



6941-6985 EL CAMINO REAL  
CARLSBAD, CA 92009



FOR LEASE

## DESCRIPTION

- Ideally situated to provide entertainment and daily needs services to the affluent north county communities of Carlsbad and Encinitas
- Excellent visibility and ingress/egress from the retail corridor's main thoroughfare, El Camino Real
- Close proximity to residential, office and industrial developments in Bressi Ranch and neighboring master planned communities

## TRAFFIC COUNT (SANDAG)

- 46,200 average daily traffic on El Camino Real
- 16,300 average daily traffic on Aviara Parkway

## DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	12,320	77,953	192,592
2019 FORECAST POPULATION	13,492	84,868	206,875
AVERAGE H.H. INCOME	\$123,443	\$111,261	\$99,131
DAYTIME POPULATION	4,407	28,396	104,977



For more information, please contact:

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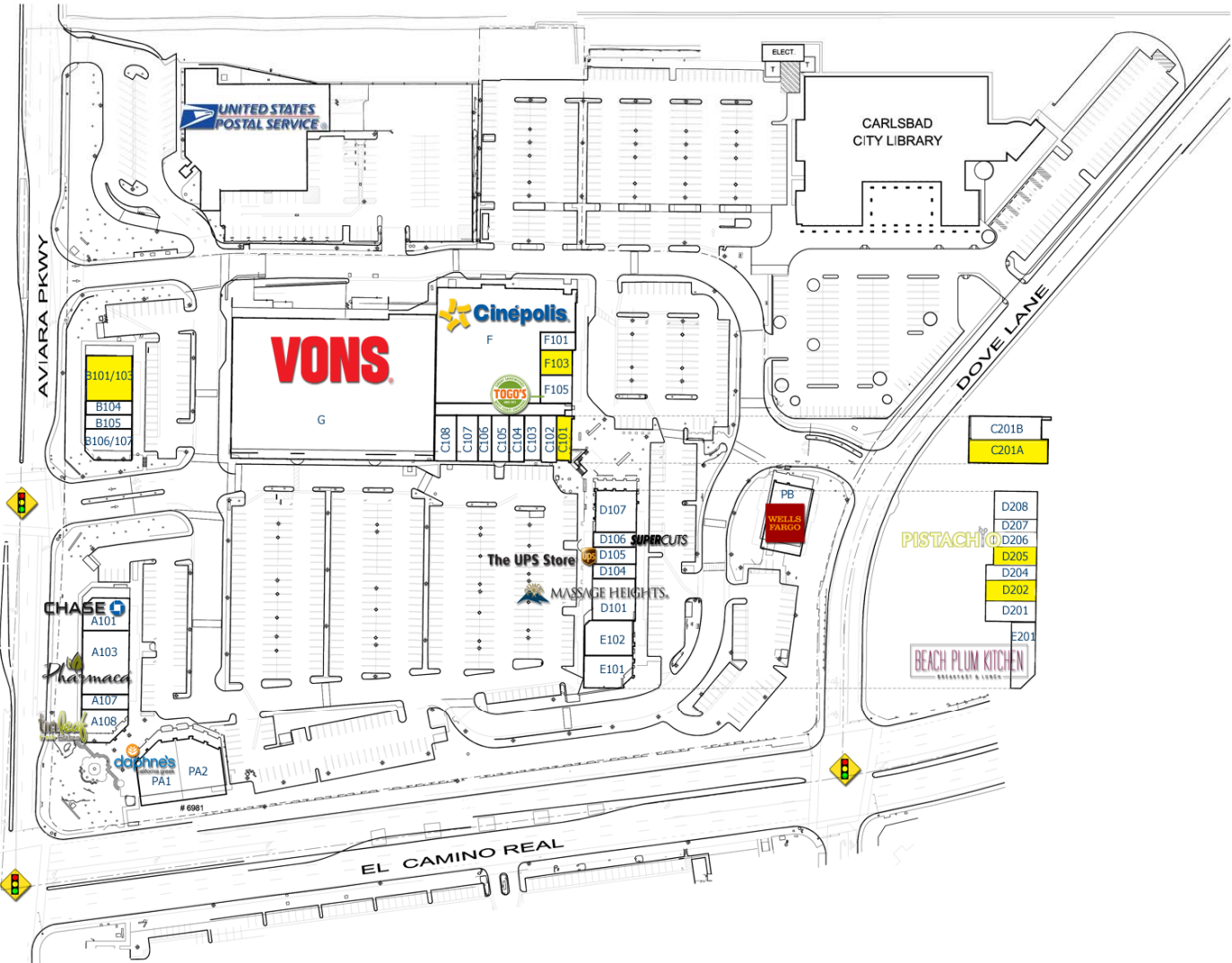
CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

