

2822

STATE STREET

CARLSBAD, CA 92008

AVAILABLE

SITE



FLOOR PLAN

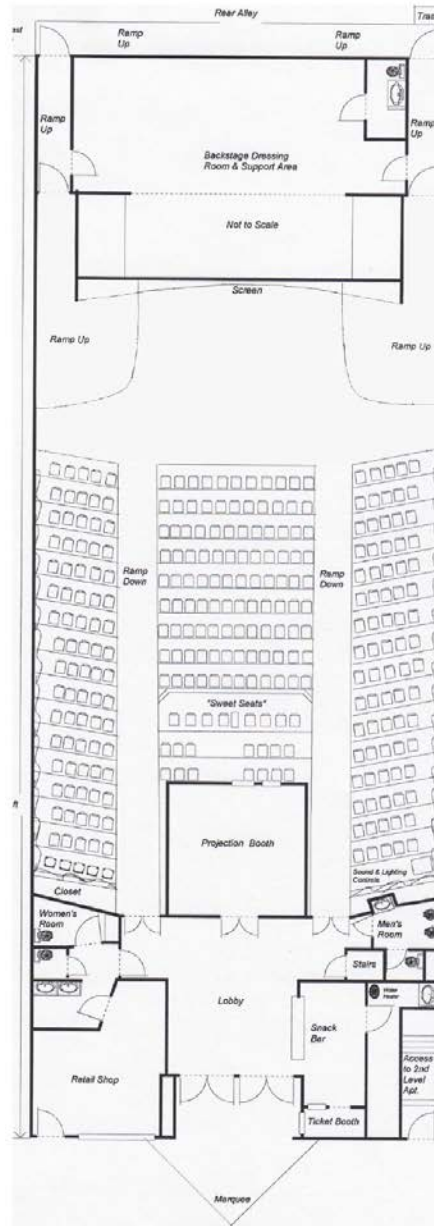
01 THE PROPERTY

Availability

- ◆ 8,843 SF Available
- ◆ Coastal Retail Space

Features

- ◆ Directly Across from Carlsbad Village COASTER Stop
- ◆ Heart of Carlsbad Village



1ST FLOOR - 6,905 SF



2ND FLOOR - 1,938 SF

02 AMENITIES

DOWNTOWN CARLSBAD AERIAL



Carlsbad Village is a walkable downtown hub with local boutiques, diverse dining, and direct beach access.



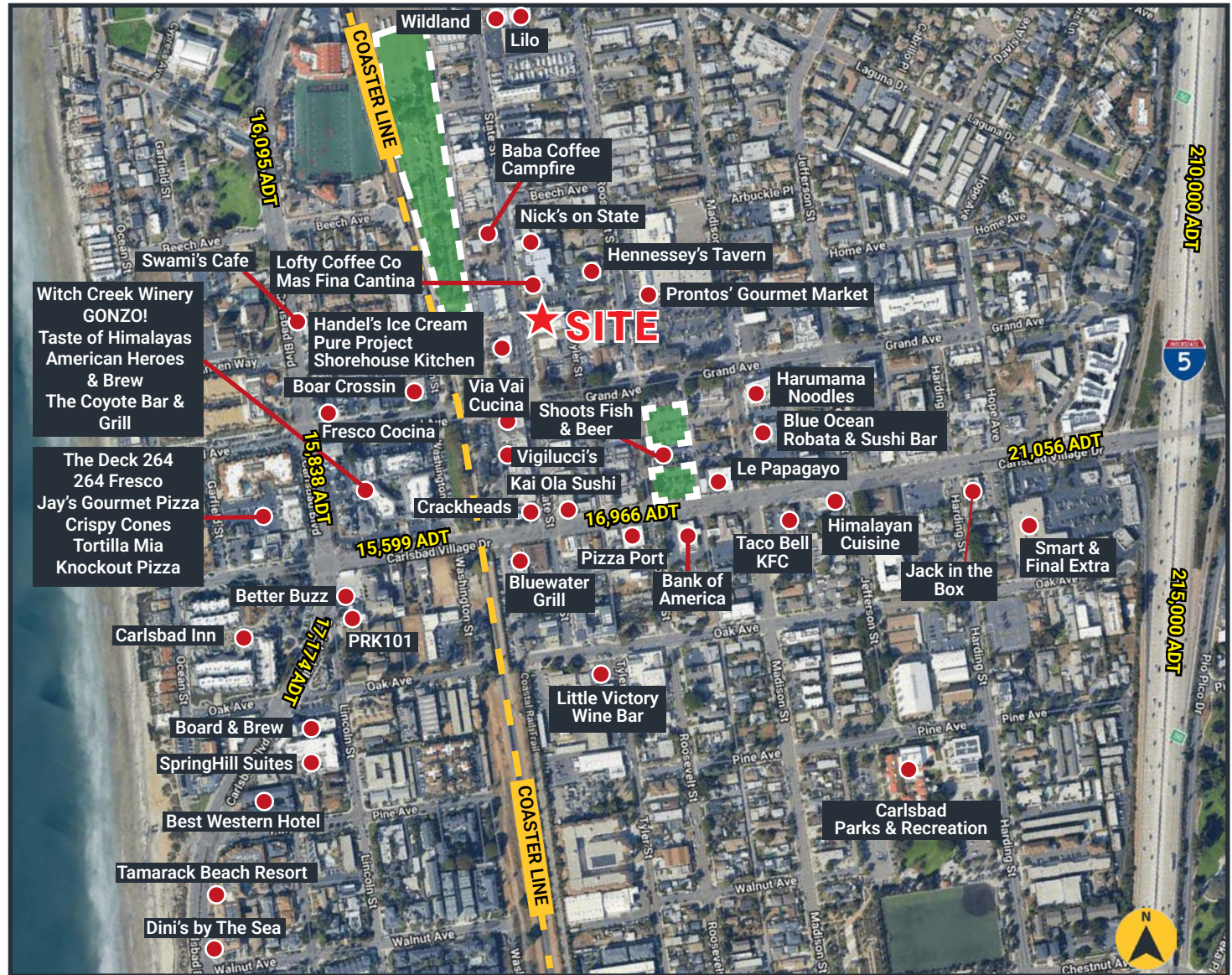
Easily accessible from I-5 via the Carlsbad Village Drive exit.



