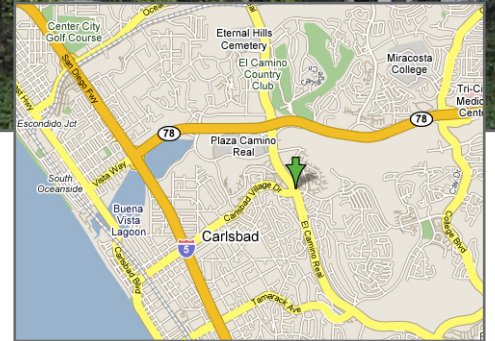




RETAIL | OFFICE BUILDING

1st and 2nd FLOOR SPACE FOR LEASE
3150 El Camino Real, Carlsbad, CA



FEATURES

- 1st Floor RETAIL space:**
 - Approximately 3,545 SF
 - Asking rent: \$1.00/SF net of utilities
 - Excellent visibility to both El Camino Real and Carlsbad Village Drive
- 2nd Floor OFFICE space:**
 - Approximately 1,428 SF (not contiguous or divisible)
 - Asking Rent: \$1.00/SF net of utilities
- Entire building approximately 12,631 SF at signalized intersection.

TRAFFIC COUNTS

(SANDAG 2006)

El Camino Real	23,000 ADT
Carlsbad Village Drive	13,900 ADT

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2006 Population:	11,620	98,495	223,594
2011 Proj Pop:	11,848	102,007	235,429
Avg HH Income:	\$74,370	\$61,904	\$63,079

RON PEPPER
Lic.# 00865929
858.523.2085
rpepper@retailinsite.net

MATT MOSER
Lic.# 01772051
858.523.2096
mmoser@retailinsite.net

RETAIL INSITE

12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130
LIC # 01206760 | F: 858 523 2095 | RETAILINSITE.NET



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Summary Profile

2000 - 2010 Census, 2011 Estimates with 2016 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 33.17311/-117.3235

3150 El Camino Real

Carlsbad, CA

1 Mile

3 Miles

5 Miles

	1 Mile	3 Miles	5 Miles	
POPULATION	2011 Estimated Population	12,080	96,490	227,148
	2016 Estimated Population	12,514	102,000	240,099
	2010 Census Population	12,010	95,108	224,069
	2000 Census Population	11,981	92,929	208,981
	Historical Annual Growth 2000 to 2011	0.1%	0.3%	0.8%
	Projected Annual Growth 2011 to 2016	0.7%	1.1%	1.1%
	2011 Median Age	35.9	34.5	34.4
HOUSEHOLDS	2011 Estimated Households	4,848	37,397	84,239
	2016 Projected Households	4,969	39,111	88,179
	2010 Census Households	4,843	36,960	83,234
	2000 Census Households	4,747	35,355	77,130
	Historical Annual Growth 2000 to 2011	0.2%	0.5%	0.8%
	Projected Annual Growth 2011 to 2016	0.5%	0.9%	0.9%
POPULATION BY RACE	2011 Estimated White	82.0%	73.6%	70.3%
	2011 Estimated Black or African American	2.2%	2.9%	3.5%
	2011 Estimated Asian & Pacific Islander	5.9%	5.7%	6.9%
	2011 Estimated American Indian & Native Alaskan	0.4%	0.8%	0.9%
	2011 Estimated Other Races	5.3%	12.3%	13.1%
	2011 Estimated Hispanic	17.5%	29.4%	32.0%
INCOME	2011 Estimated Average Household Income	\$95,040	\$80,271	\$81,442
	2011 Estimated Median Household Income	\$75,124	\$66,770	\$68,559
	2011 Estimated Per Capita Income	\$38,570	\$31,720	\$30,804
EDUCATION (AGE 25+)	2011 Elementary	2.8%	7.0%	8.2%
	2011 Some High School	3.5%	7.7%	8.4%
	2011 High School Graduate	21.9%	23.7%	24.7%
	2011 Some College	32.0%	28.9%	28.2%
	2011 Associates Degree Only	10.8%	10.7%	10.5%
	2011 Bachelors Degree Only	32.5%	25.2%	23.7%
	2011 Graduate Degree	14.9%	12.9%	12.8%
BUSINESS	Number of Businesses	642	4,678	9,179
	Total Number of Employees	6,193	47,957	103,058
	Employee Population per Business	9.7	10.3	11.2
	Residential Population per Business	18.8	20.6	24.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.