

Village By The Sea Shops

APPROX. 838 SF RETAIL IN CARLSBAD VILLAGE



Property Overview

Village by the Sea is a mixed-use project consisting of private beach residences and approximately 8,543 square feet of retail space with frontage along Carlsbad Boulevard.

The property is situated just two blocks from the ocean and a short two mile jaunt to Interstate 5 via Carlsbad Village Drive or Jefferson Street. The property also benefits from easy access to CA-78 via Vista Way.

The project offers on-site customer and employee parking at a rate of 3.29/1,000 square feet, ample street parking and public lots nearby. Located directly behind the property is the Carlsbad Village Coaster Station.



SIZE

Approx. 8,543 SF
Retail Strip Center

PARKING

Ratio of 3.29/1,000 SF
27 surface parking spaces

AVAILABLE

Retail Storefront
838 SF

ENTRY

Storefront access on Carlsbad Blvd. Access on-site parking from Beech Street

SIGNAGE

Building signage available

LEASE TYPE

+ UTILITIES

LEASE TERM

NEGOTIABLE

Property Specifications

PROPERTY TYPE

RETAIL/MIXED-USE

SPACE TYPE

RETAIL

PARKING RATIO

3.29/1,000

STREET FRONTAGE

157'

TOTAL LEASABLE AREA

8,543 SF

NUMBER OF TENANTS

8

PROXIMITY

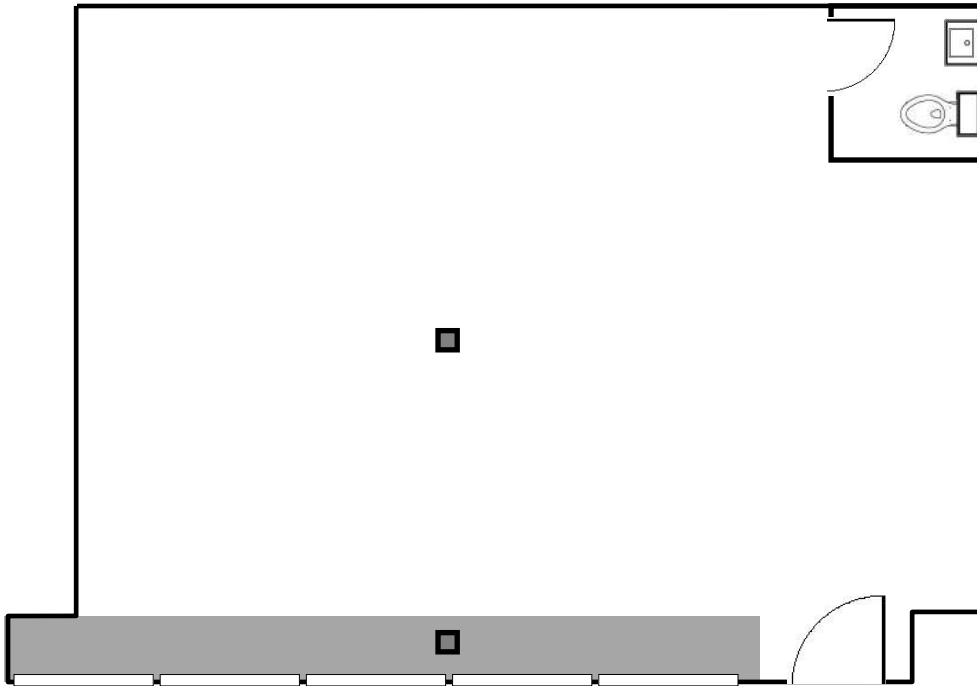
COASTER - 0.2 MILES

BEACH - 0.2 MILES



Availability - Suite 110

APPROX. 838 SF IN-LINE RETAIL STORE



SUITE 110 FEATURES

- **Approx. 838 SF In-line Retail Store**
- **Window Line with Ocean Views**
- **Private Restroom**
- **Polished Cement Floors**
- **Exposed HVAC Ducting**
- **Building Signage Available**
- **Fixtures, Furniture & Equipment Available (see photos)**

