

1040 Carlsbad Village Dr, Carlsbad, CA 92008

**FLOCKE &  
AVOYER**  
Commercial Real Estate

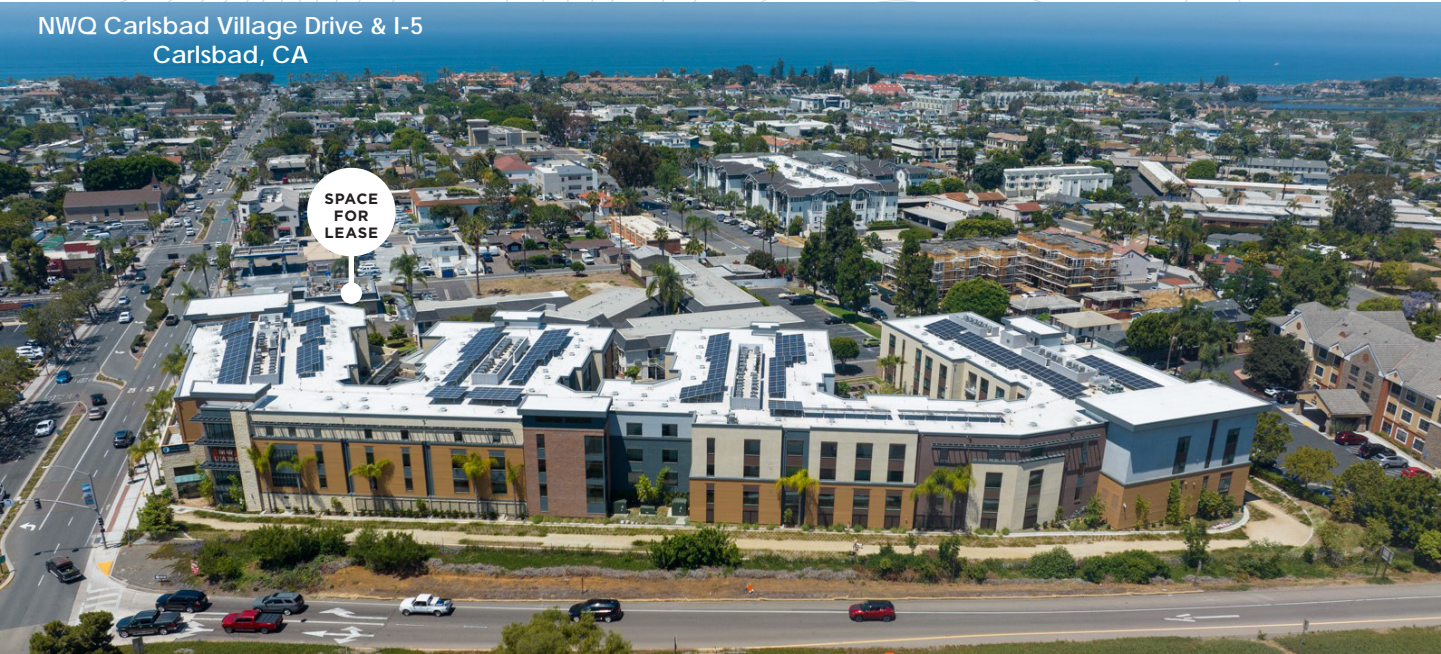
THE  
LOFTS

*at Carlsbad Village*

# ±1,622 SF Retail/Restaurant Space for Lease in the heart of Downtown Carlsbad

Join Lourdes Mexican Food, The Village Animal Hospital and F45

NWQ Carlsbad Village Drive & I-5  
Carlsbad, CA





at Carlsbad Village

Experience the idyllic location Carlsbad Village, CA. Near top employers like RQ Construction and Miracosta College, but also blocks away from restaurants, hiking trails, and landmarks such as LEGOLAND California.



# The Property

1040  
Carlsbad  
Village Dr.  
Carlsbad,  
CA 92008

±1,622 SF Restaurant / Retail Space for Lease  
with Large Patio for Outdoor Dining

New Mixed Use Development

Highly Visible from I-5 Fwy

106 Upscale Residential Directly Above

Strategically Positioned to Offer Convenient  
I-5 Freeway Access

Located Along the Main Corridor of  
Carlsbad Village

3 Minutes Away from the State Beach

The Lofts at Carlsbad Village offers unparalleled opportunities.

