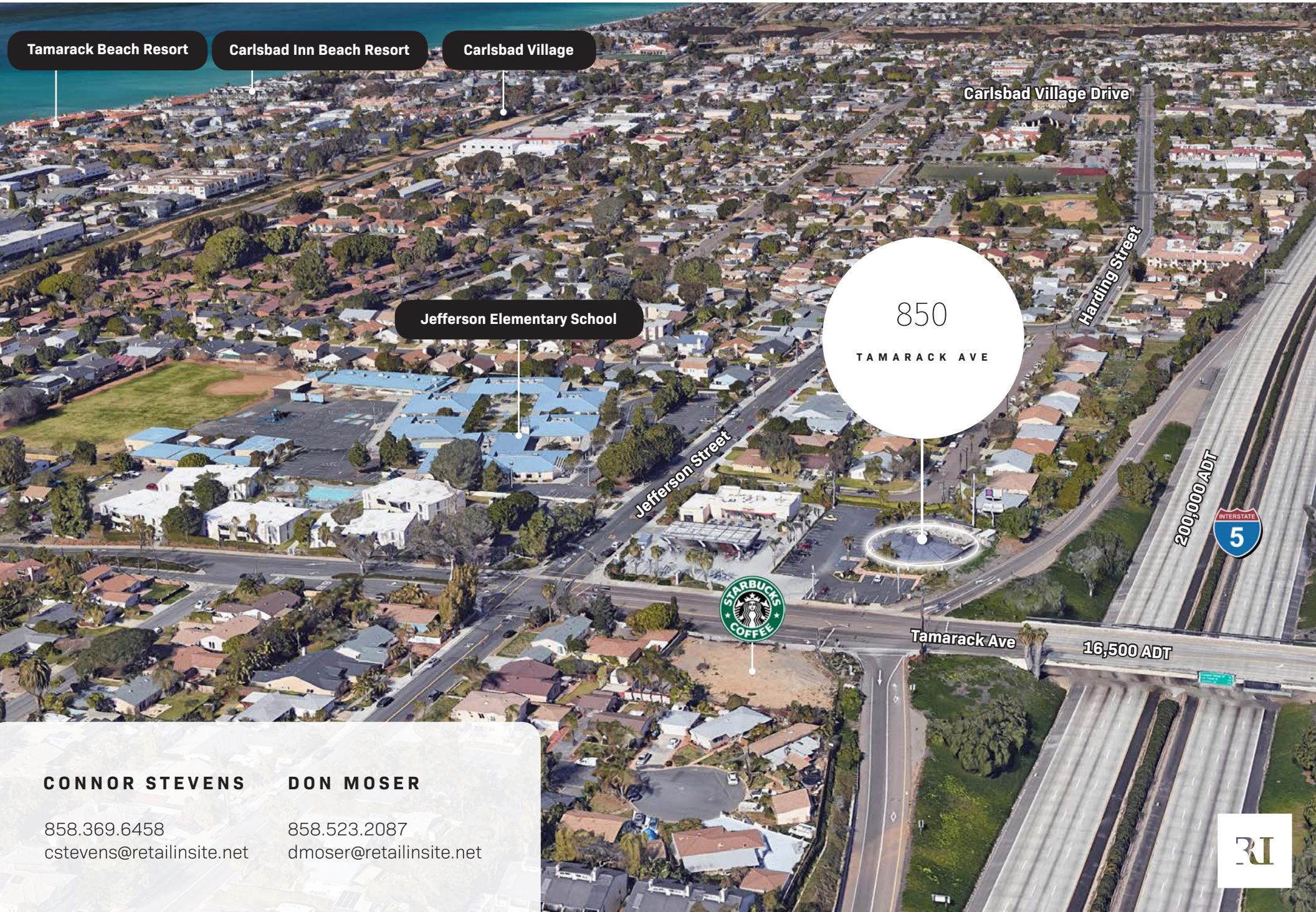


AVAILABLE RESTAURANT SPACE FOR LEASE | 850 TAMARACK AVE, CARLSBAD



Tamarack Beach Resort

Carlsbad Inn Beach Resort

Carlsbad Village

Carlsbad Village Drive

Jefferson Elementary School

850

TAMARACK AVE

Jefferson Street

Harding Street

200,000 ADT



Tamarack Ave

16,500 ADT

CONNOR STEVENS

DON MOSER

858.369.6458
cstevens@retailinsite.net

858.523.2087
dmoser@retailinsite.net





CARLSBAD, CA

The City of Carlsbad is located on the coastline of North County San Diego. With over 7-miles of coastline and some of the best schools in San Diego County, Carlsbad is a high-demand residential market. The recent increase of commercial development in Carlsbad continues to fuel the increase of new retail and better food.





