



Retail Opportunity at **Loker Business Center**

2708 Loker Ave W, Carlsbad, CA 92010

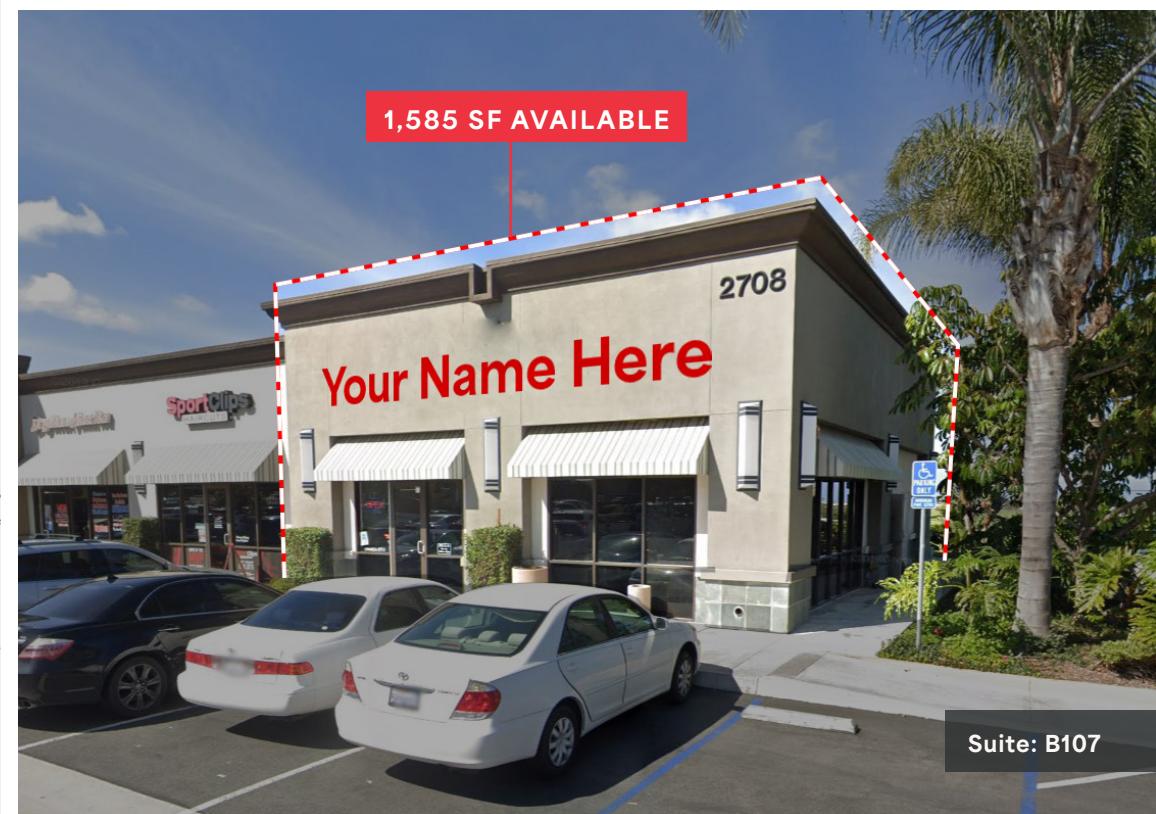
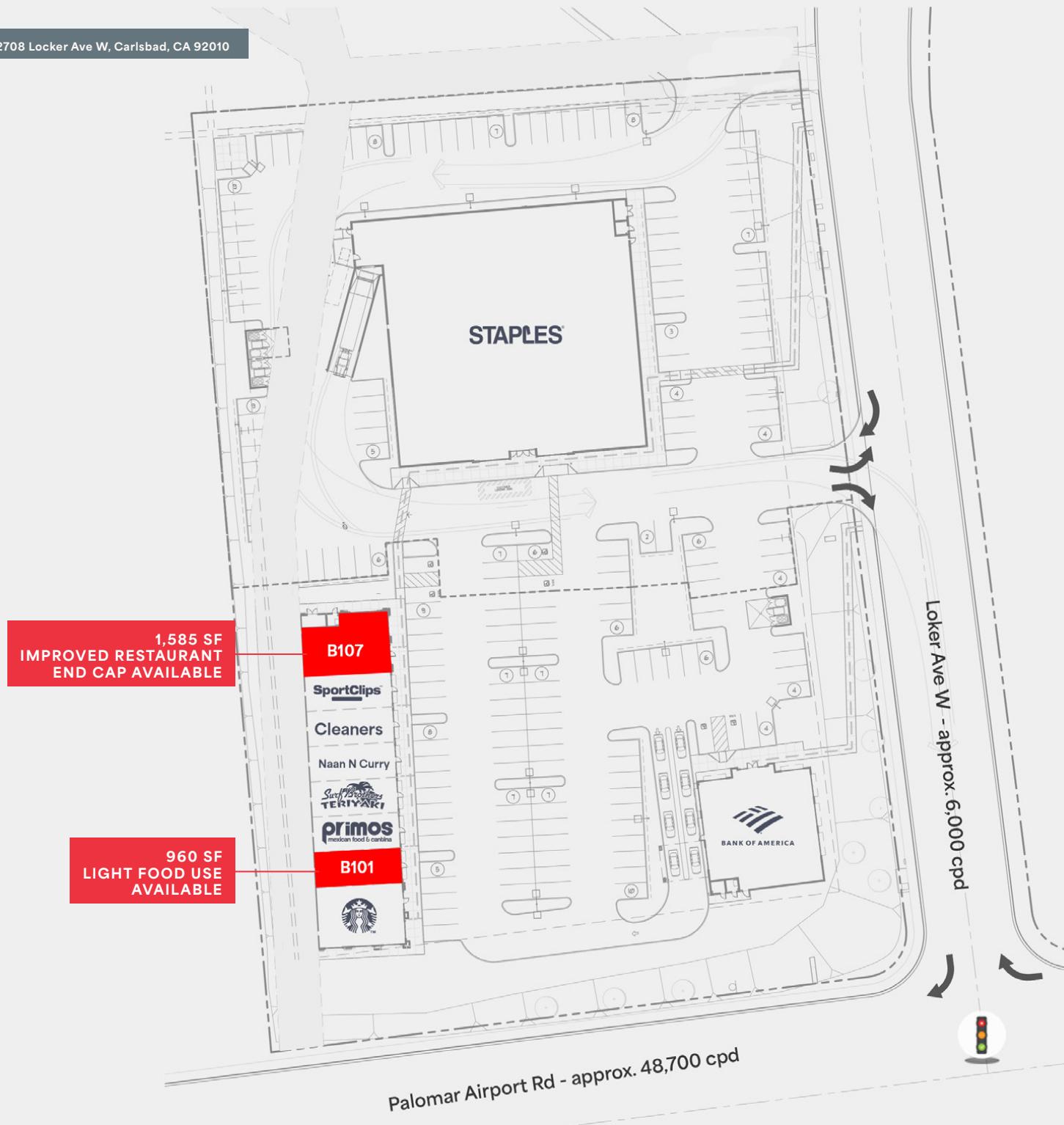
960 SF - 1,585 SF