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PACIFIC OCEAN



ARMY & NAVY ACADEMY

BUENA VISTA LAGOON

CARLSBAD VILLAGE DR

156 RESIDENTIAL UNITS IN PLANNING

FOR LEASE 1,622 SF

211,827  
I-5 AND CARLSBAD VILLAGE DR. INTERSECTION CARS PER YEAR

I-5 SOUTH OFF RAMP

Easy and convenient freeway access.

Walk, bike or drive to near by shopping, dining, and entertainment.

106 On-site residents have immediately accessible to ground level retail.

Additional 156 on-site residential unit in planning.

Carlsbad Village is strategically located to draw shoppers from the affluent and densely populated Southern California coast. Conveniently situated at the intersection of Interstate 5 and Carlsbad Village Drive, this space has exceptional exposure to more than 21,000 vehicles per day.

It also boasts more than 103,830 daytime employees within a 5 mile radius and has something for everyone.



**192,640**  
Estimated Population

**11,902**  
Businesses

**94,001**  
Employees

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.

# Key Trade Area Demographics

## PROPERTY INFORMATION

Address: 1040 Carlsbad Village Dr  
Total SF: 1,723 SF  
Seeking: Restaurant / Retail

## TRADE AREA PROFILE - 5 MILE RADIUS

2023 Population: 192,640  
2023 Households: 71,417  
2023 Average Household Income: \$108,114  
2023 % Pop w/ Bachelor's Degree or Higher: 43%  
2023 Owner Occupied Median Home Value: \$771,492

## NEARBY ATTRACTIONS

- 1 The Shoppes at Carlsbad
- 2 California Watersports
- 3 Gemological Institute of America
- 4 LEGOLAND
- 5 Carlsbad Outlet
- 6 The Flower Fields



## WORLD CLASS GOLF COURSES

- 1 The Crossings Golf Course
- 2 Rancho Carlsbad Golf Club
- 3 Aviara Golf at Park Hyatt Resort
- 4 Omni La Costa Golf Course



# Prime Restaurant / Retail Location

Great Visibility  
Easy Freeway Access



For Lease  
±1,622 SF

26,307 Carlsbad Village Drive  
West Bound Cars Per Day

26,307 Carlsbad Village Drive  
East Bound Cars Per Day

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## Site Plan



# 156 Residential Units

In Planning



# Hospitality & Leisure

DID YOU KNOW...

Carlsbad is #9 on the List for West Coast Cities That Need to Be On Everyone's 2020 Bucket List

