

Grand Ave & Carlsbad Blvd Carlsbad, CA

FOR LEASE. RESTAURANT SPACE AVAILABLE
AT 2858 CARLSBAD BLVD, CARLSBAD, CA

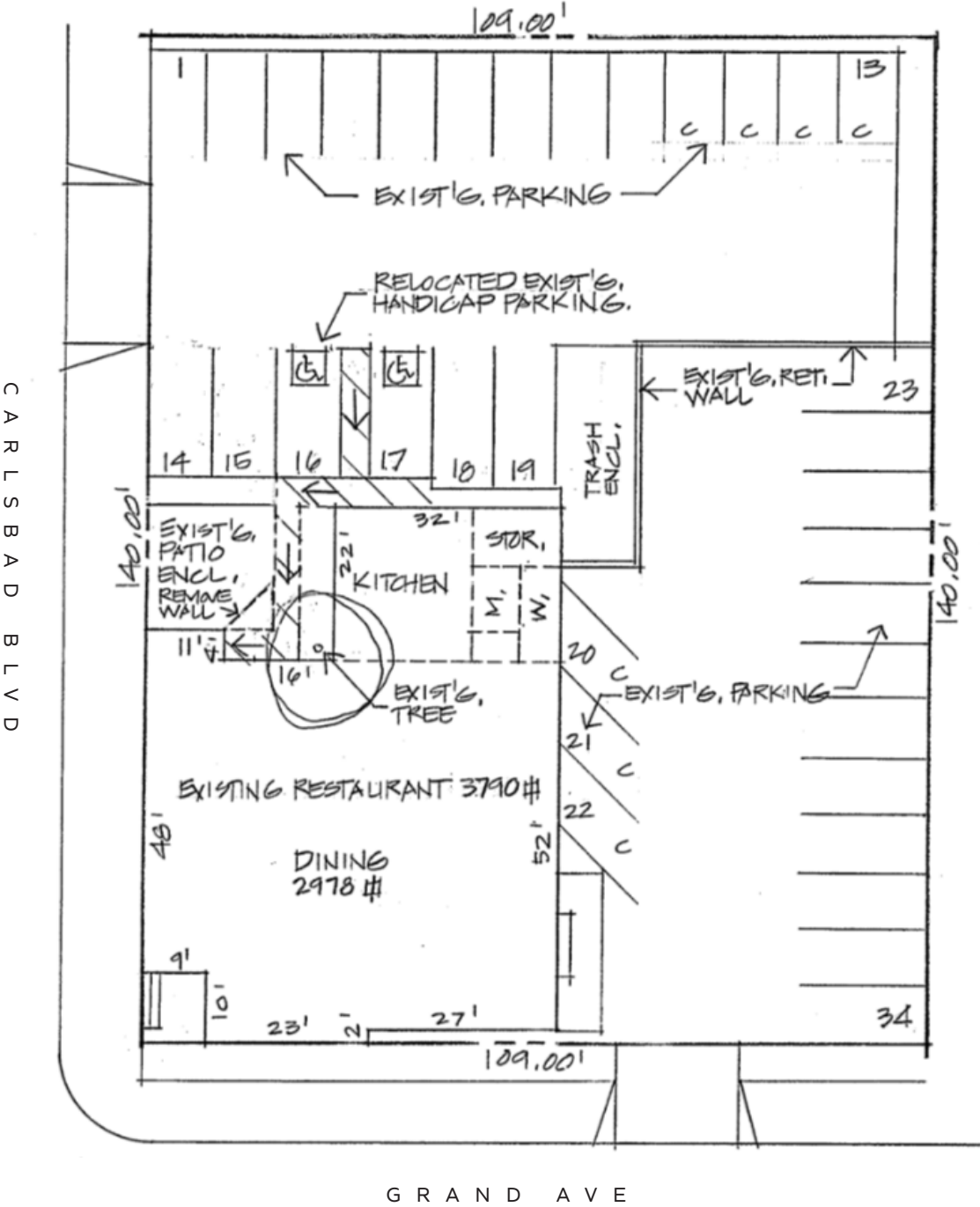
FOR LEASE.

