

PLAZA
PASEO REAL

6981 El Camino Real | Carlsbad, CA 92009

Retail for Lease



NEWMARK



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.



Center benefits from a desirable mix of **daily needs, restaurant, entertainment and service tenants** to provide a one-stop shop for its customer base.



±44,361 Cars per day on El Camino Real
±16,181 Cars per day on Aviara Parkway

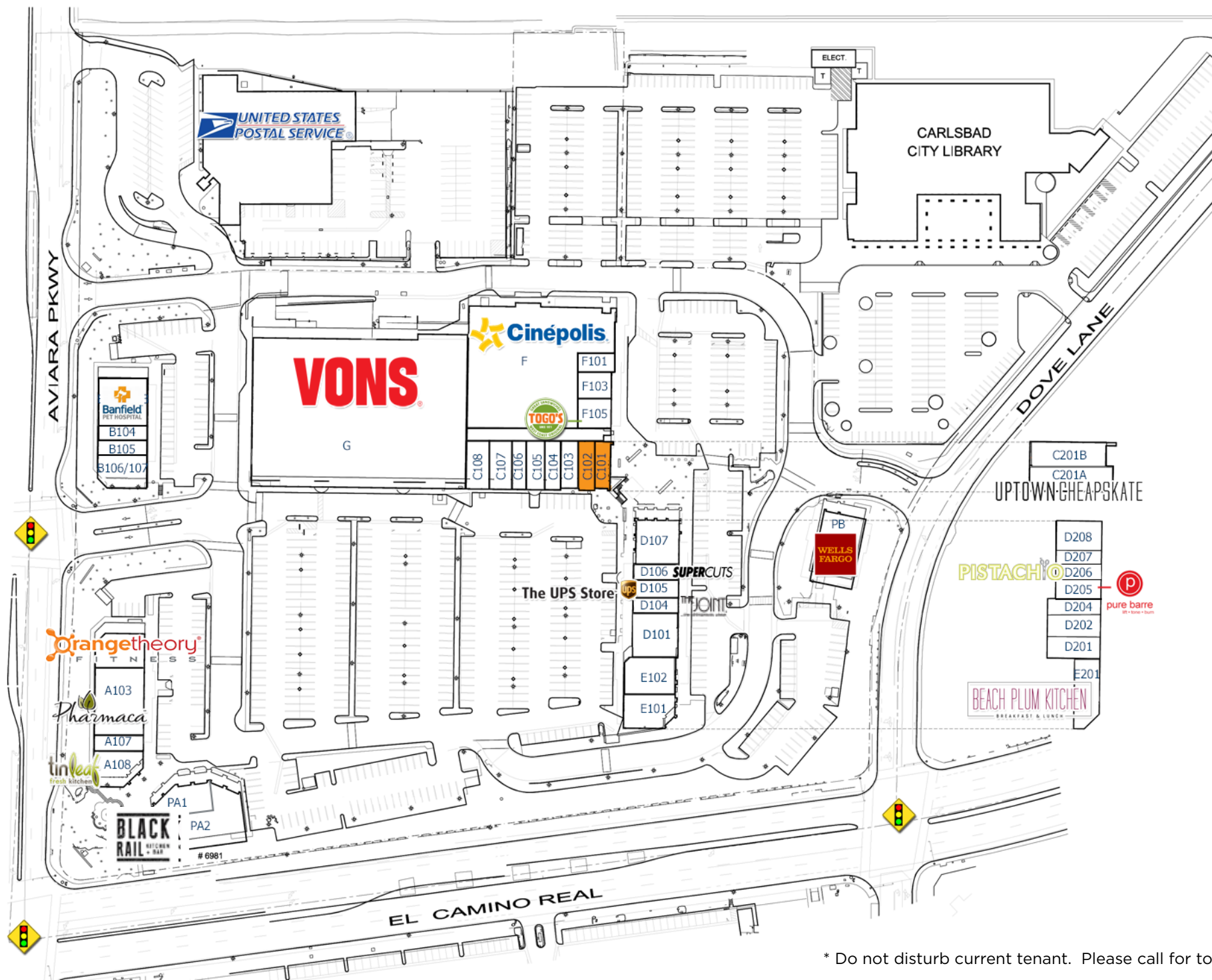


Opportunities ranging from **1,168 - 2,368 square feet**



Neighborhood
with a regional twist

Site Plan

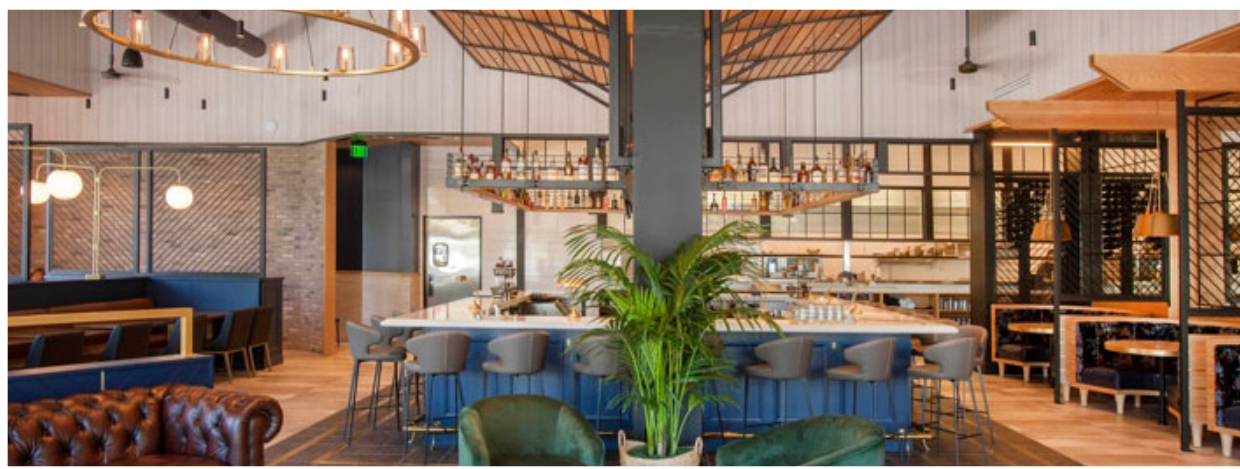
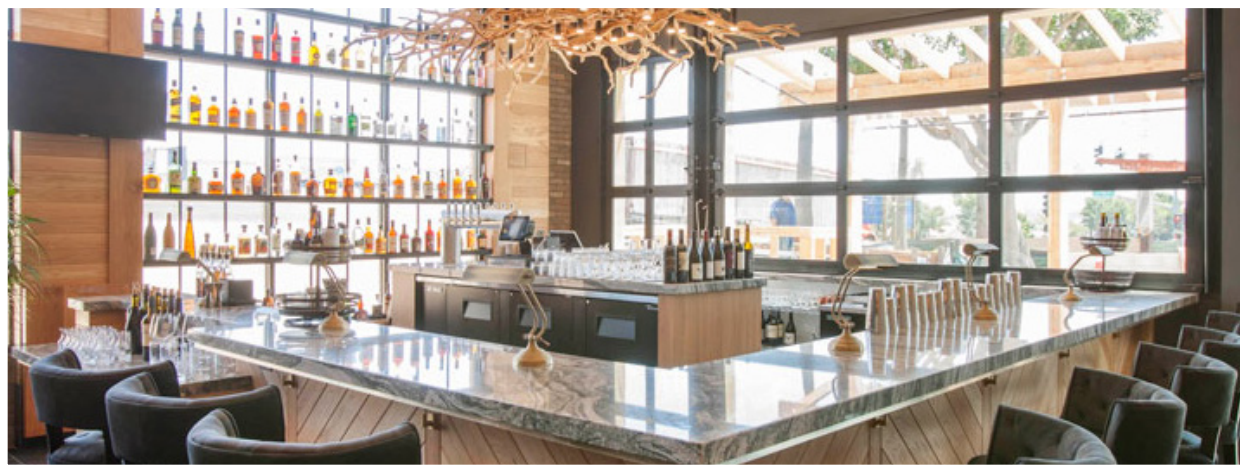


