

An aerial photograph of a commercial development in Carlsbad, California. The scene features a large parking lot filled with cars, several commercial buildings with red-tiled roofs, and numerous palm trees. In the background, a residential area and distant mountains are visible under a blue sky with scattered clouds.

FOR LEASE
POINSETTIA
VILLAGE

7130-7188 AVENIDA ENCINAS | CARLSBAD, CA 92011



POINSETTIA VILLAGE

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: 29,200 ADT
- Avenida Encinas: 21,700 ADT

Tenants



p.volve™



SITE PLAN

±161,062 SF POINSETTIA VILLAGE



SUITE	TENANT	SF
A100	Spectrum	4,000
A120	Pvolve	2,361
A130	F45 Training Pointsettia	2,499
B100	Sherwin-Williams	3,264
B101	Available	1,360
B102	Poinsettia Village Dentistry	1,632
B103	HearUSA	1,560
B104	The UPS Store	1,560
B105	California Cuts	1,170
B106	Massage Impression	1,170
B107	Hydration Room	1,117
B108	Carlsad Pet and Feed	1,198
B109	Sandy Paws Animal Clinic	1,560
B110	Body20	1,360
B111	Ichitaru Ramen	1,360
B112	Sunny Fresh Cleaners	1,360
B201	Available	1,526
B202	State Farm Insurance	729
B203	Tara Tailor	720
B204	Blushing Bride	729
B205	Tristan Quigley Photography	504
D100	Jersey Mike's	992

D101	Pelly's Fish Market	1,633
D103	Primo Pizza & Pasta	1,051
E100	Paw Purrfection	747
E101	Nail Design	700
E103	Starbucks	1,208
E104	Lagree Red	2,265
E200	Healios Laser Therapy	1,086
E201	Red Stone Equity Partners	863
E202	Available	1,013
H100	Sushi Kuchi	2,117
H102	Sport Clips	1,196
H103	Regal Flooring Center	2,580
H105	Noth County Classical Ballet	1,239
H110	Sola Salon Studios	6,603
H120	US Bank	4,715
PAD1	Coldwell Banker	4,506
PAD2	Jack in The Box	2,335
PAD3	El Pollo Loco	2,250
PAD4	Pick Up Stix	2,000
PAD4B	L'Atelier de Paris	1,000
PAD5	Chevron	4,005
PAD6	Chase Bank	5,000

