

for lease

POINSETTIA VILLAGE

Ralphs
fresh fare

STARBUCKS COFFEE

360°

VIRTUAL TOUR AVAILABLE

7130 - 7188 AVENIDA ENCINAS | CARLSBAD, CA | 92011

EXCLUSIVE BROKER



OWNED & OPERATED BY





±179,401 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- With a strong day and night population, the freeway visible Poinsettia Village offers retailers an excellent opportunity in the highly sought after community of Carlsbad.

TRAFFIC COUNTS

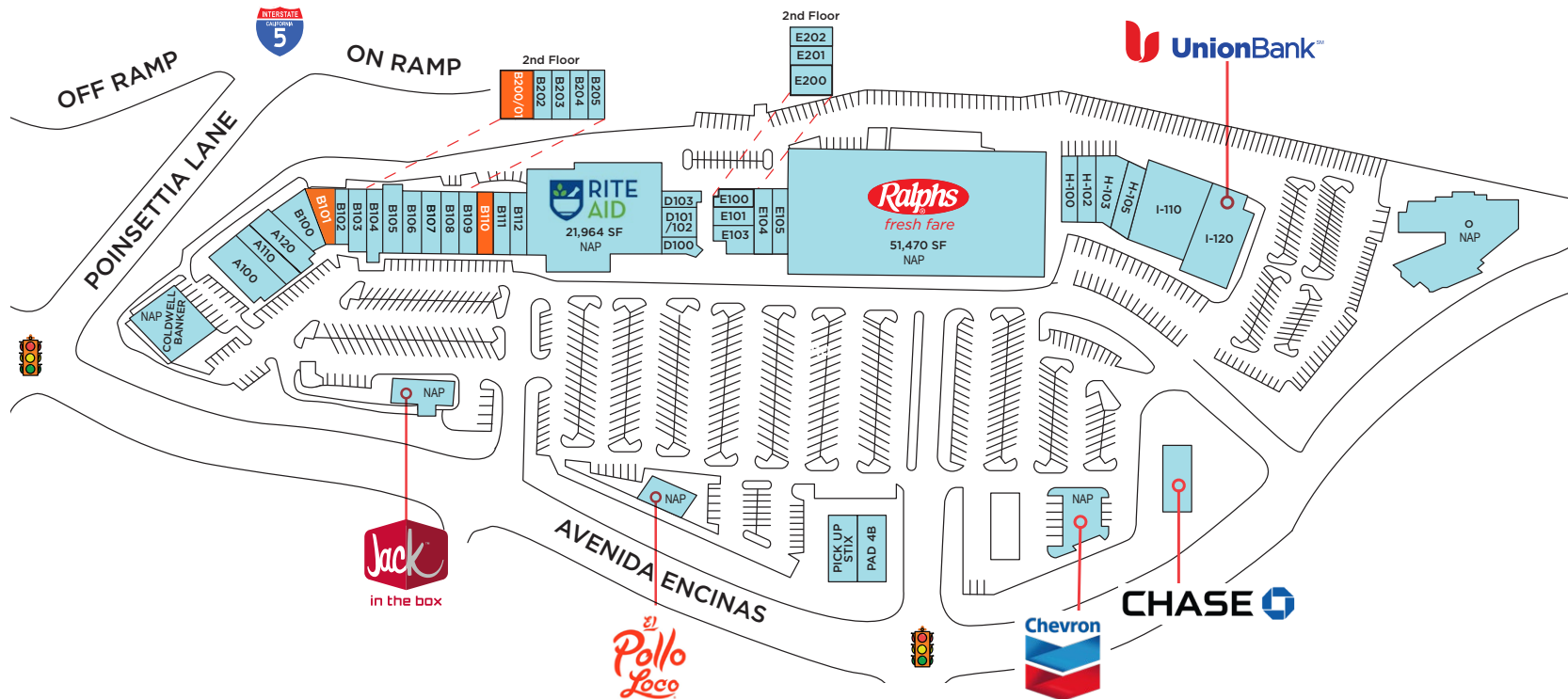
- Interstate 5: 200,255 ADT
- Poinsettia Lane: 23,790 ADT
- Avenida Encinas: 14,329 ADT