Served by the COASTER train station in the heart of the village.



Carlsbad Village offers over 100 unique shops and a variety of eateries around State Street and Grand Avenue.



Free City Parking
(*As well as ample street parking)



03

NEIGHBORHOOD

Carlsbad is the ultimate coastal playground, embodying the Southern California Lifestyle. The beachside and coastal community is the ideal place to unwind, shop, and explore the culinary scene.

JOIN



COASTAL SAN DIEGO | CARLSBAD, CA



POPULATION

1 mile: 12,643
3 miles: 68,549
5 miles: 168,090



DAYTIME POPULATION

1 mile: 7,100
3 miles: 31,425
5 miles: 96,992



AVERAGE HH INCOME

1 mile: \$136,567
3 miles: \$147,968
5 miles: \$144,617



AVERAGE HH SIZE

1 mile: 2.11
3 miles: 2.36
5 miles: 2.48



CARLSBAD TOURISM

4M+
ANNUAL VISITORS



1.7B
VISITOR SPENDING



\$34M
HOTEL & SALES
TAX REVENUES



19K
TOTAL JOBS



4.7K+
HOTEL ROOMS NIGHTS



993K
ANNUAL COASTER
PASSENGERS



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles		2025 INCOME	1 Miles	3 Miles	5 Miles
2025 Estimated Population	12,643	68,549	168,090		Estimated Average Household Income	\$136,567	\$147,968	\$144,617
2030 Projected Population	12,784	68,126	164,594		Estimated Median Household Income	\$106,597	\$110,980	\$113,125
2020 Census Population	12,479	68,040	167,311		Estimated Per Capita Income	\$63,940	\$62,278	\$57,296
2010 Census Population	12,237	64,276	158,743					
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.4%		2025 EDUCATION (AGE 25+)			
2025 Median Age	40.5	40.5	40.0		Estimated Elementary (Grade Level 0 to 8)	4.3%	5.0%	5.8%
					Estimated Some High School (Grade Level 9 to 11)	1.1%	3.5%	4.0%
HOUSEHOLDS					Estimated High School Graduate	13.5%	14.2%	15.7%
2025 Estimated Households	5,911	28,808	65,569		Estimated Some College	21.7%	21.7%	22.1%
2030 Projected Households	5,956	28,657	64,488		Estimated Associates Degree Only	8.3%	7.3%	8.2%
2020 Census Households	5,583	27,906	63,724		Estimated Bachelors Degree Only	32.2%	29.9%	27.6%
2010 Census Households	5,341	25,938	59,840		Estimated Graduate Degree	19.0%	18.4%	16.6%
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	-0.3%					
Historical Annual Growth 2010 to 2025	0.7%	0.7%	0.6%		2025 BUSINESS			
					Estimated Total Businesses	1,256	4,508	9,791
2025 RACE AND ETHNICITY					Estimated Total Employees	7,100	31,425	96,992
Estimated White	67.6%	64.8%	59.8%		Estimated Employee Population per Business	5.7	7.0	9.9
Estimated Black or African American	1.6%	2.7%	3.8%		Estimated Residential Population per Business	10.1	15.2	17.2
Estimated Asian & Pacific Islander	6.0%	7.3%	9.0%					
Estimated American Indian & Native Alaskan	1.1%	1.0%	1.1%					
Estimated Other Races	23.7%	24.3%	26.3%					
Estimated Hispanic	27.9%	28.4%	31.2%					

Source: Sites, USA, 2010 - 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups