

# THE LANDINGS AT CARLSBAD

2198 PALOMAR AIRPORT RD  
CARLSBAD, CA 92011



## RESTAURANT SPACE FOR LEASE



JAMES PIERI, JR.  
jpieri@lee-associates.com  
619.972.2214  
CalDRE Lic. #01411347

1900 Wright Place, Suite 200, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# THE LANDINGS AT CARLSBAD

2198 PALOMAR AIRPORT RD  
CARLSBAD, CA 92011



## RESTAURANT SPACE WITH LARGE PATIO LOCATED AT MCCLELLAN-PALOMAR AIRPORT

- » Unique Location Alongside the Runway at McClellan-Palomar Airport
- » Minutes from Legoland, Carlsbad Factory Outlets, Beaches
- » Excellent Demographics: Over 230,000 People with Average HH Income of \$136,000 within 5 Mile Radius
- » Surrounded by Office & Industrial Business Parks Employing Nearly 150,000 Workers, Providing Strong Draw to the Trade Area & Supporting Restaurant Success

# AERIAL



# CARLSBAD

Home to a population of nearly 115,000 people, the city of Carlsbad, CA is a beautiful area along the Pacific coast and can be found about 35 miles north of San Diego. Carlsbad has become one of San Diego's most thriving business communities with a robust industrial, research & development, office and retail market. The area is a popular tourist destination for its beautiful beaches, shopping at the Carlsbad Outlets, the 50-acre Flower Fields adjacent to the Legoland California amusement park, and the charming Carlsbad Village with its many shops, restaurants, and activities.

Known for a variety of things, Carlsbad has a thriving action sports industry with over half of the action sports jobs in San Diego County currently located in Carlsbad. It is frequently recognized as the Golf Capital of the United States due to the many golf manufacturing companies found in the area such as Calloway, Adidas, and Taylor-Made. In addition, the city is home to innovative life science and high tech companies which include ViaSat (city's largest employer), Thermo Fisher Scientific, TaylorMade, Ionis Pharmaceuticals and Genoptix.



## THE VILLAGE BY THE SEA

Carlsbad's perfectly mild climate offers a variety of unique events and activities, from street fairs to art walks. Steps away sit clean, uncrowded beaches for swimming, sunbathing and surfing as well as beautiful lagoons for fishing, bird-watching and nature trail hikes.