Space plan not to scale; for reference purposes only



Location Features



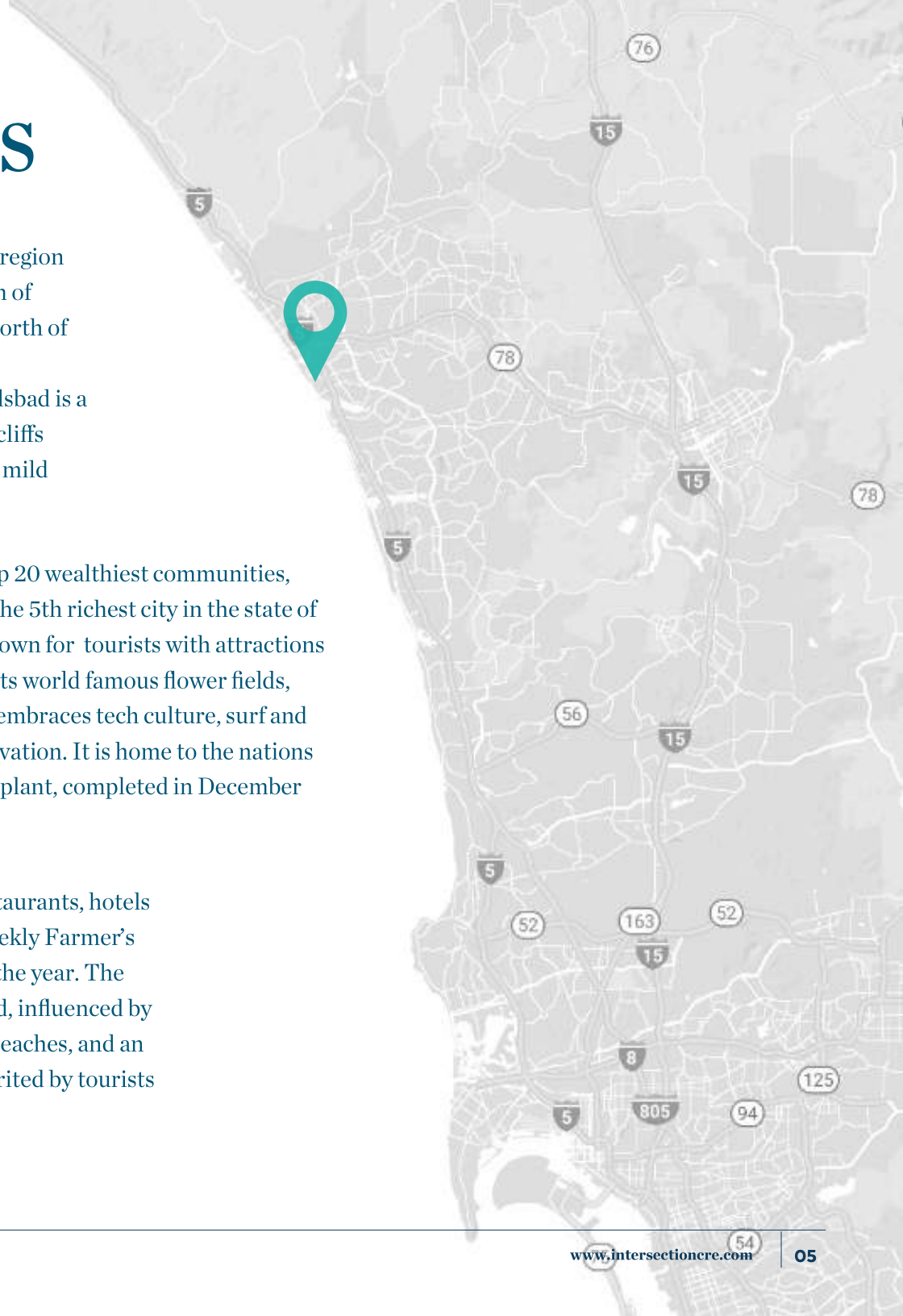
Carlsbad is a city in the North County region of San Diego. The city is 87 miles south of downtown Los Angeles and 35 miles north of downtown San Diego. Referred to as “The Village by the Sea” by locals, Carlsbad is a tourist destination, due to ocean-side cliffs fronting wide white-sand beaches and mild climate year-round.