850

TAMARACK AVE

-**6,383** square feet available

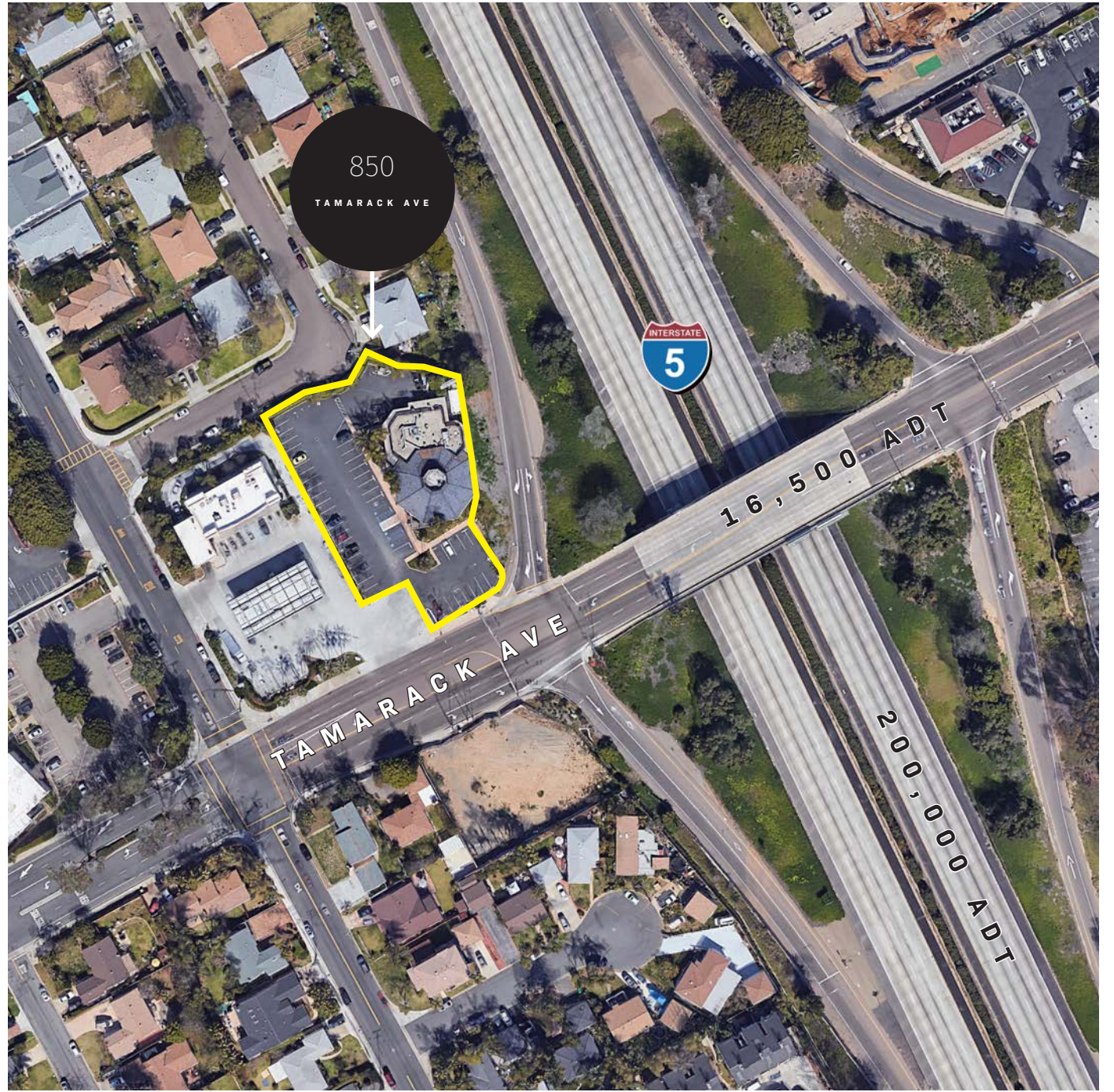
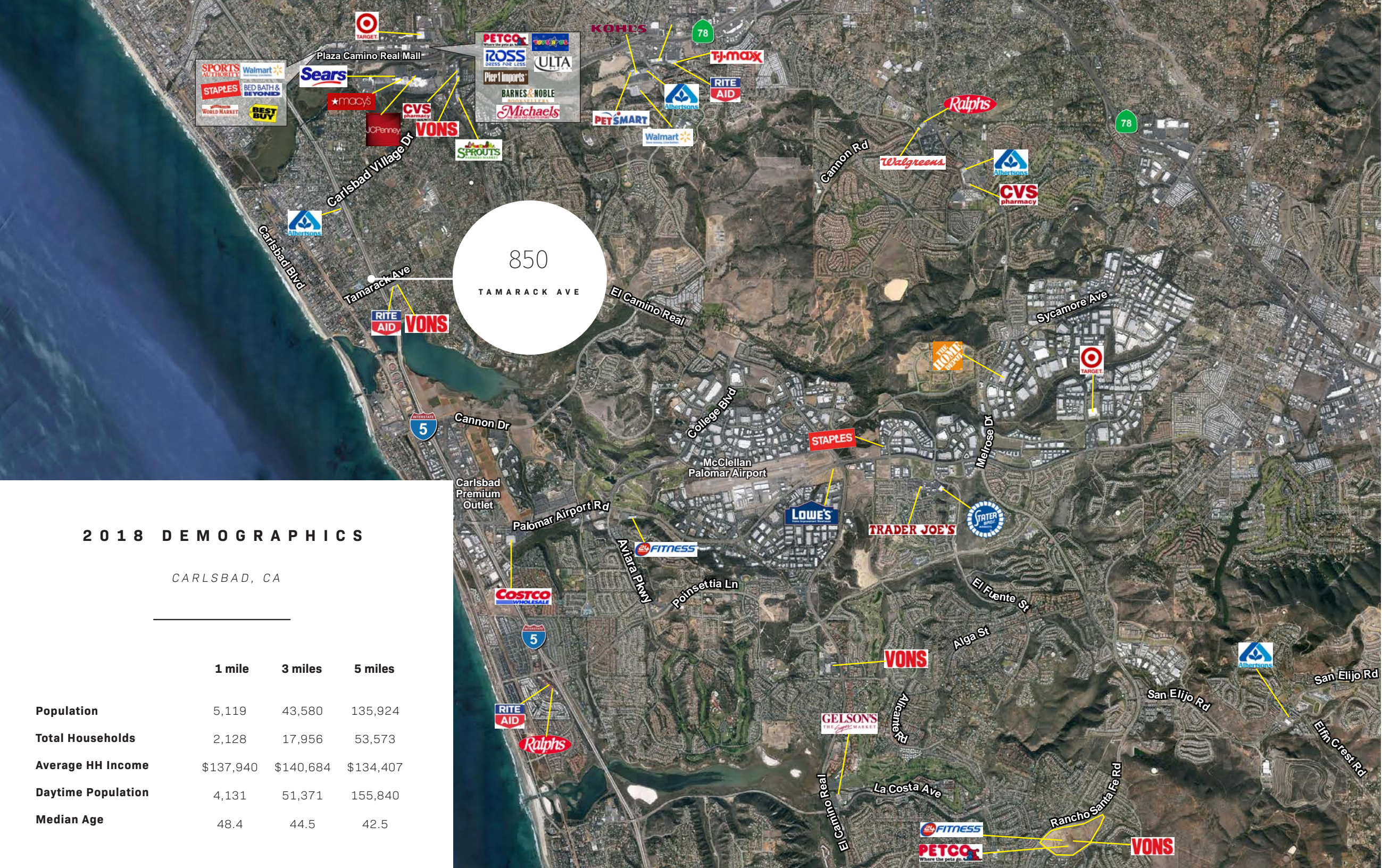
-Freeway-visible, **rare restaurant opportunity** in the highly sought-after coastal community of Carlsbad, CA

-Property is situated at the northwest corner of the I-5 freeway and Tamarack Avenue; offering **monument signage** to the heavily trafficked I-5 freeway ($\pm 200,000$ ADT)

-Lot is approximately **38,333 square feet** and offers **ample parking**

-Within close proximity to Carlsbad Village, the Flower Fields, Carlsbad Premium Outlets, Legoland, and many other tourist attractions

-**65** parking spaces



2018 DEMOGRAPHICS

CARLSBAD, CA

| | 1 mile | 3 miles | 5 miles |
|--------------------|-----------|-----------|-----------|
| Population | 5,119 | 43,580 | 135,924 |
| Total Households | 2,128 | 17,956 | 53,573 |
| Average HH Income | \$137,940 | \$140,684 | \$134,407 |
| Daytime Population | 4,131 | 51,371 | 155,840 |
| Median Age | 48.4 | 44.5 | 42.5 |



RI RETAIL INSITE

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850

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