	1 MILE	3 MILES	5 MILES
Pop (2023)	8,919	41,880	143,864
AHH Income	\$174,216	\$191,439	\$181,602
Daytime Pop.	3,025	43,024	99,878

TENANTS



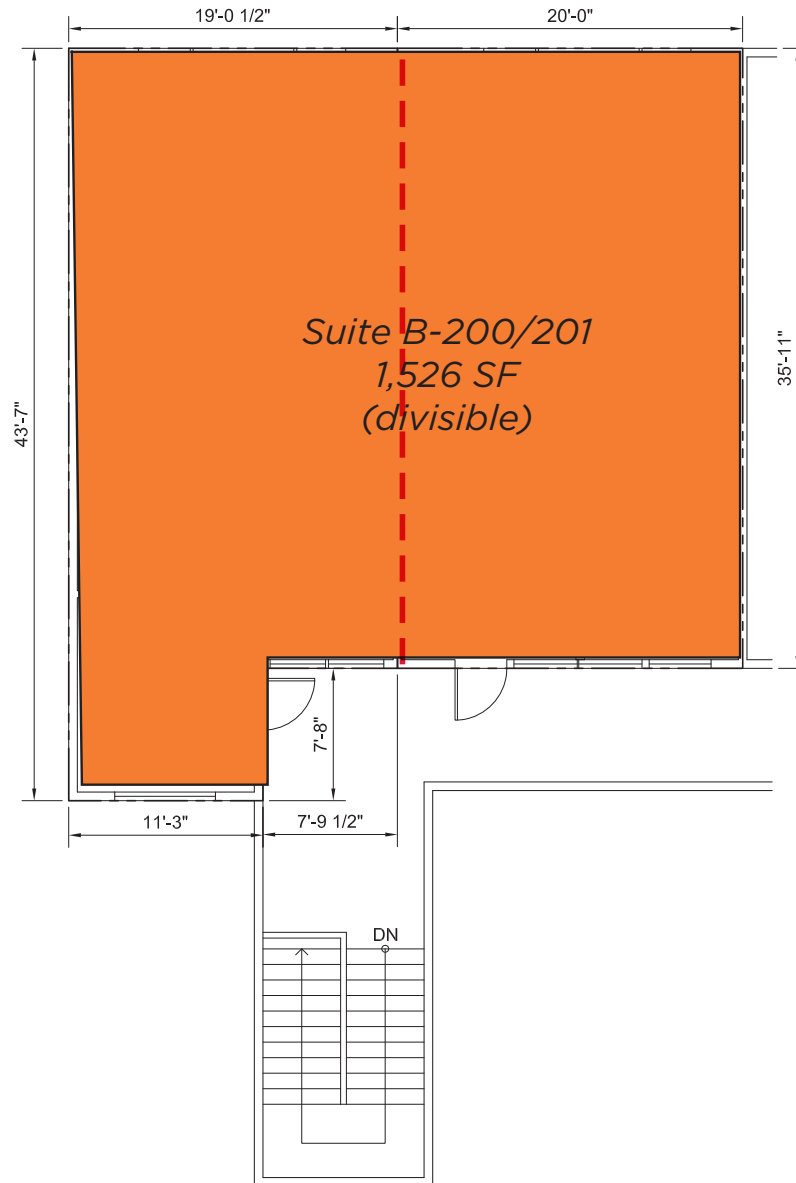
AVAILABILITIES



Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
A100	Spectrum	4,000	B109	Sandy Paws Animal Clinic	1,560	D103	Primo Pizza	1,051	H-102	Sport Clips	1,196
A110	P.volve	2,361	B110 AVAILABLE	360	1,360	E100	Paw Purrfection	747	H-103	Regal Flooring	2,580
A120	F-45	2,499	B111	Ramen Restaurant	1,360	E101	Nail Design	700	H-105	North County Ballet	1,239
B100	Sherwin Williams	3,264	B112	Sunny Fresh Cleaners	1,360	E103	Starbucks	1,208	I-110	Sola Salon Studios	6,603
B101 AVAILABLE	360	1,360	B200-201 AVAILABLE (DIV)	360	1,526	E104-105	Lagree Red	2,453	I-120	Union Bank of CA	4,715
B102	Poinsettia Village Dentist	1,632	B202	State Farm Insurance	729	E106	Verizon - Cell Site	288	Pad 1	Coldwell Banker	4,506
B103	HearUSA	1,560	B203	Tara Tailor	720	E200	West Coast Laser	1,086	Pad 2	Jack in the Box	2,335
B104	UPS Store	1,560	B204	Blushing Bride	729	E201	Red Stone Equity Partners	863	Pad 3	El Pollo Loco	2,335
B105	California Cuts	1,170	B205	Tristan Quigley Photography	504	E202	Flutter Lash & Skin Studio	1025	Pad 4A	Pick Up Stix	2,000
B106	Carlsbad Massage	1,170	C100	Rite Aid #5622	21,964	F100	Ralph's	51,470	Pad 4B	St. Tropez Bistro	1,000
B107	Hydration Room	1,117	D100	Jersey Mike's	992	H-100	Sushi Kuchi	2,117	Pad 5	Chevron	4,005
B108	Country Feed Stores	1,198	D101	Pelly's Fish Market	1,633				Pad 6	Chase	5,000

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

SUITE B-200/201 1,526 SF (DIVISIBLE)



AERIAL



GALLERY



DEMOGRAPHICS

1 Mile Radius

7130 Avenida Encinas, Carlsbad, California, 92011 Ring: 1 mile radius		Prepared by Cushman & Wakefield Latitude: 33.10049 Longitude: -117.31208			
Summary	Census 2010	Census 2020	2023	2028	
