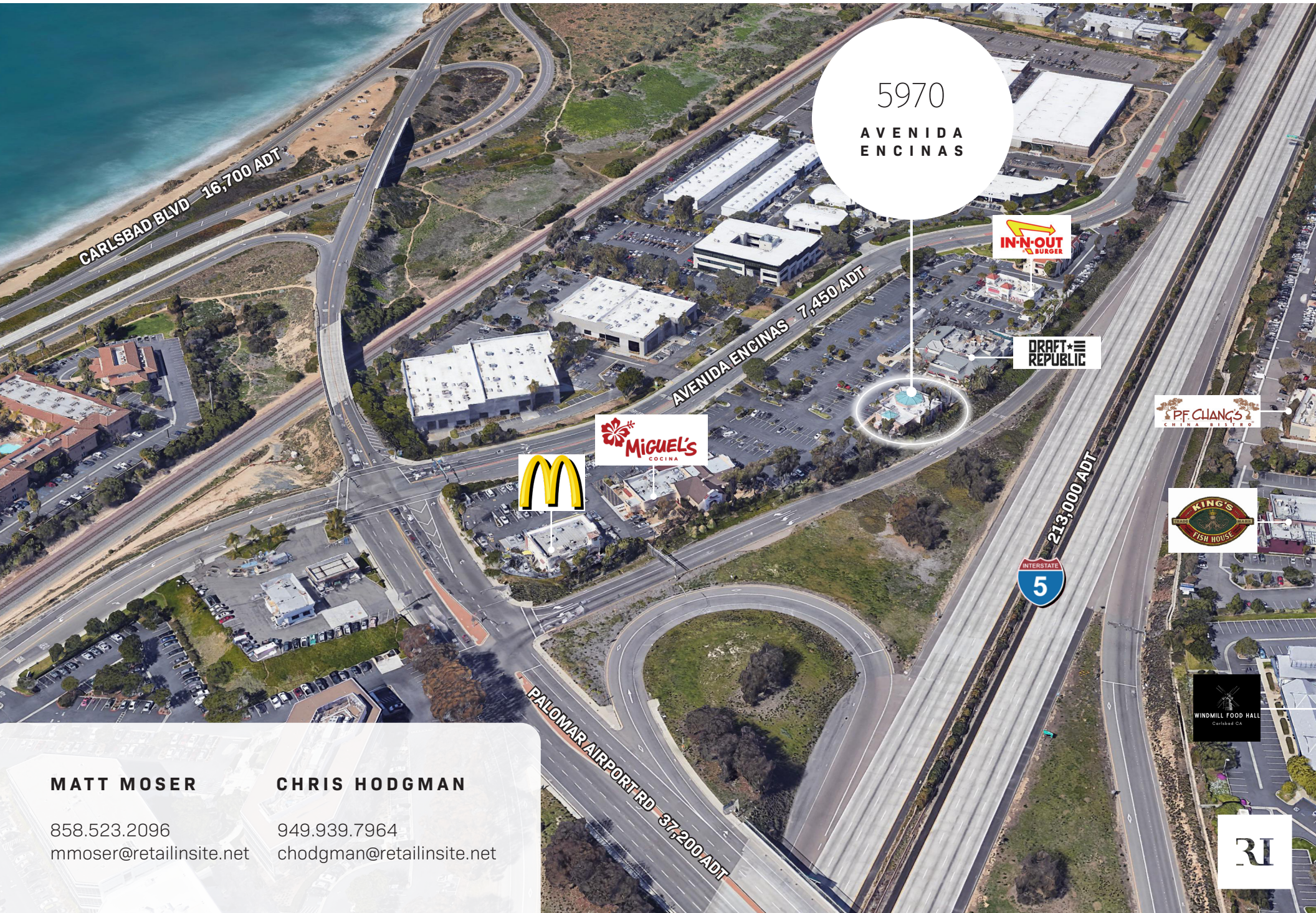


AVAILABLE RESTAURANT SPACE FOR LEASE | 5970 AVENIDA ENCINAS, CARLSBAD



5970
AVENIDA
ENCINAS



CARLSBAD BLVD 16,700 ADT

AVENIDA ENCINAS 7,450 ADT

213,000 ADT
INTERSTATE 5

PALOMAR AIRPORT RD 37,200 ADT



MATT MOSER

858.523.2096
mmoser@retailinsite.net

CHRIS HODGMAN

949.939.7964
chodgman@retailinsite.net



CARLSBAD, CA

The City of Carlsbad is located on the coastline of North County San Diego. With over 7-miles of coastline and some of the best schools in San Diego County, Carlsbad is a high-demand residential market. The recent increase of commercial development in Carlsbad continues to fuel the increase of new retail and better food.





