

RETAIL & RESTAURANT FOR LEASE

±1,299 - 1,994 SF

Marja Acres

4615-4625 GARDEN HILL LOOP
CARLSBAD, CALIFORNIA 92008



Building A Conceptual Rendering



NEWMARK | PACIFIC



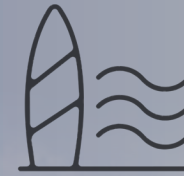
New Retail Development
Coming Soon

Marya Acres

CARLSBAD, CALIFORNIA



Walkable community that provides pedestrian connections between neighborhoods – encouraging less time spent in the car



Ideal for neighborhood-serving retail and restaurants that promotes the small-scale, coastal ambiance of the region



Community oriented amenities such as outdoor gathering spaces, dog park and community garden that foster healthy life style



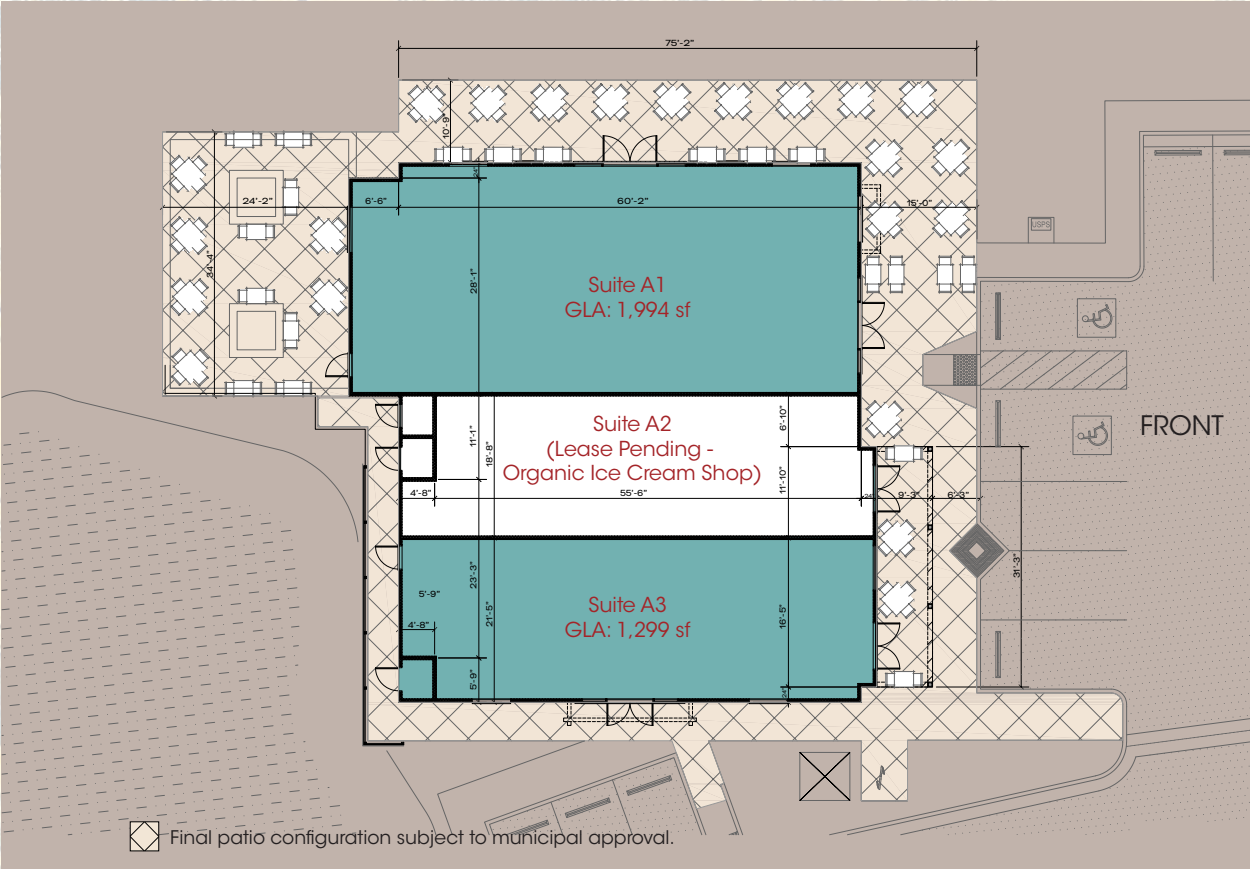
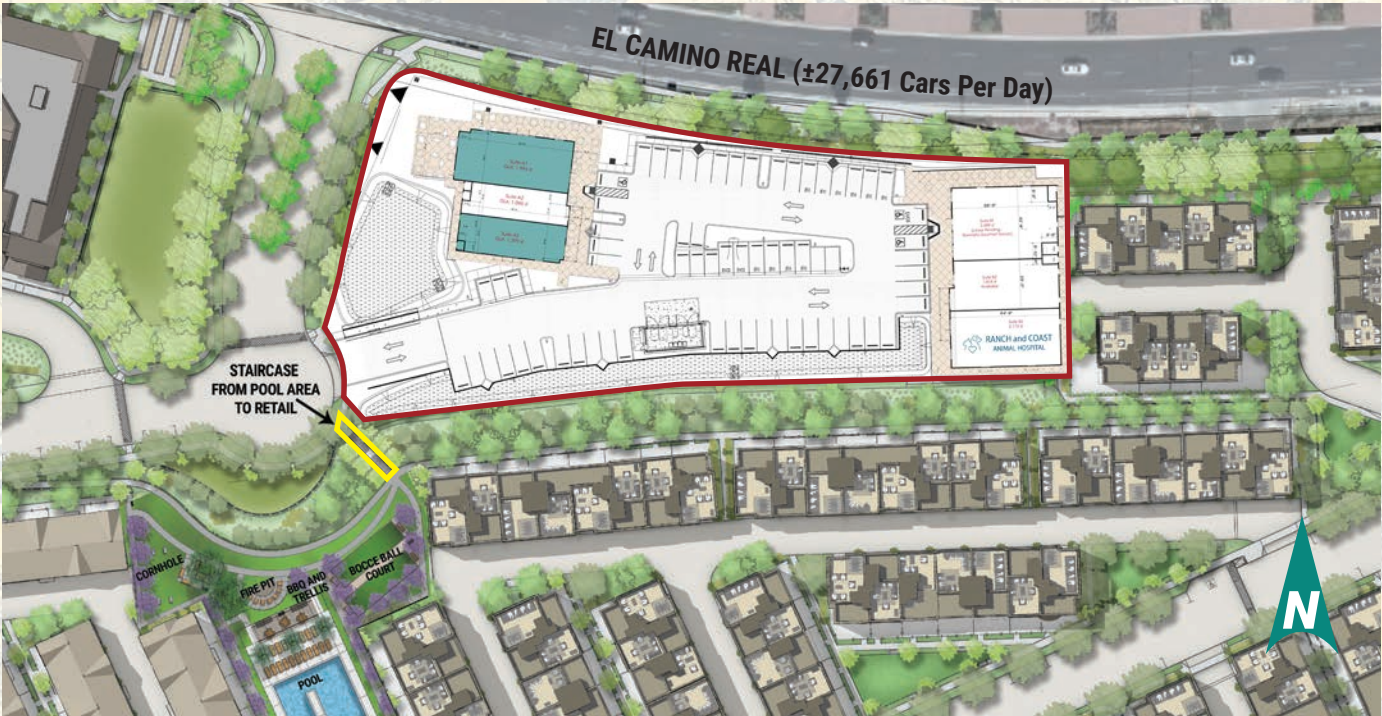
Diversity of housing types and attainably priced homes: 248 Townhomes by KB Homes and 47 Senior Affordable Residential Units by USA Properties. Full build out anticipated by 2027.