Population	7,973	8,897	8,919	8,923	
Households	3,357	3,619	3,630	3,638	
Families	2,176	-	2,333	2,344	
Average Household Size	2.38	2.46	2.46	2.45	
Owner Occupied Housing Units	2,339	-	2,541	2,582	
Renter Occupied Housing Units	1,017	-	1,089	1,056	
Median Age	43.9	-	46.6	46.9	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.01%	0.13%	0.30%		
Households	0.04%	0.25%	0.49%		
Families	0.09%	0.24%	0.44%		
Owner HHs	0.32%	0.40%	0.66%		
Median Household Income	2.59%	2.95%	2.57%		
Households by Income		2023	2028		
	Number	Percent	Number	Percent	
<\$15,000	227	6.3%	194	5.3%	
\$15,000 - \$24,999	132	3.6%	87	2.4%	
\$25,000 - \$34,999	169	4.7%	122	3.4%	
\$35,000 - \$49,999	161	4.4%	120	3.3%	
\$50,000 - \$74,999	336	9.3%	277	7.6%	
\$75,000 - \$99,999	258	7.1%	253	7.0%	
\$100,000 - \$149,999	834	23.0%	835	23.0%	
\$150,000 - \$199,999	514	14.2%	585	16.1%	
\$200,000+	999	27.5%	1,165	32.0%	
Median Household Income		\$126,794	\$144,091		
Average Household Income		\$174,216	\$199,643		
Per Capita Income		\$72,237	\$82,918		
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	516	6.5%	433	4.9%	443
5 - 9	534	6.7%	506	5.7%	495
10 - 14	439	5.5%	604	6.8%	526
15 - 19	346	4.3%	539	6.0%	504
20 - 24	253	3.2%	369	4.1%	398
25 - 34	805	10.1%	802	9.0%	927
35 - 44	1,226	15.4%	1,008	11.3%	956
45 - 54	1,290	16.2%	1,214	13.6%	1,159
55 - 64	1,093	13.7%	1,296	14.5%	1,179
65 - 74	750	9.4%	1,133	12.7%	1,156
75 - 84	488	6.1%	715	8.0%	838
85+	234	2.9%	298	3.3%	338
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	6,790	85.2%	6,811	76.6%	6,669
Black Alone	62	0.8%	85	1.0%	91
American Indian Alone	19	0.2%	38	0.4%	39
Asian Alone	631	7.9%	688	7.7%	747
Pacific Islander Alone	17	0.2%	7	0.1%	7
Some Other Race Alone	152	1.9%	220	2.5%	240
Two or More Races	302	3.8%	1,048	11.8%	1,125
Hispanic Origin (Any Race)	691	8.7%	982	11.0%	1,080

