

Coastal Retail Sale

Owner-User Investment Opportunity

519 GRAND AVENUE | CARLSBAD, CALIFORNIA



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C O N F I D E N T I A L I T Y A G R E E M E N T

5 1 9 G R A N D A V E N U E | C A R L S B A D , C A L I F O R N I A

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Owner and RI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing

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This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or RI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or RI, and (v) to return it to RI immediately upon request of RI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

D I S C L A I M E R

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Offering Summary



519 GRAND AVENUE
CARLSBAD, CALIFORNIA

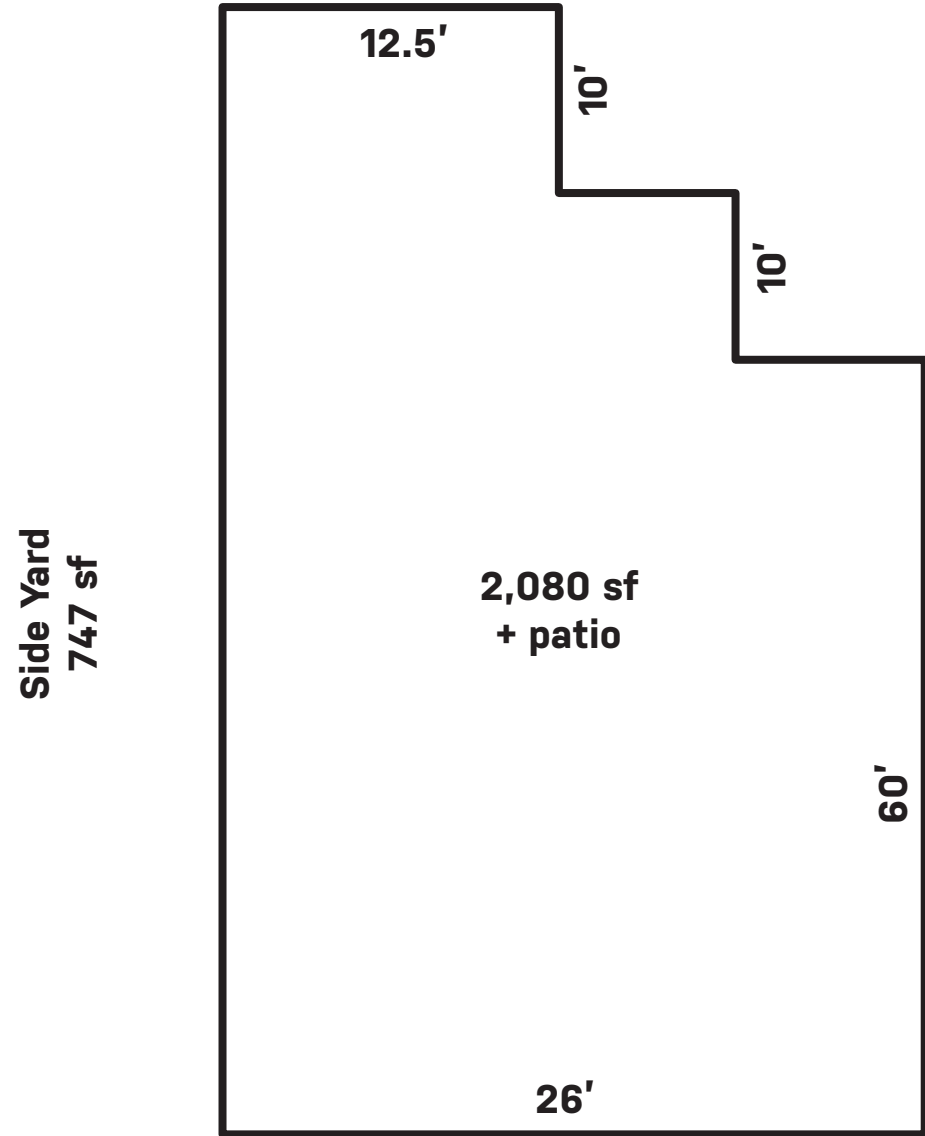
Price:	\$2,900,000
Total Rentable sf:	2,080 sf + patio
Lot Size:	7,840 sf
APN:	203-292-08
Zoning:	VC- Village Center