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SUITE	TENANT	SQ. FT.
A101	Chase Bank	2,454
A103	Pharmaca	4,792
A107	Gems of La Costa	1,080
A108	Carlsbad PPR Inc	2,317
<b>B101/103</b>	<b>Available</b>	<b>3,362</b>
B104	United Studios of Self Defense	1,074
B105	Sun Flour Bagel	1,078
B106/107	Nortious Burgers	3,046
<b>C101</b>	<b>Available</b>	<b>1,168</b>
C102	Sea Coast Exclusive Properties	1,200
C103	General Nutrition Center	1,200
C104	Pet Nutrition Center	1,197
C105	Dr. Howard Levy	1,318
C106	Grand Wireless	1,080
C107	Salon Helene	1,620
C108	Plaza Real Cleaners	1,854
<b>C201A</b>	<b>Available</b>	<b>2,330</b>
C201B	Tomoyama Sushi	3,188
D101	Massage Heights	2,960
D104	Laser Away	990
D105	The UPS Store	1,210
D106	Supercuts	987
D107	Windermere Homes & Estates	2,846
D201	Full Smile Orthodontics	1,090
<b>D202</b>	<b>Available</b>	<b>2,292</b>
D204	John P DiMaccio DDS, Inc.	1,210
<b>D205</b>	<b>Available</b>	<b>1,210</b>
D206	Pistachio Cut & Color Bar	966
D207	Colar Nails	985
D208	La Costa Coffee Roasting	1,880
E101	La Costa Urgent Care	2,536
E102	Point Loma Credit Union	2,897
E201	Beach Plum Kitchen	3,781
F	Cinopolis Luxury Cinemas	22,843
F101	Allen's New York Pizza	761
<b>F103</b>	<b>Available</b>	<b>900</b>
F105	Togo's Eatery	1,100
G	Vons	46,800
PA1	Daphne's Greek Café	2,162
PA2	Tuscany Restaurant	5,559
PB	Wells Fargo Bank	4,525