5970

A V E N I D A E N C I N I A S

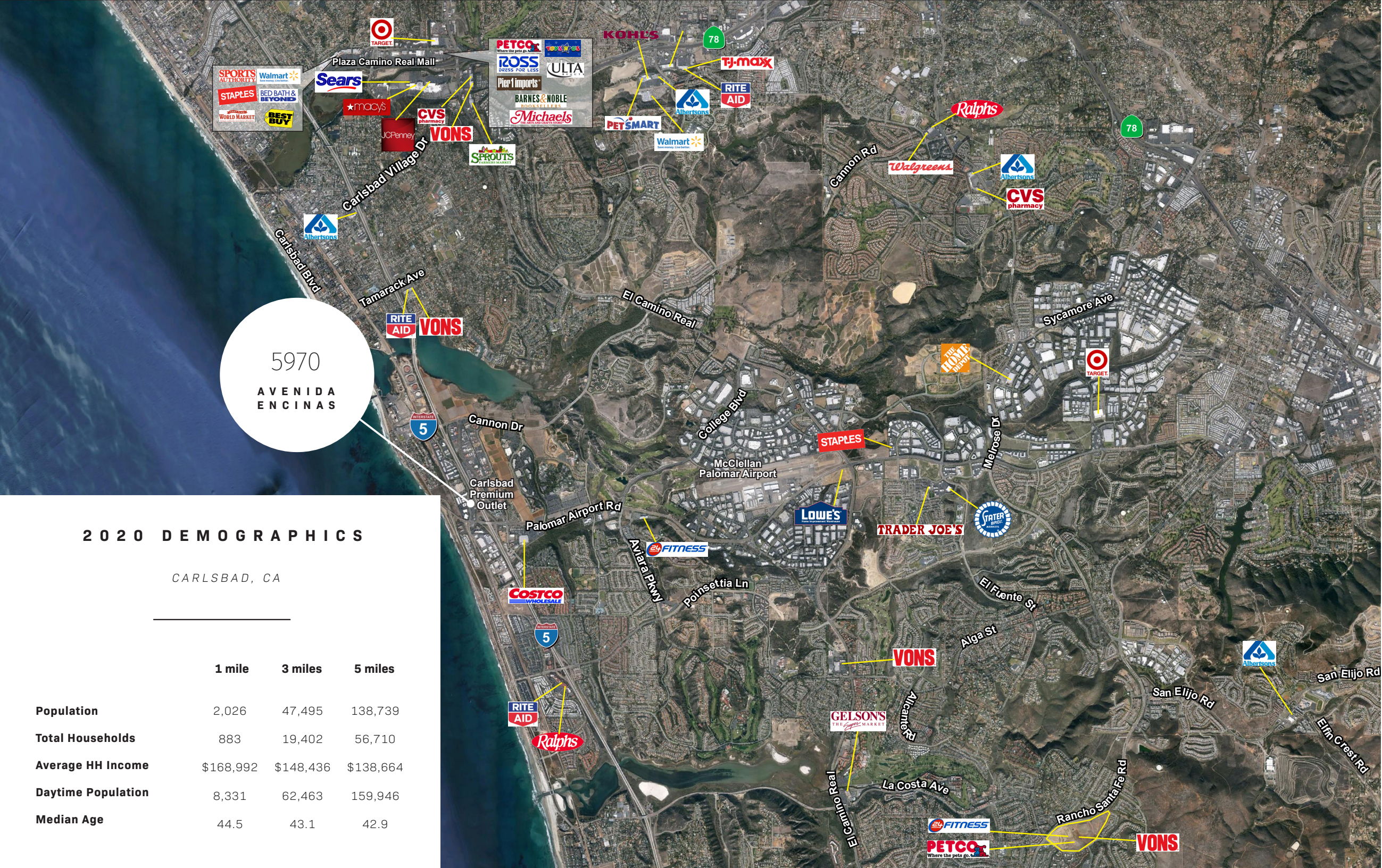
-**3,885** square feet available

-Freeway-visible, **rare restaurant opportunity** in the highly sought-after coastal community of Carlsbad, CA

-Property is situated at the northwest corner of Palomar Airport Road and Avenida Encinas; offering **easy access** to the heavily trafficked I-5 freeway ($\pm 213,000$ ADT)

-Lot offers **ample parking**

-Within close proximity to Carlsbad Village, the Flower Fields, Carlsbad Premium Outlets, Legoland, and many other tourist attractions



5970
AVENIDA
ENCINAS

2020 DEMOGRAPHICS

CARLSBAD, CA

	1 mile	3 miles	5 miles
Population	2,026	47,495	138,739
Total Households	883	19,402	56,710
Average HH Income	\$168,992	\$148,436	\$138,664
Daytime Population	8,331	62,463	159,946
Median Age	44.5	43.1	42.9



RI RETAIL INSITE

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A V E N I D A E N C I N A S

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

