 Average Household Income	\$166,882	\$135,571	\$129,409
2017-2022 Annual Rate	2.12%	2.38%	2.57%
Per Capita Income			
2017 Per Capita Income	\$56,504	\$48,714	\$46,351
2022 Per Capita Income	\$62,505	\$54,596	\$52,386
2017-2022 Annual Rate	2.04%	2.31%	2.48%

Site Map

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Rings: 1, 3, 5 mile radii

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