3 Mile Radius

7130 Avenida Encinas, Carlsbad, California, 92011 Ring: 3 mile radius		Prepared by Cushman & Wakefield Latitude: 33.10049 Longitude: -117.31208			
Summary	Census 2010	Census 2020	2023	2028	
Population	38,827	41,066	41,880	42,236	
Households	15,914	16,634	16,881	17,082	
Families	10,430	-	10,944	11,082	
Average Household Size	2.43	2.46	2.47	2.46	
Owner Occupied Housing Units	10,109	-	11,336	11,626	
Renter Occupied Housing Units	5,805	-	5,545	5,456	
Median Age	42.0	-	44.8	45.3	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	0.17%	0.13%	0.30%		
Households	0.24%	0.25%	0.49%		
Families	0.25%	0.24%	0.44%		
Owner HHs	0.51%	0.40%	0.66%		
Median Household Income	2.47%	2.95%	2.57%		
Households by Income		2023	2028		
	Number	Percent	Number	Percent	
<\$15,000	881	5.2%	746	4.4%	
\$15,000 - \$24,999	456	2.7%	301	1.8%	
\$25,000 - \$34,999	581	3.4%	435	2.5%	
\$35,000 - \$49,999	912	5.4%	686	4.0%	
\$50,000 - \$74,999	1,660	9.8%	1,325	7.8%	
\$75,000 - \$99,999	1,243	7.4%	1,162	6.8%	
\$100,000 - \$149,999	3,170	18.8%	3,257	19.1%	
\$150,000 - \$199,999	2,529	15.0%	2,909	17.0%	
\$200,000+	5,449	32.3%	6,262	36.7%	
Median Household Income		\$140,098	\$158,262		
Average Household Income		\$191,439	\$217,220		
Per Capita Income		\$76,784	\$87,397		
Population by Age	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
0 - 4	2,281	5.9%	2,012	4.8%	2,067
5 - 9	2,666	6.9%	2,253	5.4%	2,252
10 - 14	2,563	6.6%	2,562	6.1%	2,310
15 - 19	2,028	5.2%	2,500	6.0%	2,063
20 - 24	1,538	4.0%	2,059	4.9%	1,922
25 - 34	4,323	11.1%	4,291	10.2%	4,993
35 - 44	5,902	15.2%	5,349	12.8%	5,357
45 - 54	6,446	16.6%	5,531	13.2%	5,202
55 - 64	5,166	13.3%	6,014	14.4%	5,493
65 - 74	2,998	7.7%	5,091	12.2%	5,346
75 - 84	1,888	4.9%	2,878	6.9%	3,662
85+	1,027	2.6%	1,339	3.2%	1,569
Race and Ethnicity	Census 2010	Census 2020	2023	2028	
	Number	Percent	Number	Percent	Number
White Alone	32,203	82.9%	30,266	73.7%	30,121
Black Alone	450	1.2%	399	1.0%	431
American Indian Alone	157	0.4%	247	0.6%	298
Asian Alone	2,671	6.9%	3,123	7.6%	3,430
Pacific Islander Alone	63	0.2%	52	0.1%	55
Some Other Race Alone	1,778	4.6%	2,002	4.9%	2,178
Two or More Races	1,505	3.9%	4,976	12.1%	5,398
Hispanic Origin (Any Race)	4,801	12.4%	5,906	14.4%	6,503