AERIAL

CARLSBAD PREMIUM OUTLETS



PALOMAR AIRPORT RD

COLLEGE BLVD

I-5 120,000 VPD



POINSETTIA LANE
21,000 VPD

SITE

POINSETTIA VILLAGE



PARK HYATT AVIARA
RESORT, GOLF CLUB & SPA
NORTH SAN DIEGO

PLAZA PASEO REAL



AVIARA PKWY

LA COSTA RESORT



BRESSI RANCH VILLAGE CTR



SQUARE AT BRESSI RANCH



EL CAMINO REAL

EL FUERTE ST



STATISTICS

Success by the numbers

2.7M

Annual Visitors to
Poinsettia Village

\$3.82B

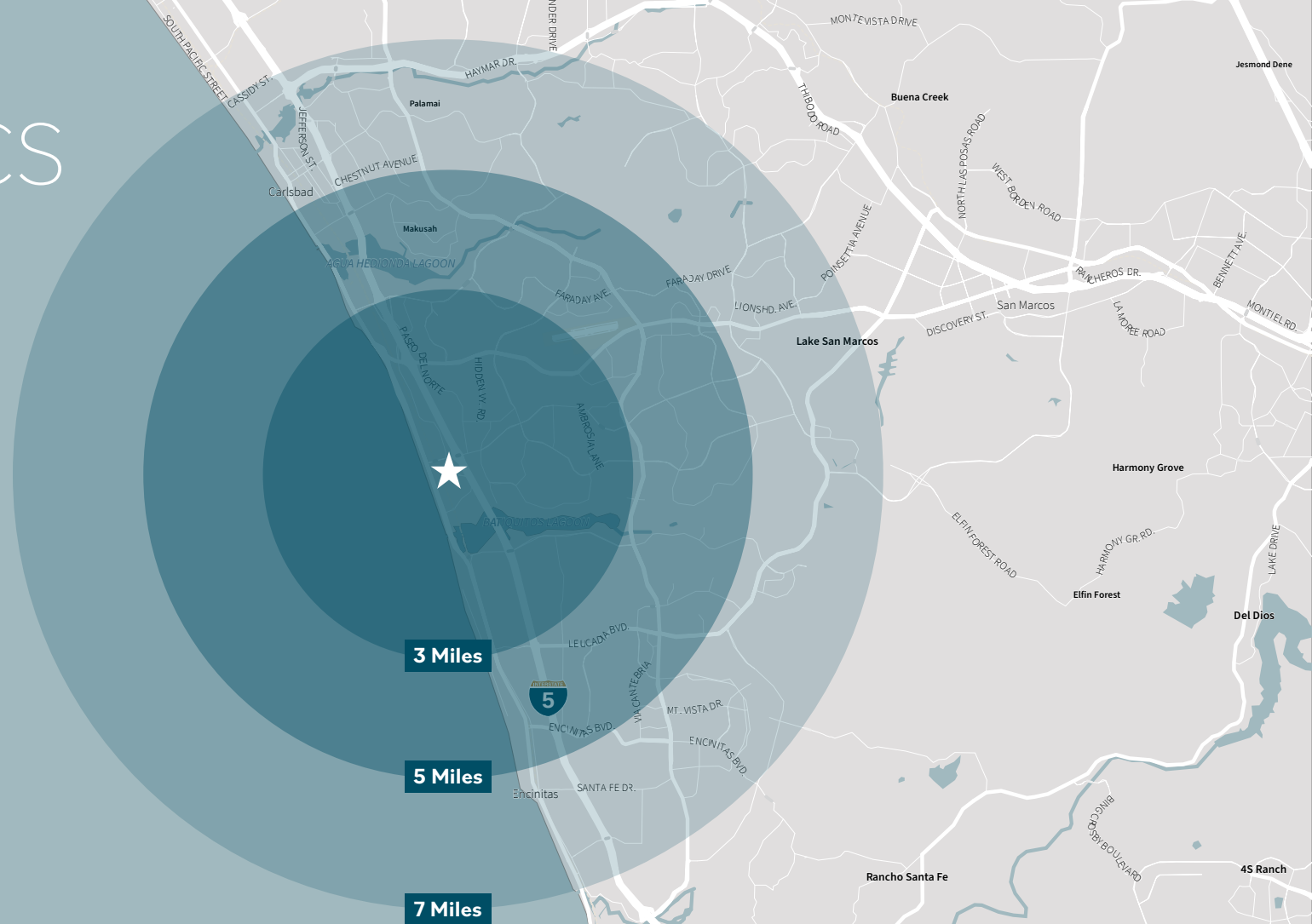
Retail Spending
within 5 miles

151K

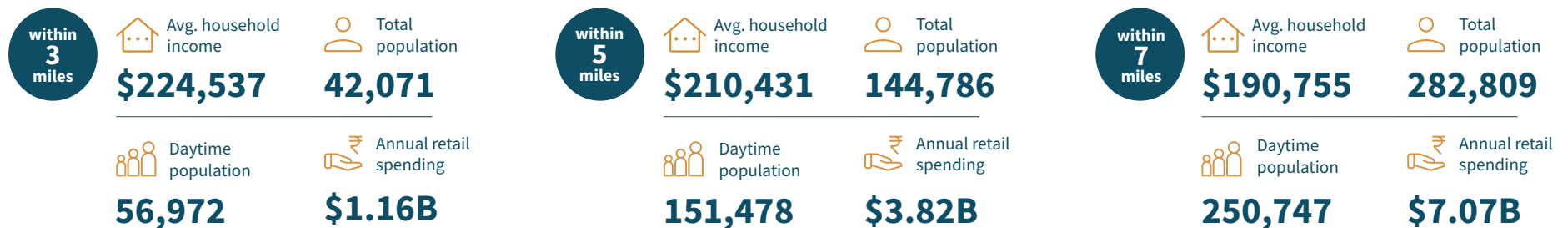
Daytime Population
within 5 miles

50,900

Cars per day/main
and main intersection



Demographics





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FOR MORE INFORMATION, CONTACT

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