Investment Highlights

- Great Owner-Operator opportunity
- 8 on-site parking spaces
- Situated at the hard corner of one of the main intersections in Carlsbad Village
- Carlsbad Village is currently experiencing rapid renovation and growth with an influx of development
- Provides strong access to the residential neighborhoods, restaurants, the beach, and I-5 freeway
- Carlsbad Village is home to some of the best retail/restaurant amenities
- Village Center redevelopment plan calls for Grand Ave to become more pedestrian friendly by incorporating a promenade and public plazas

Site Plan

519 GRAND AVE





Carlsbad Village



Carlsbad, California

Carlsbad is a seaside resort city stretched along 7 miles of the Pacific Coastline in North San Diego County. The locals refer to the city as "The Village by the Sea", Carlsbad's Mediterranean climate attracts visitors year-round to its quaint hotels and five-star luxury resorts.

Carlsbad Neighborhoods are divided into four district quadrants, for city planning and growth management purposes.

Northwest quadrant includes the downtown "Village" and "Old Carlsbad."

Northeast quadrant is made up of mostly single-family homes set on larger lots, known as Chestnut Hills.

Southeast quadrant is home to the Omni La Costa Resort and Spa. This area features newer master-planned communities set among rolling hillsides, golf courses, and open space.

The last quadrant is the Southwest which extends along the Pacific Ocean to the south of the center of Carlsbad.

McClellan-Palomar Airport (CRQ), located 2 miles east of LEGOLAND and near Oceanside Harbor serves as the gateway to and from San Diego's North County. CRQ is the fourth busiest single runway in the United States, with an estimated 96,000 passengers yearly. The airport contributes \$108 million a year to the local economy.

There are 25 notable corporate headquarters in Carlsbad, including Callaway Golf Company, Life Technologies, Via Sat, Inc. and Gemological Institute of America (GIA).

Carlsbad is a small town with all the conveniences of a large city with streets lined with antique stores, boutique shops and outdoor cafes. Annually, more than 100,000 people attend one of the largest one-day festivals in the nation, Carlsbad Village Street Faire.

Carlsbad Company Stores – is an upscale outlet shopping center boasting with 90 stores, including

Banana Republic, Barneys New York, Crate and Barrel, Michael Kors, Cole Haan.

Bressi Ranch Village Center – is a unique blend of shops, services, restaurants and everyday convenient stores. Bressi Village is home to Trader Joe's and Stater Bros, along with a list of eateries including, Board & Brew, Fish District Eatery, Kasi and Luna Grill. The service stores include a pharmacy in Starter Bros., Gateway Dental and Carlsbad Optometry, plus Verizon Wireless, Chase Bank, The Bar Method, Postal Annex, Premiere Cleaners and multiple hair and nail shops.

The Shoppes at Carlsbad formally known as **Westfield Plaza Camino Real** – is undergoing a 2 phased renovation that will turn the Plaza into an upscale, outdoor retail center by the end of 2014. The mall will feature more than 140 specialty stores, a "Dinning Terrace" food court, and 3 freestanding restaurants. A new 24 Hour Fitness will be one of the new anchor locations. 24 Hour Fitness has dedicated 40,000 sf as a Super-Sport club featuring a roof-top basketball court, state-of-the-art training area, lap pool, and exterior aquatic area. The other anchors include a new Regal 12 screen Megaplex Cinema, JCPenny, Macy's, Macy's Home, and Sears.

Top Tourist Attractions

- Gemological Institute of America (GIA)
- LEGOLAND California Resort
- Oceanside Pier
- Batiquitos Lagoon

Demographics:



Estimated Population:

3,000,000
San Diego

114,379
City of Carlsbad



Average Household Income:

\$146,414



Estimated Annual Visitors:

2,000,000



Median Price of Available Homes:

\$761,344



Average Age:

41.6

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