Improved Restaurant & Light Food Use Available

FOR LEASE

SRS REAL ESTATE PARTNERS | SOLANA BEACH





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Strategically located along established top performing retail arterials, with many national retailers immediately adjacent

Dense population & strong daytime population (over 226,000 population within 3 miles radius)

Well above average demographics with average household incomes of \$179,000+ within a 3 mile radius

Rare retail opportunity in the heart of Carlsbad/Bressi Ranch trade area

Unparalleled visibility to one of San Diego County's busiest commuter corridors

Area Profile

Located in Carlsbad, known as the **“The Village by the Sea.”**

Carlsbad offers a beach community with diverse beach community with antique stores, boutiques, sidewalk cafes, local businesses and a strong workforce.

Nestled near affluent residential areas, pristine beaches, and vibrant lifestyle destinations makes this location exceptionally attractive to employees. Carlsbad boasts a median household income of about \$139K and a population density of over 3,000 people per square mile.



Site
2708 Loker Ave W
Carlsbad, CA 92010

Nearby Schools

- 1 PACIFIC RIM ELEMENTARY SCHOOL
- 2 AVIARA OAKS ELEMENTARY SCHOOL
- 3 PACIFIC RIDGE SCHOOL

Nearby Attractions

- 1 CARLSBAD PREMIUM OUTLETS (92 RETAILERS)
- 2 THE FLOWER FIELDS OF CARLSBAD
- 3 MUSEUM OF MAKING MUSIC
- 4 SEA LIFE AQUARIUM
- 5 LEGOLAND
- a OMNI LA COSTA GOLF / OMNI RESORTS HOTEL
- b AVIARA GOLF CLUB / PARK HYATT AVIARA HOTEL
- c THE CROSSING AT CARLSBAD

