

# Retail, Restaurant & Office Space FOR LEASE

# The ISLAND@CARLSBAD

5806-5814 VAN ALLEN WAY

SWC COLLEGE BLVD & FARADAY AVE, CARLSBAD, CA 92008



## Features

+/- 53,871 SF retail center located in the heart of the Carlsbad Research Center, North San Diego County's premier business park.

4.1 Million SF of office and industrial with over 34,000 employees within a two mile radius.

Dynamic food court with large outdoor patio and water feature.

Demographics			
	1 Mile	2 Mile	3 Mile
2011 Population	2,736	17,907	63,067
2011 Average HH Income	116,951	105,039	106,866
2011 Total Daytime Population	23,232	45,039	81,731

## Anchored by



Traffic Counts	
College Blvd	11,500 CPD
Faraday Ave	13,200 CPD

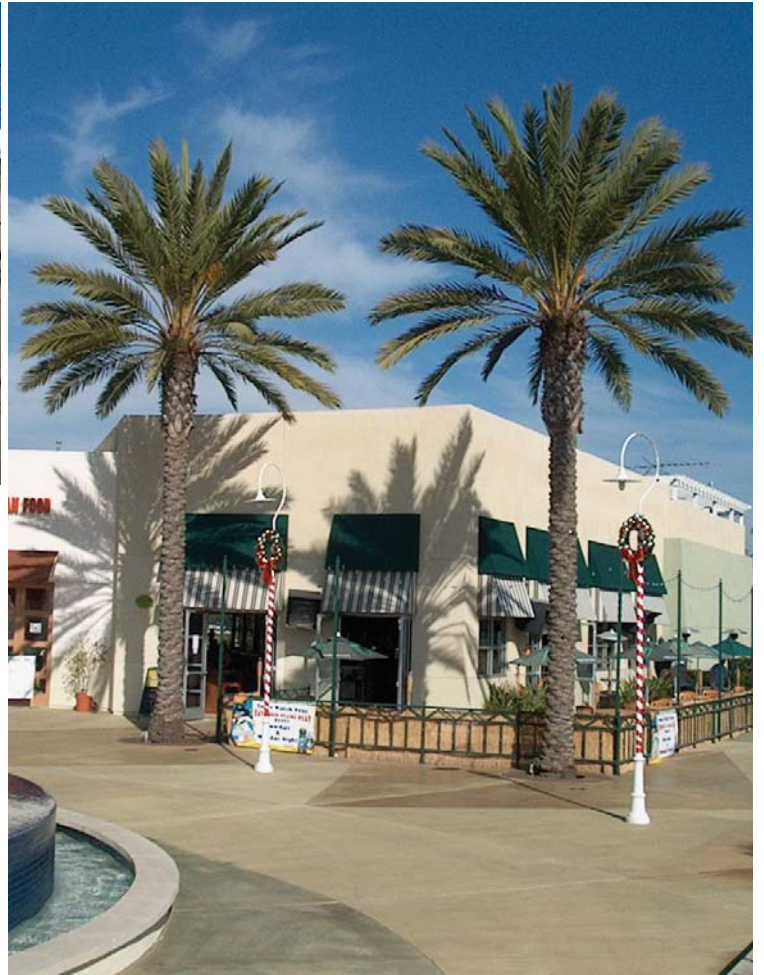
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**COLLIERS INTERNATIONAL**