DEMOGRAPHICS (continued)

5 Mile Radius

7130 Avenida Encinas, Carlsbad, California, 92011 Ring: 5 mile radius				Prepared by Cushman & Wakefield Latitude: 33.10049 Longitude: -117.31208				
Summary	Census 2010	Census 2020	2023	2028				
Population	132,402	142,041	143,864	144,124				
Households	52,929	56,127	56,643	56,930				
Families	34,762	-	36,849	37,050				
Average Household Size	2.48	2.51	2.52	2.51				
Owner Occupied Housing Units	34,250	-	37,918	38,524				
Renter Occupied Housing Units	18,675	-	18,725	18,406				
Median Age	41.3	-	43.7	44.3				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.04%	0.13%	0.30%					
Households	0.10%	0.25%	0.49%					
Families	0.11%	0.24%	0.44%					
Owner HHs	0.32%	0.40%	0.66%					
Median Household Income	2.90%	2.95%	2.57%					
Households by Income		2023	2028					
		Number	Percent	Number	Percent			
<\$15,000		3,061	5.4%	2,615	4.6%			
\$15,000 - \$24,999		1,826	3.2%	1,197	2.1%			
\$25,000 - \$34,999		1,970	3.5%	1,441	2.5%			
\$35,000 - \$49,999		3,020	5.3%	2,268	4.0%			
\$50,000 - \$74,999		5,825	10.3%	4,843	8.5%			
\$75,000 - \$99,999		5,037	8.9%	4,669	8.2%			
\$100,000 - \$149,999		10,358	18.3%	10,617	18.6%			
\$150,000 - \$199,999		8,406	14.8%	9,744	17.1%			
\$200,000+		17,139	30.3%	19,537	34.3%			
Median Household Income		\$132,654		\$153,043				
Average Household Income		\$181,602		\$205,891				
Per Capita Income		\$71,606		\$81,428				
Population by Age	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	7,730	5.8%	7,074	4.9%	7,185	5.0%		
5 - 9	8,685	6.6%	8,149	5.7%	7,987	5.5%		
10 - 14	8,639	6.5%	9,062	6.3%	8,217	5.7%		
15 - 19	7,532	5.7%	8,298	5.8%	7,458	5.2%		
20 - 24	5,658	4.3%	6,846	4.8%	6,374	4.4%		
25 - 34	15,867	12.0%	15,670	10.9%	16,963	11.8%		
35 - 44	19,664	14.9%	19,477	13.5%	19,198	13.3%		
45 - 54	21,532	16.3%	18,905	13.1%	18,475	12.8%		
55 - 64	17,581	13.3%	20,210	14.0%	18,422	12.8%		
65 - 74	9,242	7.0%	16,889	11.7%	17,367	12.1%		
75 - 84	6,547	4.9%	9,100	6.3%	11,765	8.2%		
85+	3,725	2.8%	4,182	2.9%	4,713	3.3%		
Race and Ethnicity	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	110,536	83.5%	105,000	73.9%	103,607	72.0%	99,317	68.9%
Black Alone	1,464	1.1%	1,330	0.9%	1,434	1.0%	1,496	1.0%
American Indian Alone	636	0.5%	885	0.6%	942	0.7%	1,047	0.7%
Asian Alone	8,197	6.2%	9,945	7.0%	10,920	7.6%	12,309	8.5%
Pacific Islander Alone	233	0.2%	233	0.2%	241	0.2%	247	0.2%
Some Other Race Alone	6,214	4.7%	7,097	5.0%	7,785	5.4%	8,690	6.0%
Two or More Races	5,123	3.9%	17,551	12.4%	18,934	13.2%	21,017	14.6%
Hispanic Origin (Any Race)	18,255	13.8%	21,539	15.2%	23,653	16.4%	25,648	17.8%



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