Surrounding Area

- 1 **THE ISLAND AT CARLSBAD:** Allen's New York Pizza, Carlsbad Center for Integrative Medicine, Carlsbad Dental, Associates, Croutons, Derrington Orthopedics, Dr. Ida Alfonso, El Cubano, Fit Body Boot Camp, Gracie Barra Jiu Jitsu, J-Box Sushi, Jose's Taco Shop, Nails.com, Ocean Day Spa, Optometrist, PCMD Neurology, Punjabi Tandoor, Quantum Functional Medicine, Savory Grill, Steez Fine Barbering, Studio Barre, The Breakfast Mug, The Morning Grove
- 2 **PALOMAR AIRPORT:** ~3,743 passengers (2024)
- 3 **PALOMAR COMMONS:** Carlsbad Dental Arts, Cherry Wine, Chiptole, Five Guys, Gel Touch Nails, Jersey Mike's, Kabob Lounge, Lowe's, Noodles & Company, Panera Bread, Roosters, Shell, The UPS Store
- 4 **LOKER RETAIL CENTER:** Starbucks, Bank of America, Primos Mexican Food, Surfbrothers Teriyaki, Sportclips
- 5 **LIFT:** 52,428 SF Mixed-Use Office & Retail; Eureka! and Del Lusso's
- 6 **KENSINGTON AT THE SQUARE:** 125 Townhome
- 7 **THE SQUARE AT BRESSI RANCH:** Sprouts, CVS Pharmacy, BevMo, Bird Rock Coffee, Mendocino Farms, Richard Walker's, Panini Kabob, Casero Taqueria, Corner Pizza, Gami Sushi, Giaola Italian Kitchen, Tabu Shabu, Torsap Thai, Ebullition Brew Works, F45 Training, Yoga Six, Mission Federal Credit Union, Smiles for Health Dentistry, KBS Golf Experience, Ocean Eyes Optometry
- 8 **BRESSI RANCH VILLAGE CENTER:** Stater Bros., Trader Joe's, Tommy V's, Luna Grill, Rubio's, Panda Express, Menchie's, Board & Brew, Peet's, Tandoori Guys, Fish District, Main Chick Hot Chicken, Pearl Health, NuSpine Chiropractic, Gateway Dental, European Wax Center, Supercuts, Happiness Nails, Premiere Cleaners, Unleashed by Petco, Verizon, Bravo Jewelers, Bloom, Hooked on Poke, Twig Salon, Postal Annex, Chase Bank
- 9 **PLAZA PASEO REAL:** Vons, Cinepolis, Beach Plum Kitchen, Black Rail Kitchen + Bar, Los Tacos, La Costa Coffee Roasting, Inglourious Bagels, Jersey Mike's, Banfield Pet Hospital, Beyond Vision Center, Breathe Degrees, Carbon Health, Club Pilates, Color Nails & Spa, Full Smile Orthodontics, LaserAway
- 10 **WESTBLUFF PLAZA:** Ignite Bistro & Wine Spot, Subway, Peking Garden, Domino's, Union Bank, Bank of America, State Farm Insurance, KUMON, La Costa Chiropractic, Stehly Farms Market



Demographics

*Source: esri

ONE MILE

POPULATION / 3,240
AVG HH INCOME / \$225,318
TOTAL DAYTIME POPULATION / 14,368
Workers / 12,935
Residents / 1,433
MEDIAN AGE / 40

THREE MILE

POPULATION / 72,147
AVG HH INCOME / \$179,027
TOTAL DAYTIME POPULATION / 106,454
Workers / 69,587
Residents / 37,220
MEDIAN AGE / 46

FIVE MILE

POPULATION / 251,167
AVG HH INCOME / \$173,515
TOTAL DAYTIME POPULATION / 272,694
Workers / 149,026
Residents / 123,668
MEDIAN AGE / 42

Top ten employers

- 1. VIASAT INC. 2,481 employees
- 2. LEGOLAND CALIFORNIA 2,300 employees
- 3. THERMO FISHER SCIENTIFIC 4,500 employees
- 4. OMNI LA COSTA RESORT AND SPA 1,300 employees
- 5. CARLSBAD UNIFIED SCHOOL DISTRICT 1,092 employees
- 6. TAYLORMADE GOLF COMPANY 960 employees
- 7. CITY OF CARLSBAD 748 employees
- 8. NORTEK SECURITY CONTROL 637 employees
- 9. HM ELECTRONICS 571 employees
- 10. GEMOLOGICAL INSTITUTE OF AMERICA 555 employees



Retail Opportunity at Loker Business Center

For Leasing Information Contact

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