SUITE	TENANT	SF
A101	Orangetheory Fitness	2,466
A103	Pharmaca	4,792
A107	Gems of La Costa	1,080
A108	Tin Leaf	2,317
B101/103	Banfield Pet Hospital	3,362
B104	Z-Ultimate Self Defense	1,074
B105	Sun Flour Bagel	1,078
B106/107	Notorious Burgers	3,046
C101	Available	1,168
C102	Available	1,200
C103	Osteostrong	1,200
C104	Pet Nutrtn 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
C201A	Uptown Cheapskate	3,178
C201B	Tomoyama Sushi	3,188
D101	Laser Away	2,960
D104	The Joint Chiropractic	990
D105	The UPS Store	1,210
D106	Supercuts	987
D107	Breathe Degrees	2,846
D201	Full Smile Orthodontics	1,090
D202	Audeo Charter School	2,335
D204	John P DiMaccio D.D.S.	1,210
D205	Pure Barre	1,210
D206	Pistachio Cut & Color Bar	966
D207	Color Nails	985
D208	La Costa Coffee Roasting	1,880
E101	La Costa Urgent Care	2,536
E102	My Point Credit Union	2,897
E201	Beach Plum Kitchen	3,781
F	Cinepolis Luxury Cinemas	22,843
F101	Allen's New York Pizza	761
F103	Vitality Bowls	873
F105	Togo's Eatery	1,100
G	Vons	46,800
PA1	Restaurant Coming Soon	2,162
PA2	Black Rail (www.blackrailkitchen.com)	5,559
PB	Wells Fargo Bank	4,525

* Do not disturb current tenant. Please call for tours.

Shop. Dine. Play





BLACK RAIL
KITCHEN + BAR

Now Open

Check out the website: www.blackrailkitchen.com

Eat-entertainment

hybrid offerings





AVIARA PARKWAY
[±16,181 CARS PER DAY]

EL CAMINO REAL
[±44,361 CARS PER DAY]

Daily To-Dos

errands made easy



NEWMARK

20 MIN PARKING

20 MIN PARKING

20 MIN PARKING

20 MIN PARKING

Services-centric

amenities on steroids



	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Total Population	12,321	79,113	193,916
2025 Total Population	12,725	81,495	199,650
2020-2025 Annual Rate	0.65%	0.60%	0.58%
Total Businesses	476	5,367	12,498
Total Employees	4,477	59,884	118,811
Total Daytime Population	12,709	96,172	218,674
2020 Median Age	41.0	42.9	42.7
HOUSEHOLDS			
2020 Total Households	4,930	30,199	74,924
2020 Housing Units	5,341	31,990	79,360
Owner Occupied Housing Units	65.0%	67.4%	65.8%
Renter Occupied Housing Units	27.4%	27.0%	28.6%
Vacant Housing Units	7.7%	5.6%	5.6%
2020 Median Home Value	\$872,214	\$900,047	\$817,461
INCOME			
2020 Household Income Base	4,930	30,199	74,924
<\$15,000	5.3%	5.1%	6.1%
\$15,000-\$24,999	3.6%	3.9%	4.9%
\$25,000-\$34,999	2.5%	3.4%	4.3%
\$35,000-\$49,999	5.2%	5.5%	6.5%
\$50,000-\$74,999	8.8%	9.3%	12.0%
\$75,000-\$99,999	9.1%	9.3%	10.4%
\$100,000-\$149,999	22.0%	20.7%	19.5%
\$150,000-\$199,999	13.6%	14.5%	13.6%
\$200,000+	29.9%	28.4%	22.6%
2020 Median Household Income	\$130,501	\$127,991	\$110,854
2020 Per Capita Income	\$66,740	\$64,287	\$57,105
2020 Average Household Income	\$172,054	\$168,008	\$148,294

Source: ESRI

Demographics

3 miles

79,113

total pop.

\$168,008

avg. h.h. income

96,172

daytime pop.



PLAZA
PASEO REAL

Contact Info

JUSTIN WESSEL

Associate Director

t 858-875-5929

jwessel@ngkf.com

CA RE Lic. #01946177

JOHN JENNINGS

Senior Managing Director

t 858-875-5927

jjennings@ngkf.com

CA RE Lic. #01215740

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

4655 Executive Drive, Suite 800
San Diego, CA 92121
t 858-875-3600
Corporate License #01355491