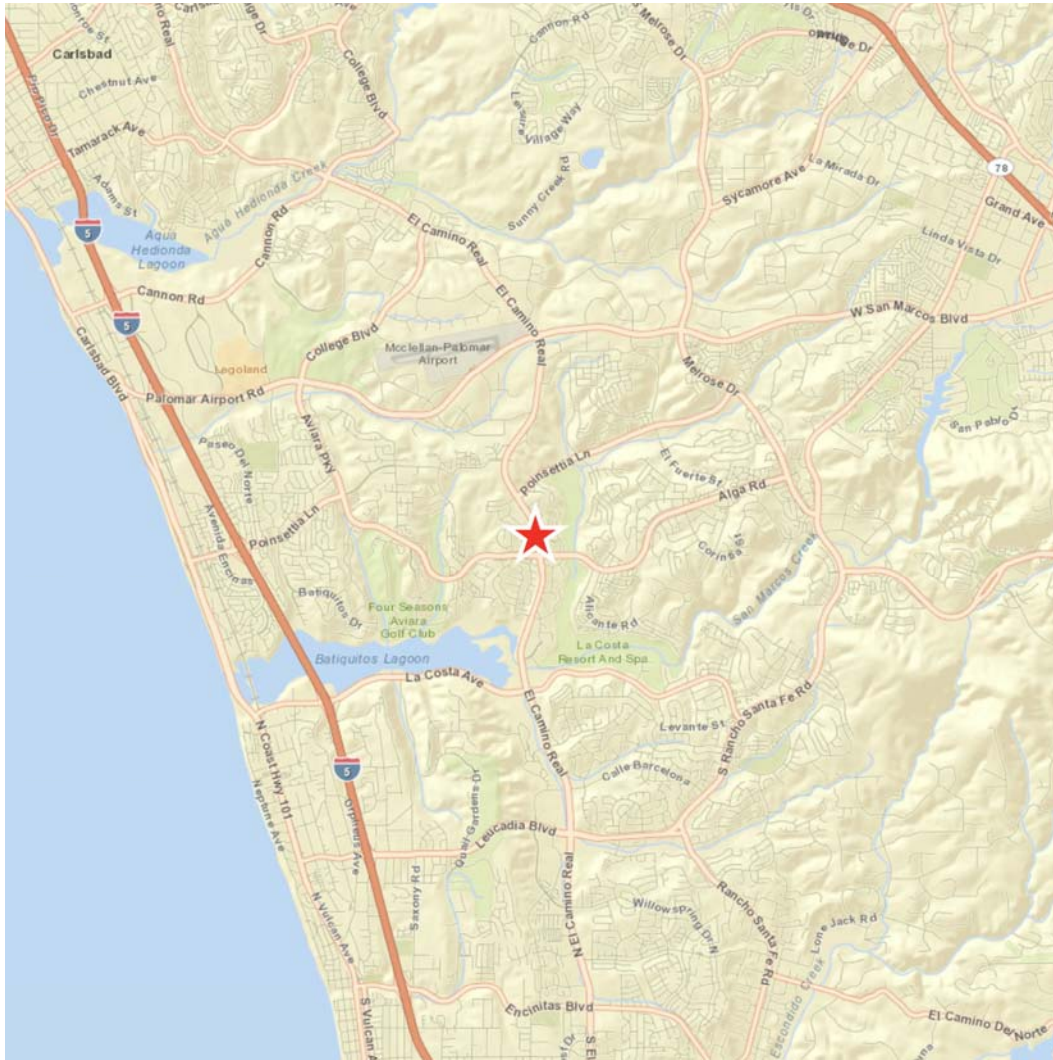


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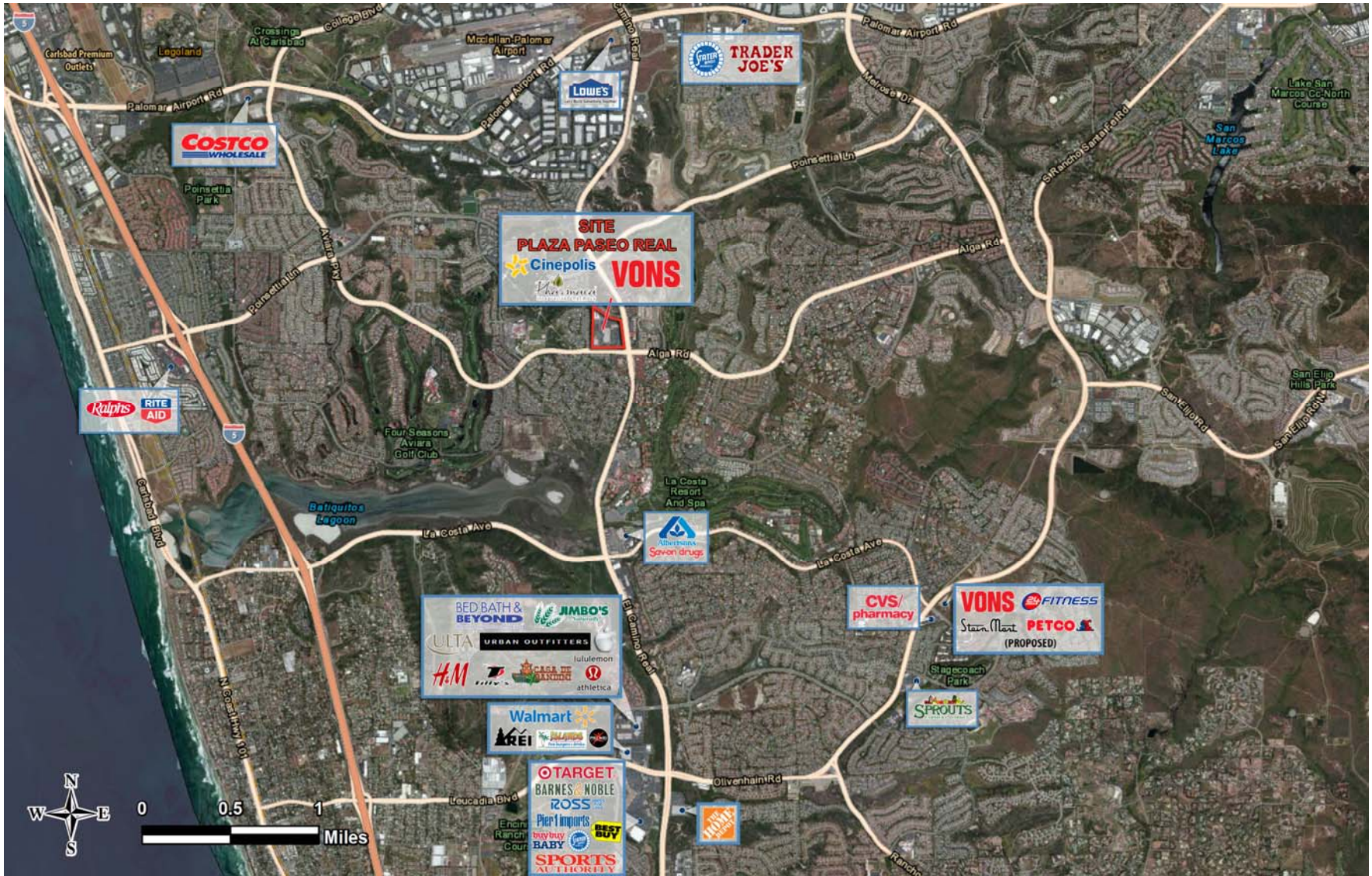
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POPULATION	1 MILE	3 MILES	5 MILES
2014 Estimated Total Population	12,320	77,953	192,592
2019 Forecast Total Population	13,492	84,868	206,875
Daytime Population	4,407	28,396	104,977
Forecast Population Growth 2014-2019	9.50%	8.86%	7.41%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	4,928	29,410	74,313
2019 Forecast Total Households	5,316	31,732	79,358
Household Growth 2010 to 2014	6.29%	6.48%	5.42%
Forecast Household Growth 2014-2019	7.88%	7.90%	6.79%

INCOME	1 MILE	3 MILES	5 MILES
<\$15,000	378	2,670	7,624
\$15,000-\$24,999	250	1,864	5,205
\$25,000-\$34,999	230	1,858	5,698
\$35,000-\$49,999	515	3,001	8,606
\$50,000-\$74,999	707	4,024	10,509
\$75,000-\$99,999	611	3,559	9,692
\$100,000-\$124,999	514	3,274	7,447
\$125,000-\$149,999	342	2,285	5,371
\$150,000-\$199,999	582	3,100	6,806
\$200,000-\$499,999	641	3,125	6,151
\$500,000+	156	651	1,202
2014 Estimated Median Household Income	\$90,161	\$83,741	\$73,742
2014 Estimated Average Household Income	\$123,443	\$111,261	\$99,131
2014 Estimated Per Capita Household Income*	\$49,373	\$41,975	\$38,250

Age	1 MILE	3 MILES	5 MILES
2014 Estimated Median Age	40.93	41.96	41.88
2014 Estimated Average Age	39.28	39.96	40.65

Claritas, 2014



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