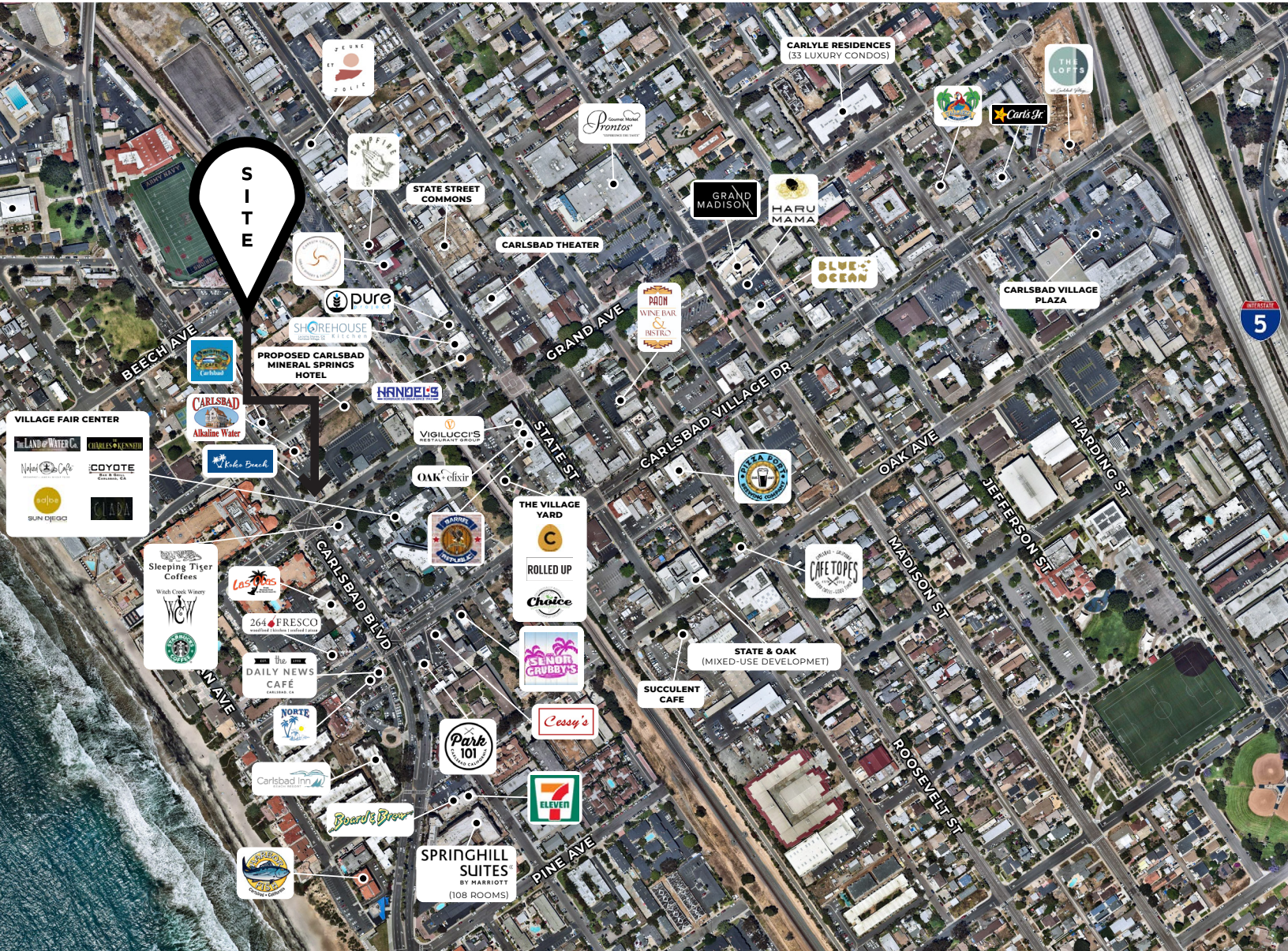




Property Features.

- + Approximately 4,000 sf freestanding restaurant building
- + Property offers 32 parking stalls
- + Property can be developed into a mixed-use building per the new Village and Barrio master plan
- + Lot size: 15,260 sf
- + Opportunity to expand the existing patio into parking lot
- + Situated at the premier intersection of Carlsbad Village on Grand Ave & Carlsbad Blvd, just steps away from the beach





Parking Lot 1



Parking Lot 2



Koko Beach
PRIME RIB • STEAK • SEAFOOD
LUNCH
Monday - Friday 11:00 AM to 4:00 PM
Saturday & Sunday 10:00 AM to 4:00 PM
DINNER
Everyday 4:00 PM to Midnight
LOUNGE
Monday - Friday 11:00 AM to Midnight
Saturday & Sunday 10:00 AM to Midnight
760 634 6868
www.kokobeach.com

Grand Ave & Carlsbad Blvd (view from building)





2858 Carlsbad Blvd, Carlsbad, CA 92008



POPULATION

	1 mile	3 miles	5 miles
Total Population	12,104	64,522	160,194
Projected Population (2022)	12,442	66,200	165,051



HOUSING

Total Households	5,436	26,494	61,190
Projected Total Households (2022)	5,613	27,174	63,027



INCOME

Median Household Income	\$77,084	\$78,703	\$75,848
Average Household Income	\$104,735	\$109,115	\$104,677
Per Capita Income	\$48,099	\$44,740	\$40,139
Median Disposable Income	\$60,519	\$62,554	\$60,399
Average Disposable Income	\$77,647	\$80,302	\$77,663



DAYTIME DEMOS

Total Daytime Population	12,212	63,899	173,491
Daytime Population Workers	6,194	30,146	85,055
Daytime Population Residents	6,018	33,753	88,436



RACE & ETHNICITY

White	9,571 79.07%	48,292 74.85%	110,924 69.24%
Black or African American	197 1.63%	1,534 2.38%	5,232 3.27%
American Indian & Alaska Native Population	114 0.94%	553 0.86%	1,338 0.84%
Asian Population	450 3.72%	2,956 4.58%	10,124 6.32%
Pacific Islander Population	34 0.28%	320 0.50%	1,231 0.77%
Other Race Population	1,183 9.77%	7,431 11.52%	22,028 13.75%
Population of Two or More Races	555 4.59%	3,436 5.33%	9,316 5.82%
Hispanic Population	3,578 29.56%	18,399 28.52%	52,018 32.47%
Non-Hispanic Population	8,526 70.44%	46,122 71.48%	108,175 67.53%



EDUCATION

Bachelor's Degree	2,867 31.89%	12,777 27.26%	27,880 25.17%
Graduate/Professional Degree	1,609 17.90%	8,657 18.47%	17,304 15.62%



AGE

Median Age	38.7	39.3	37.5
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