

Restaurant | Retail | Office

Carlsbad

# WEST BLUFF PLAZA



 30,975 CPD

EL CAMINO REAL

Northeast Corner of El Camino Real and Alga Road | CARLSBAD

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES



# The Property



Strong traffic counts with a combined total of over 70,000 CPD



Restaurants, retail, and office space available



Excellent access from 3 streets



Signalized Intersection

# Site Plan



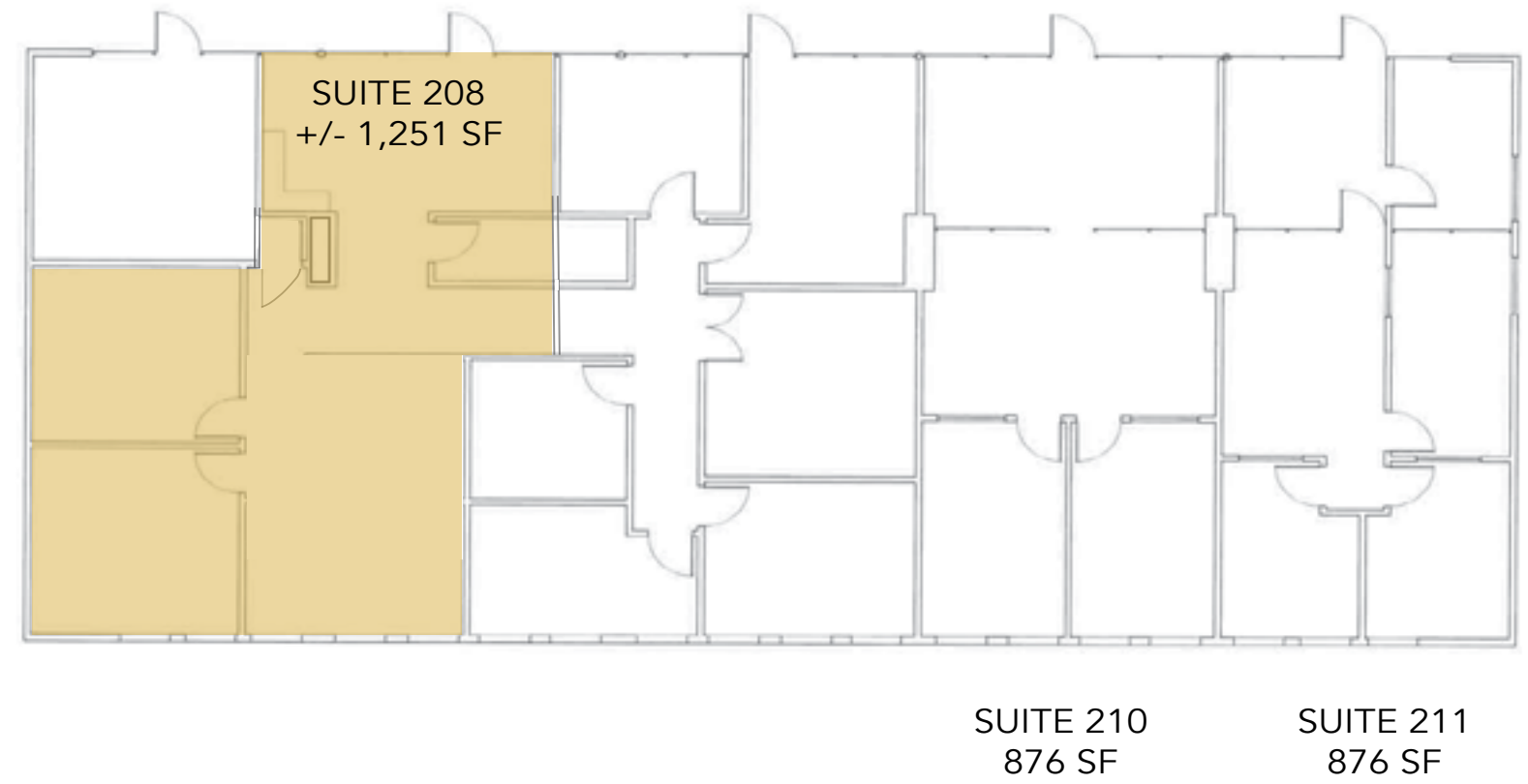
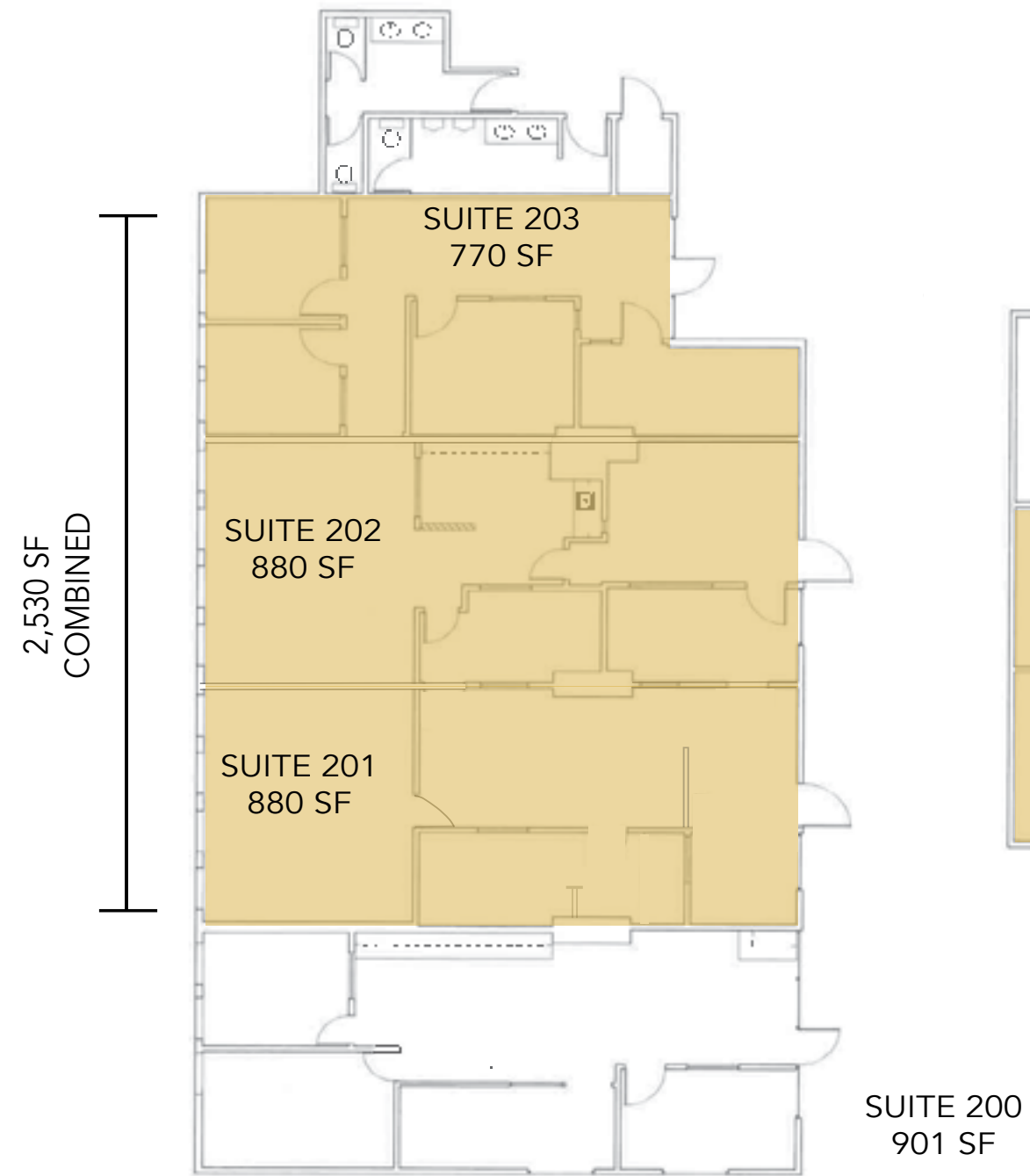
SUITE	TENANT / AVAILABLE
Freestanding	Union Bank
Freestanding	Alejandra's Cantina
Freestanding	Kiosk
Freestanding	Chase Bank
Freestanding	Shoe Repair
Suite A	Dominos Pizza
Suite B	Valerie's Taco Shop

