

FOR LEASE



**880 Carlsbad Village Dr.**

Carlsbad, CA 92008

## Prime Retail Space Available

*Highly Visible at Signalized Intersection  
along Busy Carlsbad Thoroughfare*

**AVAILABLE**

**878 SF**

**\$3.15 PSF+NNN**

Last available unit with strong co-tenants:

- ◆ Verizon Wireless
  - ◆ Supercuts
  - ◆ Subway
- Dedicated Parking in Rear
  - Easy Freeway Access
  - High Traffic Counts along Carlsbad Village Drive



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v1

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**CDC**  
COMMERCIAL, Inc. 

# Map



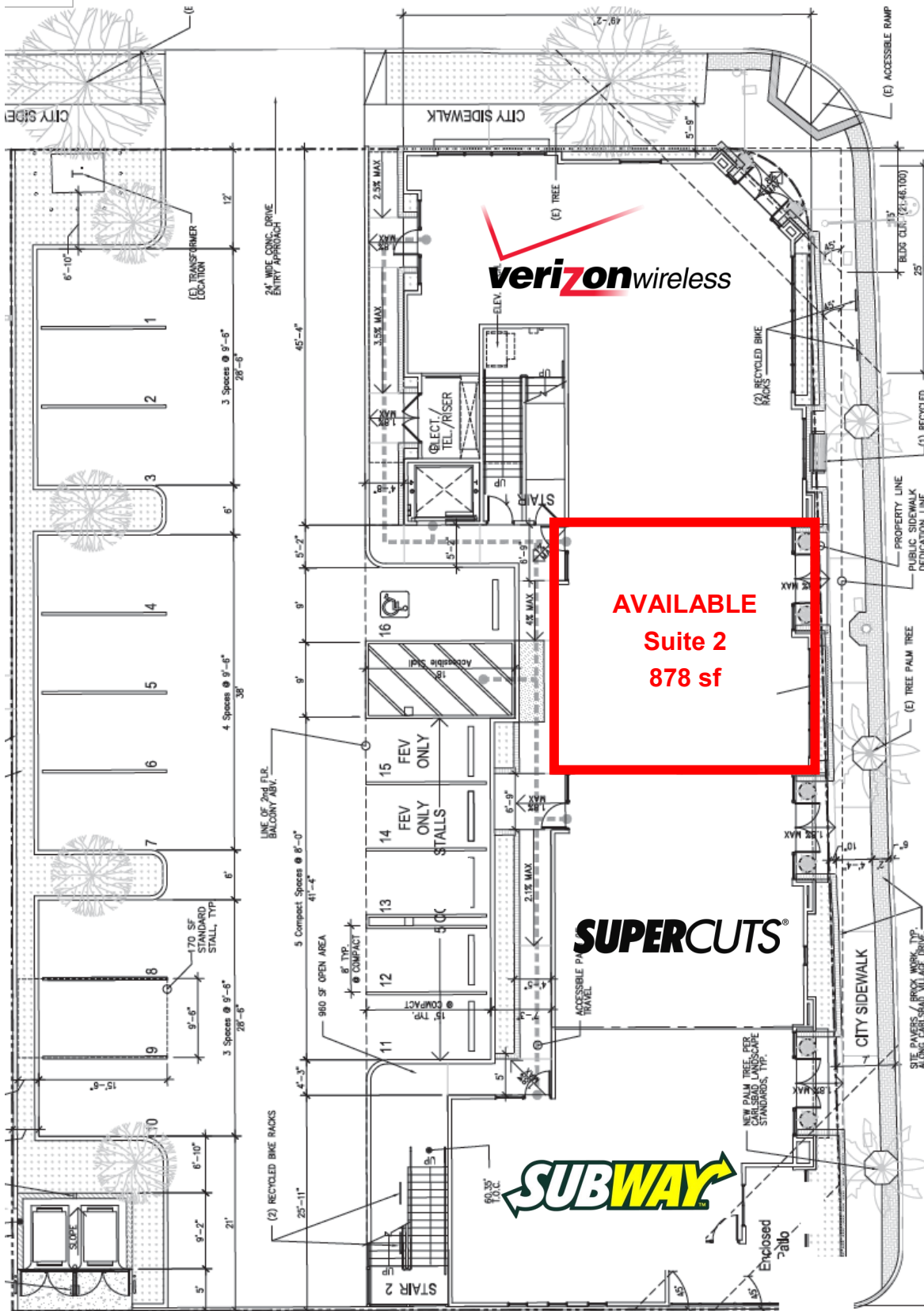
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# Site Plan



Carlsbad Village Drive

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# Demographics

<b>Demographics</b>			
<b>2015 (Est.)</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population</b>	<b>15,11</b>	<b>75,181</b>	<b>173,500</b>
<b>Average Income</b>	<b>\$57,438</b>	<b>\$59,671</b>	<b>\$60,451</b>

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>			
2020 Projection	15,828	79,076	183,120
2015 Estimate	15,111	75,181	173,500
2010 Census	14,776	72,173	163,929
Growth 2015 - 2020	4.74%	5.18%	5.54%
Growth 2010 - 2015	2.27%	4.17%	5.84%
<b>2015 Population by Hispanic Origin</b>	<b>3,899</b>	<b>20,037</b>	<b>52,904</b>
<b>2015 Population By Race</b>	<b>15,111</b>	<b>75,181</b>	<b>173,500</b>
White	13,543 89.62%	64,760 86.14%	145,167 83.67%
Black	274 1.81%	2,229 2.96%	6,452 3.72%
Am. Indian & Alaskan	215 1.42%	983 1.31%	2,336 1.35%
Asian	540 3.57%	3,797 5.05%	10,698 6.17%
Hawaiian & Pacific Island	51 0.34%	482 0.64%	1,634 0.94%
Other	488 3.23%	2,931 3.90%	7,212 4.16%

<b>Households</b>			
2020 Projection	6,775	31,744	70,279
2015 Estimate	6,474	30,195	66,519
2010 Census	6,370	29,109	62,683
Growth 2015 - 2020	4.65%	5.13%	5.65%
Growth 2010 - 2015	1.63%	3.73%	6.12%
Owner Occupied	2,204 34.04%	14,260 47.23%	35,644 53.58%
Renter Occupied	4,270 65.96%	15,935 52.77%	30,875 46.42%

<b>2015 Households by HH Income</b>	<b>6,475</b>	<b>30,194</b>	<b>66,519</b>
Income: <\$25,000	1,313 20.28%	5,615 18.60%	12,545 18.86%
Income: \$25,000 - \$50,000	1,528 23.60%	7,273 24.09%	15,653 23.53%
Income: \$50,000 - \$75,000	1,240 19.15%	5,692 18.85%	11,792 17.73%
Income: \$75,000 - \$100,000	954 14.73%	3,542 11.73%	8,070 12.13%
Income: \$100,000 - \$125,000	588 9.08%	2,677 8.87%	6,228 9.36%
Income: \$125,000 - \$150,000	212 3.27%	1,708 5.66%	4,026 6.05%
Income: \$150,000 - \$200,000	325 5.02%	1,762 5.84%	4,034 6.06%
Income: \$200,000+	315 4.86%	1,925 6.38%	4,171 6.27%
<b>2015 Avg Household Income</b>	<b>\$74,629</b>	<b>\$81,133</b>	<b>\$81,847</b>
<b>2015 Med Household Income</b>	<b>\$57,438</b>	<b>\$59,671</b>	<b>\$60,451</b>

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