Among the nation’s top 20 wealthiest communities, Carlsbad was named the 5th richest city in the state of California in 2014. Known for tourists with attractions such as Legoland and its world famous flower fields, Carlsbad is a city that embraces tech culture, surf and skate culture and innovation. It is home to the nations largest Desalinization plant, completed in December 2015.



Carlsbad Village is home to shops, restaurants, hotels and services as well as the host to a weekly Farmer’s Market, and other events throughout the year. The village is the heart and soul of Carlsbad, influenced by historic roots, proximity to beautiful beaches, and an unbeatable climate, the Village is favored by tourists and locals.



Location Details



- | | | | |
|--------------------------------|-------------------------------|--|--|
| 1. Army Navy Sports Complex | 6. Chase Field | 11. Georgina Cole Library | 15. El Camino Shopping Center
Applebee's, Barnes & Nobel, BestBuy,
Bed Bath & Beyond, Big5, Boot Barn, Buffalo Wild
Wings, Chevron, Chipotle, Chili's, Einstein Bros.
Bagels, Epic Wings, GameStop, Jamba Juice, Jazzercise,
LA Fitness, Massage Envy, Mattress Firm, McDonalds,
Men's Warehouse, Michael's Mimi's Café, Outback
Steakhouse, Party City, Sprint, Staples, Starbucks,
Ross, Red Lobster, Tilly's, Ulta Beauty, Walmart,
Wells Fargo, World Market & more |
| 2. Carlsbad Beach Resort | 7. Holiday Park | 12. Buena Vista Elementary | |
| 3. Carlsbad State Beach | 8. Valley Middle School | 13. Hosp Grove Park | |
| 4. Jefferson Elementary School | 9. Magnolia Elementary School | 14. The Shoppes at Carlsbad
24 Hour Fitness, Dollar Tree, JC Penny, Marshalls,
Macy's, Orange Theory Fitness, Souplantation,
Regal Cinemas, Tuesday Morning, Verizon & more | |
| 5. Pine Avenue Park | 10. Carlsbad High School | | |

Demographics



NUMBER OF EMPLOYEES (1-mile)

7,647



NUMBER OF BUSINESSES (1-mile)

1,208



AVERAGE HOUSEHOLD INCOME (1-mile)

\$90,762



AVERAGE DAILY TRAFFIC

14,235

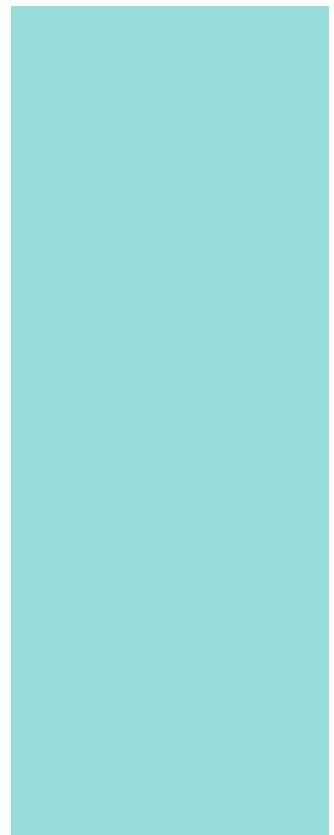
POPULATION	1 MILE	3 MILE	5 MILE
2024 Projection	17,133	71,828	191,085
2019 Estimate	16,123	69,084	183,807
2010 Census	12,341	61,690	164,254
Growth 2019-2024	6.26%	3.97%	3.96%
Growth 2010-2019	30.65%	11.99%	11.90%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Projection	7,924	29,135	68,806
2019 Estimate	7,426	28,020	66,171
2010 Census	5,495	24,980	58,985
Growth 2019-2024	6.71%	3.98%	3.98%
Growth 2010-2019	35.14%	12.17%	12.18%

INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$90,762	\$94,911	\$91,651
2019 Median Household Income	\$67,597	\$70,820	\$67,619

Costar 2019 Data

Property Photos



Get in Touch.



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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is subject to errors, prior to sale or lease, change in status or withdrawal without notice.

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