

FOR LEASE

Carlsbad Village

2598 State Street, Carlsbad, CA 92008



10,000 SF Retail/Creative Office Opportunity



Property Highlights

- Located in the Village of Carlsbad
- On site parking
- Easily accessible from I-5 & Hwy 78
- Carlsbad has over 4,000 hotel rooms with over 3 million visitors per year
- Five minute walk to Carlsbad Train Station (1.4 million riders per year)

Demographics

| EST. 2020 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| Population | 12,888 | 74,374 | 169,892 |
| Average Household Income | \$106,482 | \$105,033 | \$100,958 |
| Daytime Population | 7,460 | 31,756 | 85,659 |

Source: Esri

Contact

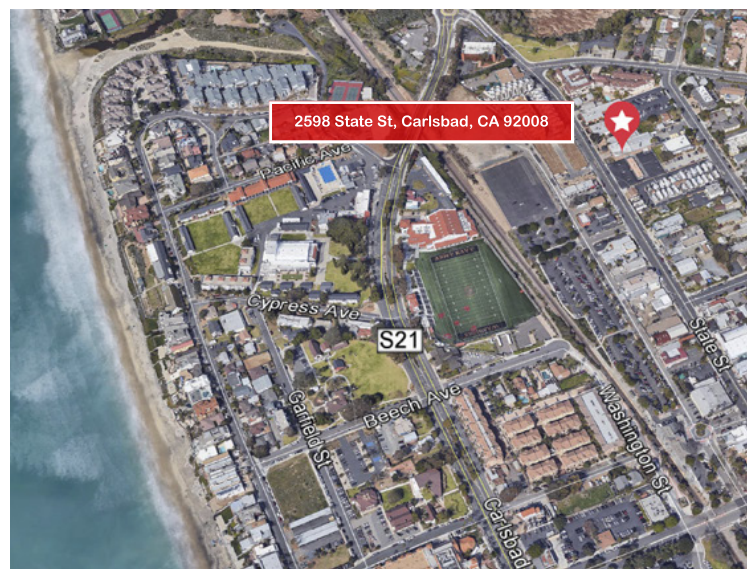
ANDREW PETERSON

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SRS REAL ESTATE PARTNERS

3131 Camino Del Rio N., Suite 310, San Diego, CA, 92108

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.





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SRSRE.COM

| | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| POPULATION | | | |
| 2020 Population | 12,888 | 74,374 | 169,892 |
| 2000 Population | 12,359 | 71,859 | 150,801 |
| 2010 Population | 12,329 | 70,333 | 159,157 |
| 2025 Population | 13,244 | 76,440 | 175,084 |
| 2000-2010 Annual Rate | -0.02% | -0.21% | 0.54% |
| 2010-2020 Population: Annual Growth Rate | 0.43% | 0.55% | 0.64% |
| 2020-2025 Population: Annual Growth Rate | 0.55% | 0.55% | 0.60% |
| 2020 Median Age | 39.3 | 38.8 | 36.1 |
| HOUSEHOLDS | | | |
| 2000 Households | 5,168 | 27,905 | 55,960 |
| 2010 Households | 5,474 | 28,501 | 60,137 |
| 2020 Total Households | 5,776 | 30,238 | 64,144 |
| 2025 Total Households | 5,957 | 31,063 | 66,105 |
| 2000-2010 Annual Rate | 0.58% | 0.21% | 0.72% |
| 2010-2020 Households: Annual Growth Rate | 0.53% | 0.58% | 0.63% |
| 2020-2025 Households: Annual Growth Rate | 0.62% | 0.54% | 0.60% |
| HOUSING UNITS | | | |
| 2020 Total Housing Units | 6,385 | 33,111 | 70,401 |
| 2020 Owner Occupied Housing Units | 1,776 | 13,759 | 32,264 |
| 2020 Renter Occupied Housing Units | 4,000 | 16,480 | 31,880 |
| RACE AND ETHNICITY | | | |
| 2020 White Alone | 80.0% | 73.0% | 68.6% |
| 2020 Black Alone | 1.6% | 2.7% | 3.6% |
| 2020 American Indian/Alaska Native Alone | 0.9% | 0.9% | 0.9% |
| 2020 Asian Alone | 3.7% | 4.6% | 6.3% |
| 2020 Pacific Islander Alone | 0.3% | 0.6% | 0.8% |
| INCOME | | | |
| 2020 Median Household Income | \$77,887 | \$75,917 | \$73,481 |
| 2020 Average Household Income | \$106,482 | \$105,033 | \$100,958 |
| 2020 Per Capita Income | \$48,812 | \$42,716 | \$38,220 |
| 2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT | | | |
| Total | 9,591 | 53,681 | 114,837 |
| High School Graduate | 15.5% | 14.1% | 16.0% |
| GED/Alternative Credential | 1.9% | 1.7% | 1.7% |
| Some College, No Degree | 16.6% | 22.4% | 22.8% |
| Associate Degree | 8.1% | 8.9% | 9.4% |
| Bachelor's Degree | 30.8% | 26.3% | 24.7% |
| Graduate/Professional Degree | 17.6% | 17.1% | 14.9% |
| DATA FOR ALL BUSINESSES IN AREA | | | |
| Total Businesses: | 1,286 | 4,439 | 9,043 |
| Total Employees: | 7,460 | 31,756 | 85,659 |
| Total Residential Population: | 12,888 | 74,374 | 169,892 |
| Employee/Residential Population Ratio: | 1:1 | 0:1 | 0:1 |
| 2020 Total Daytime Population | 13,164 | 71,186 | 182,159 |
| Workers | 6,695 | 31,968 | 89,073 |
| Residents | 6,469 | 39,218 | 93,086 |