The Travel, 2019



 4,375  
Hotel Rooms

 38  
Hotel Rooms

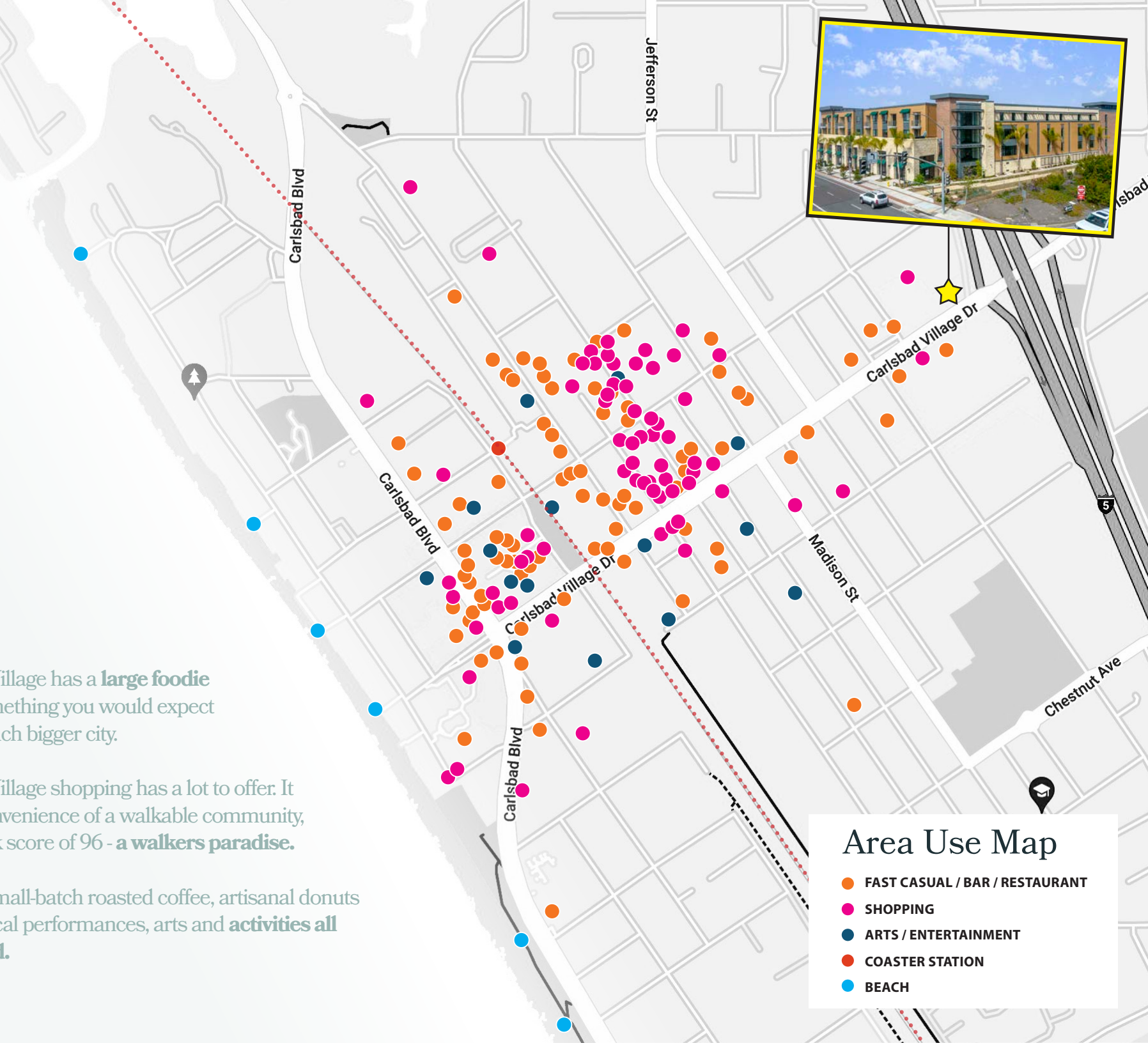
 +3.5M  
Annual Visitors

 +13,330  
Employees

Carlsbad Village has a **large foodie scene**, something you would expect out of a much bigger city.

Carlsbad Village shopping has a lot to offer. It has the convenience of a walkable community, with a walk score of 96 - **a walkers paradise.**

Get your small-batch roasted coffee, artisanal donuts or enjoy local performances, arts and **activities all year round.**



**Area Use Map**

- FAST CASUAL / BAR / RESTAURANT
- SHOPPING
- ARTS / ENTERTAINMENT
- COASTER STATION
- BEACH

1040 CARLSBAD VILLAGE DR. CARLSBAD, CA 92008



THE  
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90

## Walker's Paradise Daily Errands Do Not Require a Car



1040 Carlsbad Village Drive is a 11 minute walk from the COASTER at the Carlsbad Village Station stop.



This location is in Carlsbad. Nearby parks include Community Center Park, Holiday Park and Brierly Field.