PRELIMINARY ELEVATIONS & FLOOR PLAN

BLDG A - 4615 Garden Hill Loop
1,299 sf - 1,994 sf AVAILABLE

Restaurant

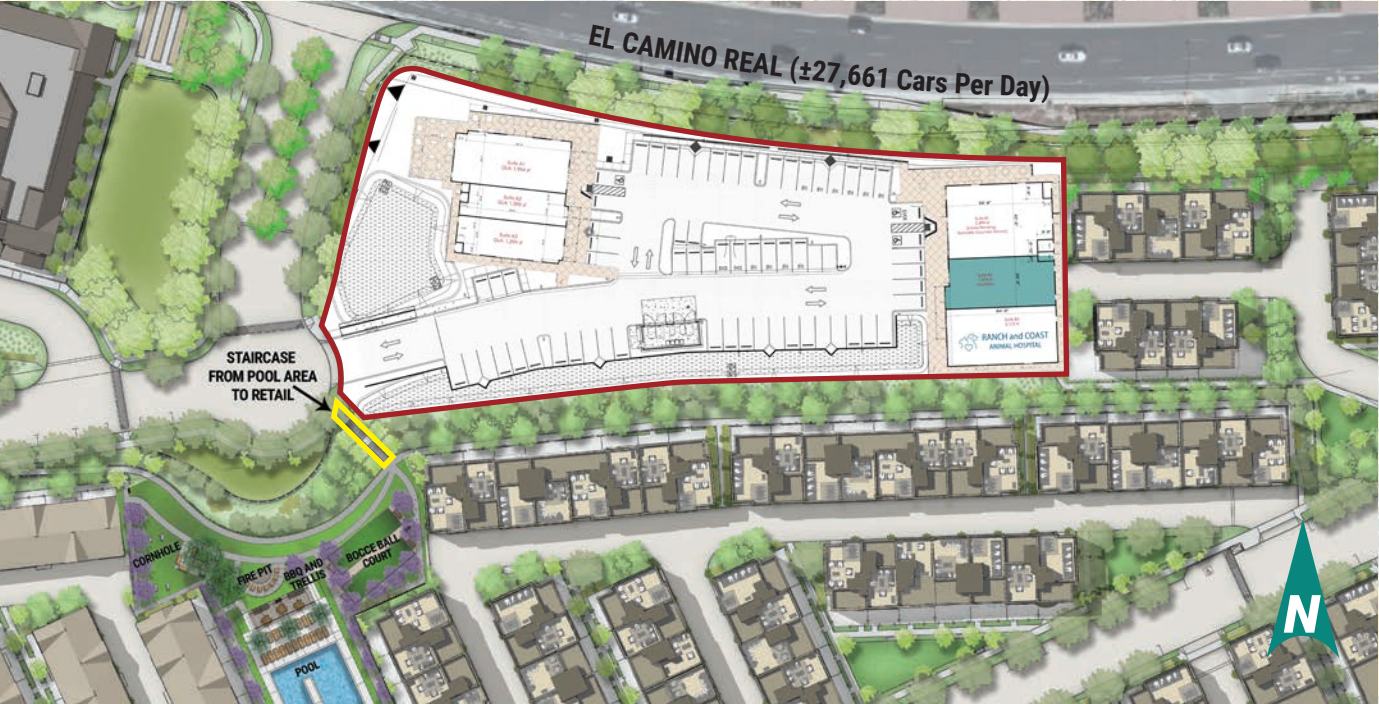


All proposed renderings, photographs, and/or floor plan are for illustrative purposes only, and do not represent actual equipment and/or furnishings available. Broker and Prospective Tenant to verify existing fixtures and equipment. All sign renderings and floor plans are provided with the understanding that the Landlord and Newmark makes no representation as to its accuracy and recipient should verify existing conditions in the field.

PRELIMINARY ELEVATIONS & FLOOR PLAN

BLDG B - 4625 Garden Hill Loop
1,818 sf AVAILABLE

Retail/Medical



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TRADE AREA



PACIFIC OCEAN



CARLSBAD PREMIUM OUTLETS[®]
A SIMON CENTER

COSTCO
WHOLESALE

LEGOLAND
CALIFORNIA

The Crossings at
Carlsbad Golf Course

Marja Acres



The Shops at Robertson Ranch
Proposed 90,000 SQ.FT.
grocery-anchored retail center.

Robertson Ranch Park
Proposed Community Park
offering a sports field, pickleball
and basketball courts, community
garden and playgrounds.

Sage Creek
High School

Calavera
Park

Hope
Elementary

Calavera Hills
Elementary &
Middle Schools

Walmart
Supercentre

KOHL'S
PETSMART

VONS CVS
pharmacy

SPROUTS
FARMERS MARKET
KAHOOTS

macy's JCPenney REGAL
H&M ZARA 24 FITNESS PBC

ACE Hardware Smart & Final

VONS

Jefferson
Elementary

CARLSBAD
VILLAGE

Valley
Middle School
Magnolia
Elementary

Carlsbad
High School

Strawberry
Fields

Car Country
Carlsbad

Carlsbad Flower Fields

Cannon Road

Tamarack Avenue

Kelly
Elementary

El Camino Real

Palomar Airport Road

McClellan-Palomar
Airport

2 MILE RADIUS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	12,997	76,513	217,490
2030 Population	13,375	77,796	220,235
Total Businesses	196	6,402	12,935
Total Employees	738	67,947	124,939
Total Daytime Population	8,986	108,145	239,756
2025 Median Age	45.5	44.3	41.6
HOUSEHOLDS			
2025 Total Households	5,054	31,641	84,799
2025 Average Household Size	2.57	2.39	2.54
2025 Housing Units	5,336	34,062	90,822
Owner Occupied Housing Units	67.7%	53.9%	54.9%
Renter Occupied Housing Units	27.0%	39.0%	38.5%
Vacant Housing Units	5.3%	7.1%	6.6%
2025 Median Home Value	\$1,200,939	\$1,004,537	\$952,227
INCOME			
2025 Average Household Income	\$190,660	\$159,770	\$152,730
<\$15,000	4.5%	5.5%	4.7%
\$15,000 - \$24,999	1.9%	4.2%	3.9%
\$25,000 - \$34,999	2.6%	4.1%	4.6%
\$35,000 - \$49,999	5.4%	5.9%	7.0%
\$50,000 - \$74,999	9.1%	11.3%	12.3%
\$75,000 - \$99,999	9.0%	11.0%	11.5%
\$100,000 - \$149,999	15.6%	17.0%	18.3%
\$150,000 - \$199,999	17.5%	15.9%	14.1%
\$200,000+	34.5%	25.1%	23.7%
2025 Median Household Income	\$154,166	\$118,260	\$112,451
2025 Per Capita Income	\$73,631	\$65,927	\$59,570

Source: ESRI

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