5901 Priestly Drive, Suite 100

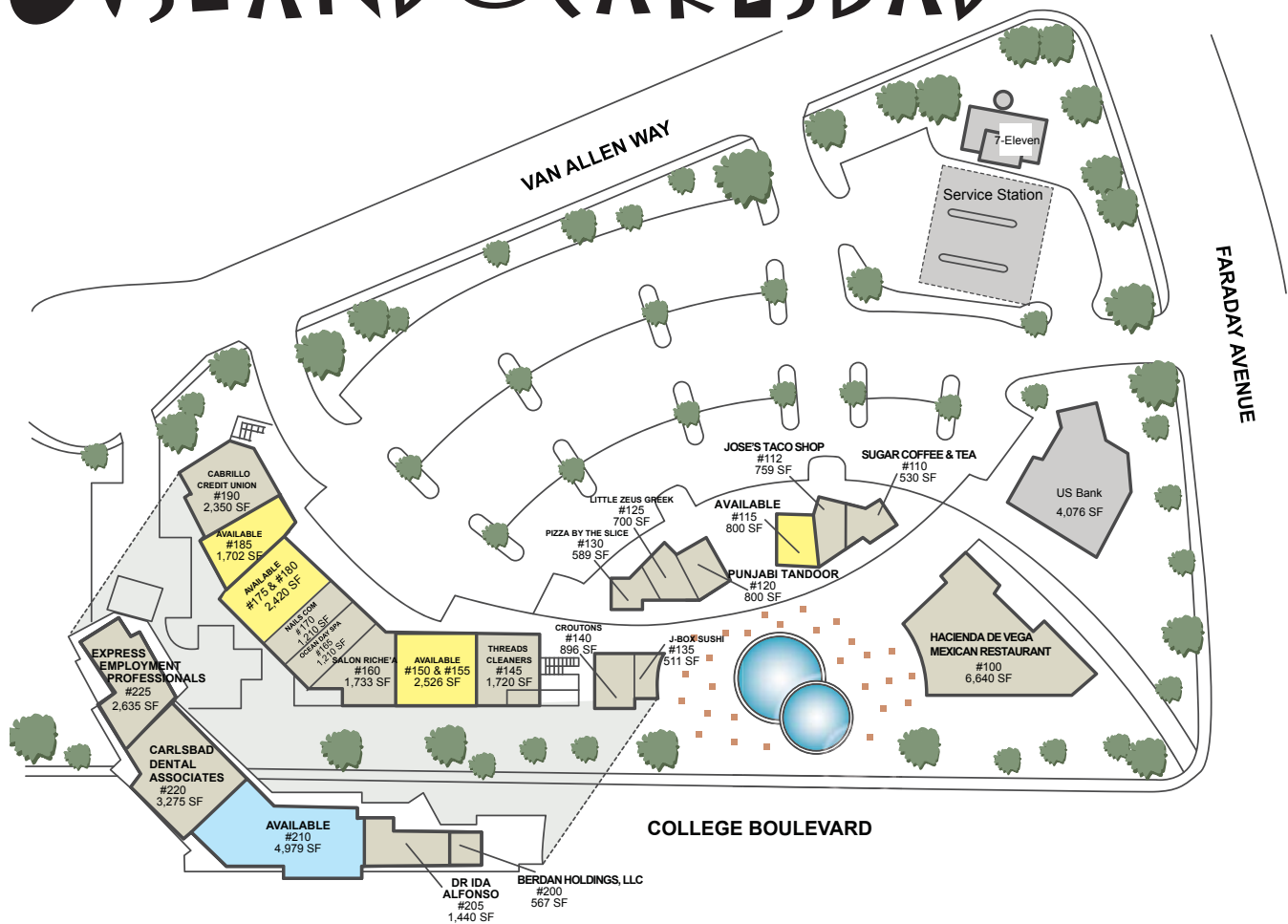
Carlsbad, California, 92008

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## RETAIL

Suite	Tenant	SF	Comments
100	Hacienda de Vega Mexican Restaurant	6,640	
110	Sugar Coffee & Tea	530	
112	Jose's Taco Shop	759	
115	AVAILABLE - 30 Day Notice	800	
120	Punjabi Tandoor	800	
125	Little Zeus Greek Cuisine	700	
130	Pizza by the Slice	589	
135	J-Box Sushi	511	
140	Croutons	896	
145	Threads Cleaners	1,720	
150/155	AVAILABLE	2,526	Divisible
160	Salon Riche'a	1,733	
165	Ocean Day Spa	1,210	
170	Nails.Com	1,210	
175/180	AVAILABLE	2,420	Divisible
185	AVAILABLE	1,702	
190	Cabrillo Credit Union	2,350	

## OFFICE

Suite	Tenant	SF	Comments
200	Berdan Holdings, LLC	567	
205	Dr. Ida Alfonso	1,440	
210	AVAILABLE	4,979	Highly improved medical space
220	Carlsbad Dental Associates	3,275	
225	Express Employment Professionals	2,635	Highly improved office space
Roof A	AVAILABLE	200	
Roof B	Cingular/T-Mobile	300	