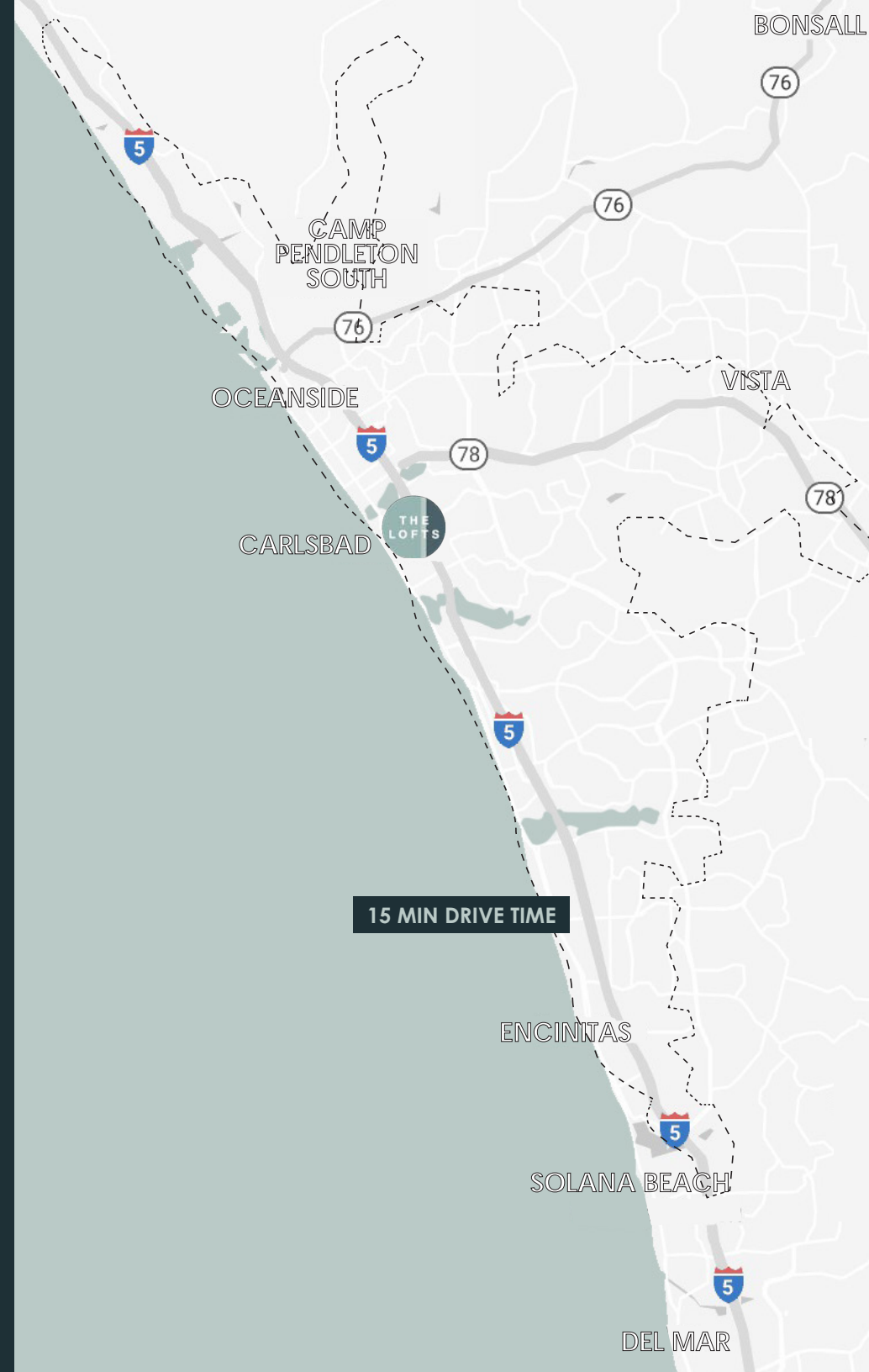
### Year Round Events in Carlsbad

- Village Voices
- CVA Village Clean-Up
- Volunteer Open House
- Heart of the Village Blood Drive
- Hearts of Carlsbad Village
- Pop Up Art Exhibit
- Mother's Day Sip N Shop
- Annual Art in the Village
- Flicks at the Fountain
- Taste of Carlsbad Village
- Small Business Saturday
- Holiday Makers Market
- Merry Melodies in the Village





Demos - 15 Minute Drive Time



A scenic coastal community, Carlsbad is a beach community with strong tourism and hospitality industry.

7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants.



Within 15 Minutes...





For leasing details, contact us today.




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