SUITE	TENANT / AVAILABLE
Suite C	La Costa Massage
Suite D	Aviara Animal Hospital
Suite E	Donut Shop
Suite F & G	La Costa Chiropractic
Suite H & I	Earthwise Pet Supply
Suite J	Jazzercise

SUITE	TENANT / AVAILABLE
Suite K	Chin's Gourmet
Suite L	Yogurt Shack
Suite M	RejuvCryo & Wellness
Suite O	Dentist
Suite 100	Subway
Suite 101	Orthodontics
Suite 104/105/106	Aqua Paradise Jacuzzis

SUITE	TENANT / AVAILABLE
Suite 107	Tutu School
Suite 108	Dentist
Suite 109	OsteoStrong
Suite 110	Allstate Insurance
Suite 111	iTAN Tanning Salon

SUITE	TENANT / AVAILABLE
Suite 200	Kumon
Suite 201	Available (880 SF)
Suite 202	Available (880 SF)
Suite 203	Available (770 SF)
Suite 205	Family & Marriage Counseling
Suite 208	Available (+/- 1,251 SF)
Suite 210	The Perfect Workout
Suite 211	State Farm Insurance



① SECOND FLOOR PLAN

# The Neighborhood



WEST BLUFF  
PLAZA

DOVE ROAD

ALGA ROAD / 21,429 ADT

EL CAMINO REAL / 30,975 ADT

WELLS  
FARGO


cinépolis  
LUXURY CINEMAS

VONS



# The Location

A scenic coastal community in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

 <b>80,353</b> POPULATION	 <b>97.5%</b> EMPLOYMENT RATE	 <b>\$105,946</b> MED. HH INCOME
--	--	---

Carlsbad

# WEST BLUFF PLAZA



 30,975 CPD

EL CAMINO REAL

©2021 Commercial Pacific Properties. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Northeast Corner of El Camino Real and Alga Road | CARLSBAD



**VIC GAUSEPOHL**  
Lic No: 01070105  
619.227.2892  
vic.gausepohl@compacprops.com



**KIRK ALLISON**  
Lic No: 01049184  
760.521.7501  
kirk.allison@compacprops.com