Photo Credit: FlyBy Photography



# DEMOGRAPHICS (2020)

WITHIN 5 MILES



Population

**230,100**



Households

**89,695**



Average  
household income

**\$136,164**



Total Employees

**149,841**

## SURROUNDING NEIGHBORS



∞  
CARLSBAD  
PREMIUM OUTLETS

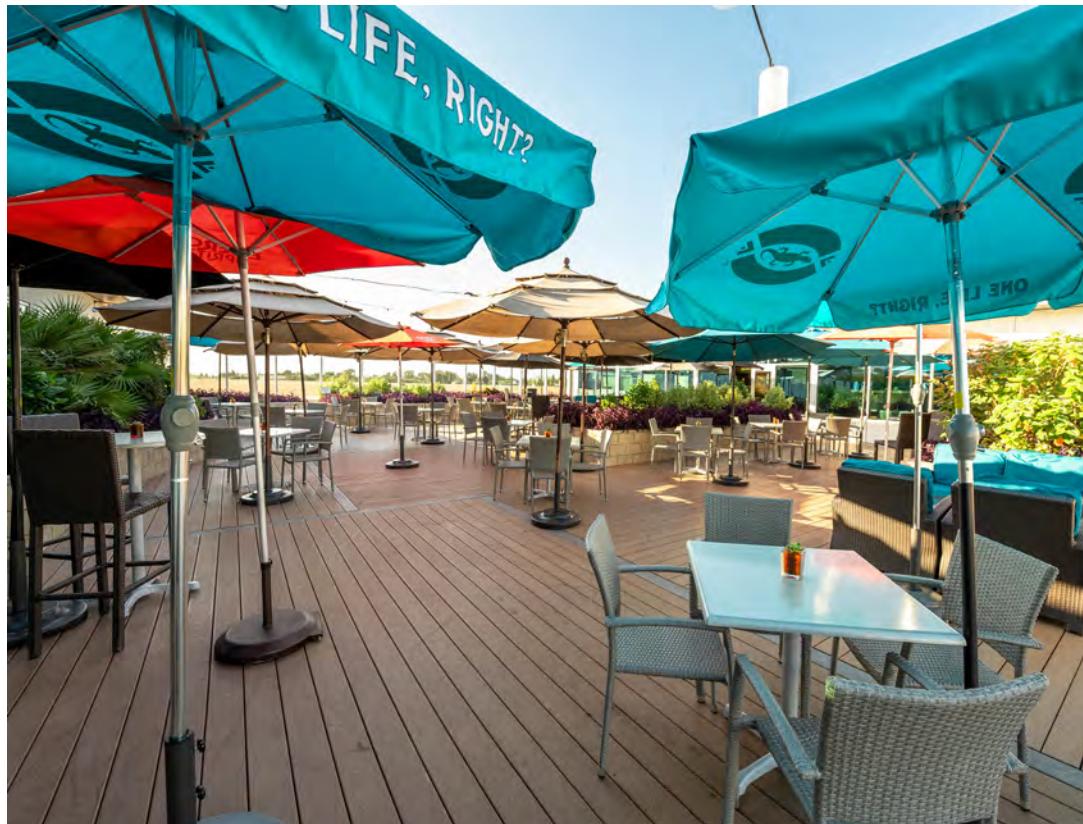


**EBULLITION**  
BREW WORKS

**20  
TW  
EN  
TY**



# PROPERTY PHOTOS - EXTERIOR



# PROPERTY PHOTOS - INTERIOR

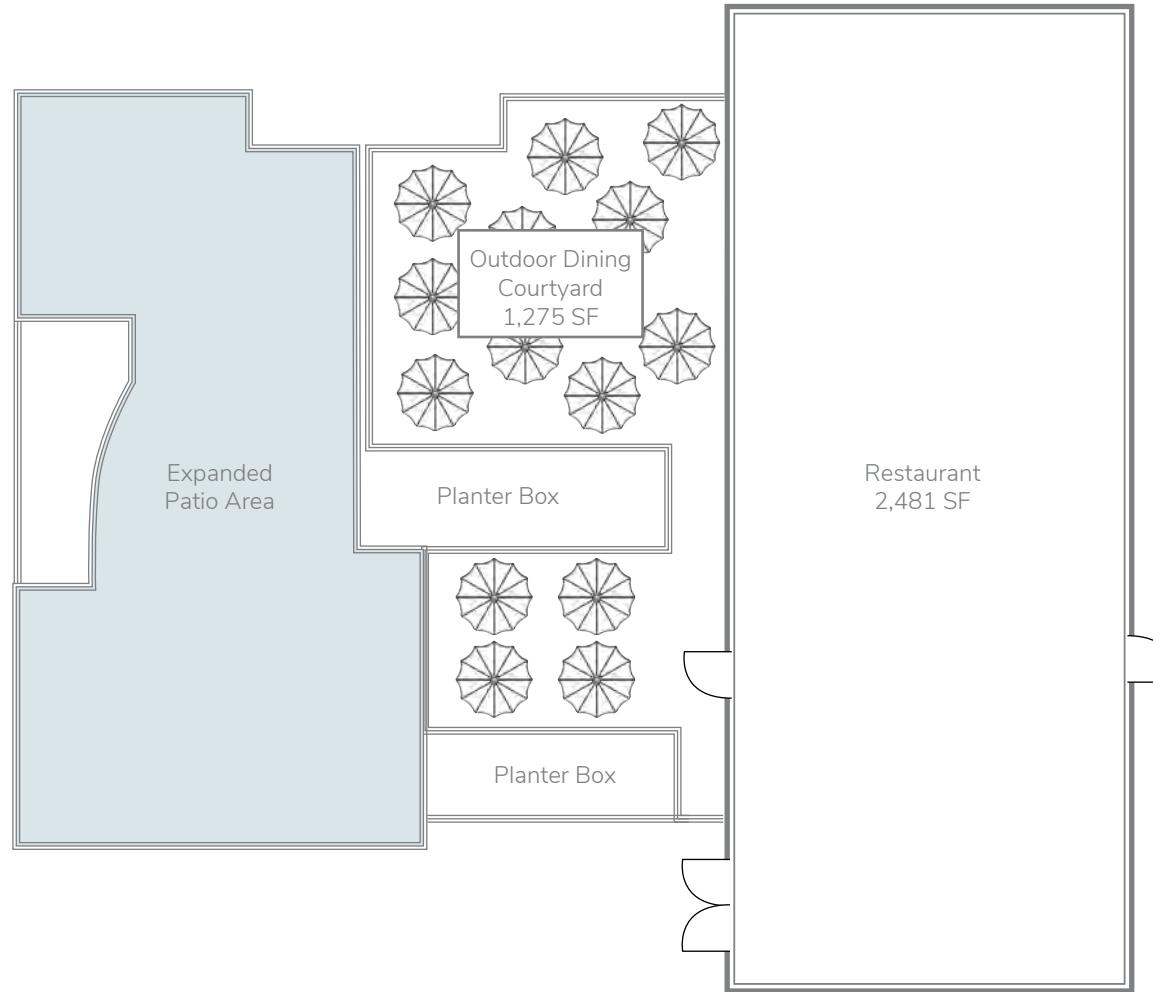




## OFFERING HIGHLIGHTS

- » Asset Sale with Fully-Fixturized Kitchen with Hood & Grease Trap
- » ABC Liquor License Type 47 & Live Music License
- » Approximately 2,481 SF Restaurant Space
  - » Approximately 1,275 SF Outdoor Dining Courtyard Space
- » Additional Leased Area for Vending and Restaurant Storage
- » Additional Expanded Outdoor Patio Seating Granted During Pandemic
- » Located at McClellan-Palomar Airport in Carlsbad
- » Lease Through July 31, 2028 (Lease extension negotiable)

# FLOOR PLAN





# THE LANDINGS AT CARLSBAD

FOR MORE INFORMATION

JAMES PIERI, JR.  
jpieri@lee-associates.com  
619.972.2214  
CalDRE Lic. #01411347