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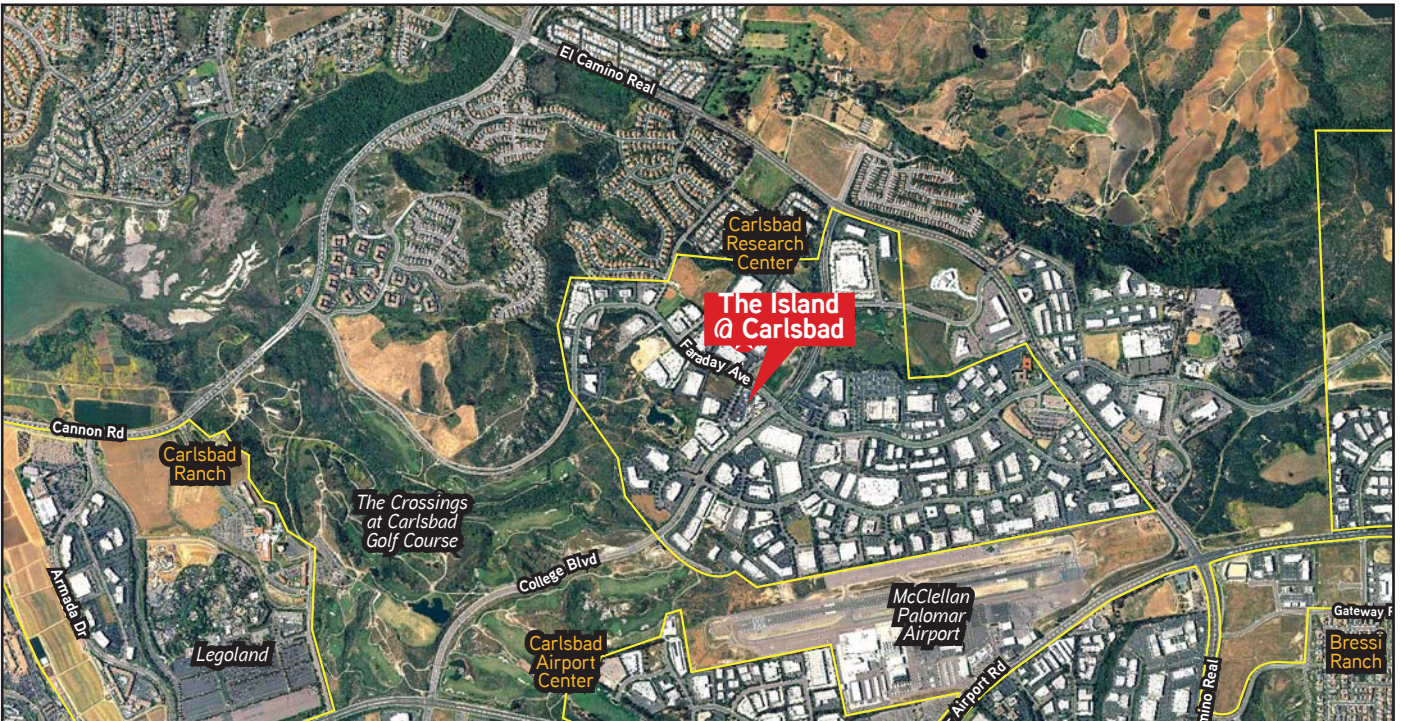
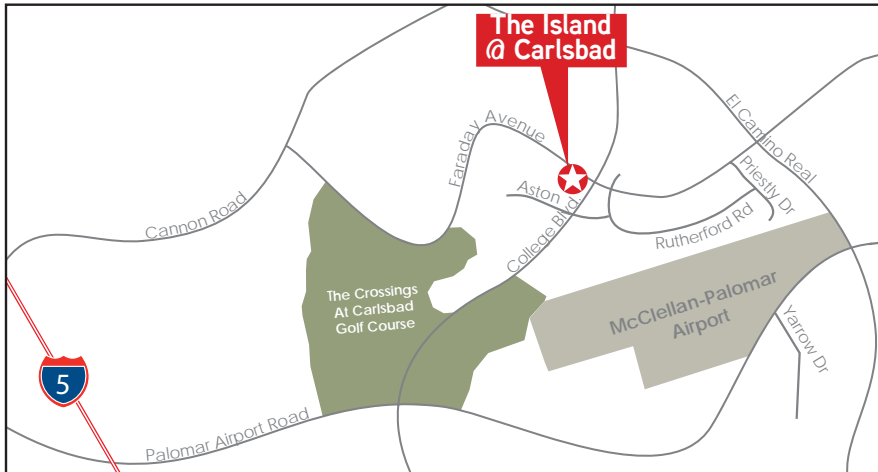
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