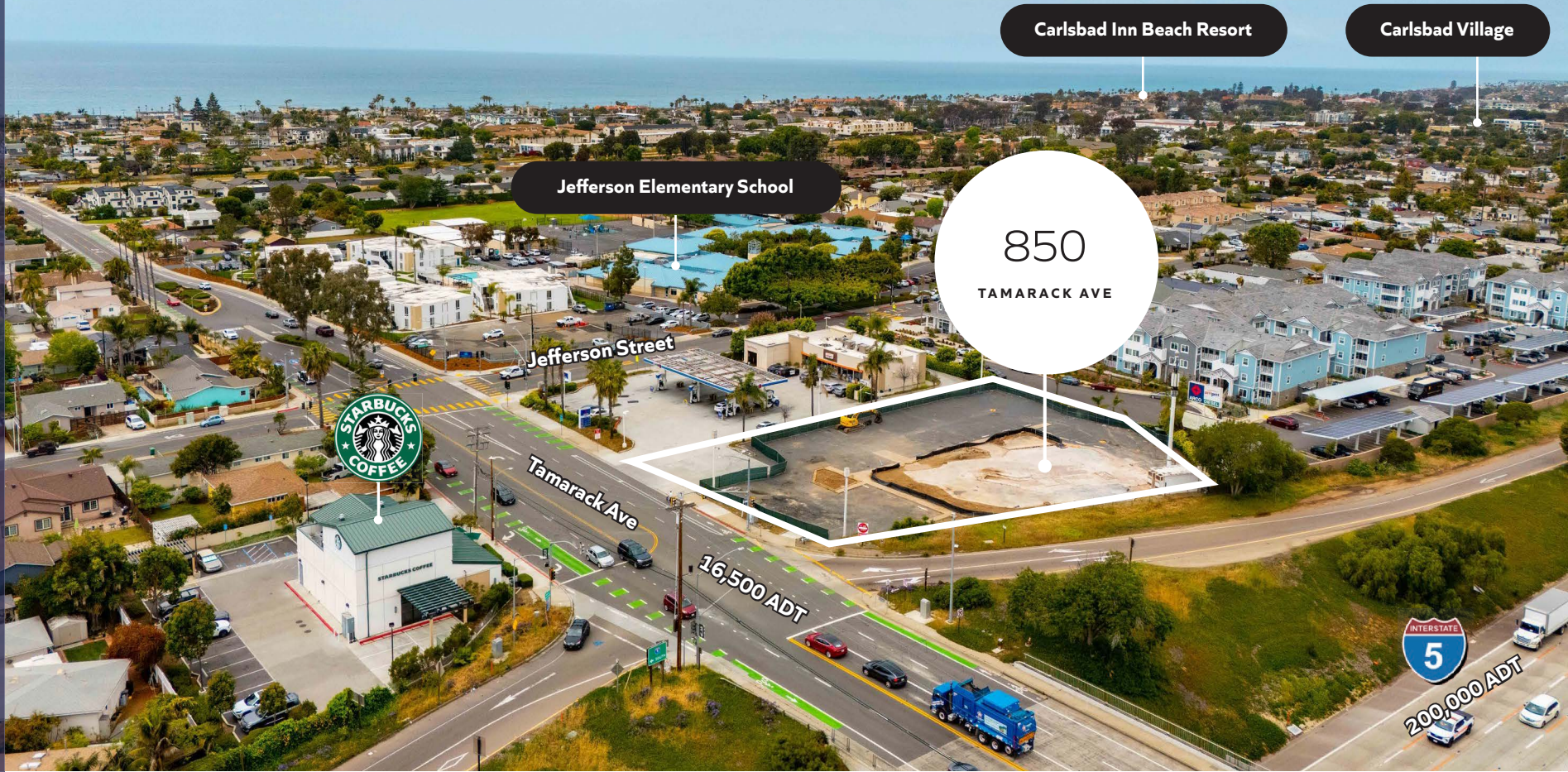


BACK ON MARKET
FREEWAY LOT FOR LEASE/SALE



850 TAMARACK AVE

CARLSBAD, CALIFORNIA



CARLSBAD, CA

The City of Carlsbad is located on the coastline of North County San Diego.

With over 7-miles of coastline and some of the best schools in San Diego County, Carlsbad is a high-demand residential market. The recent increase of commercial development in Carlsbad continues to fuel the increase of new retail and better food.





850

TAMARACK AVE

FOR LEASE/SALE

Lot Size: .88 acres

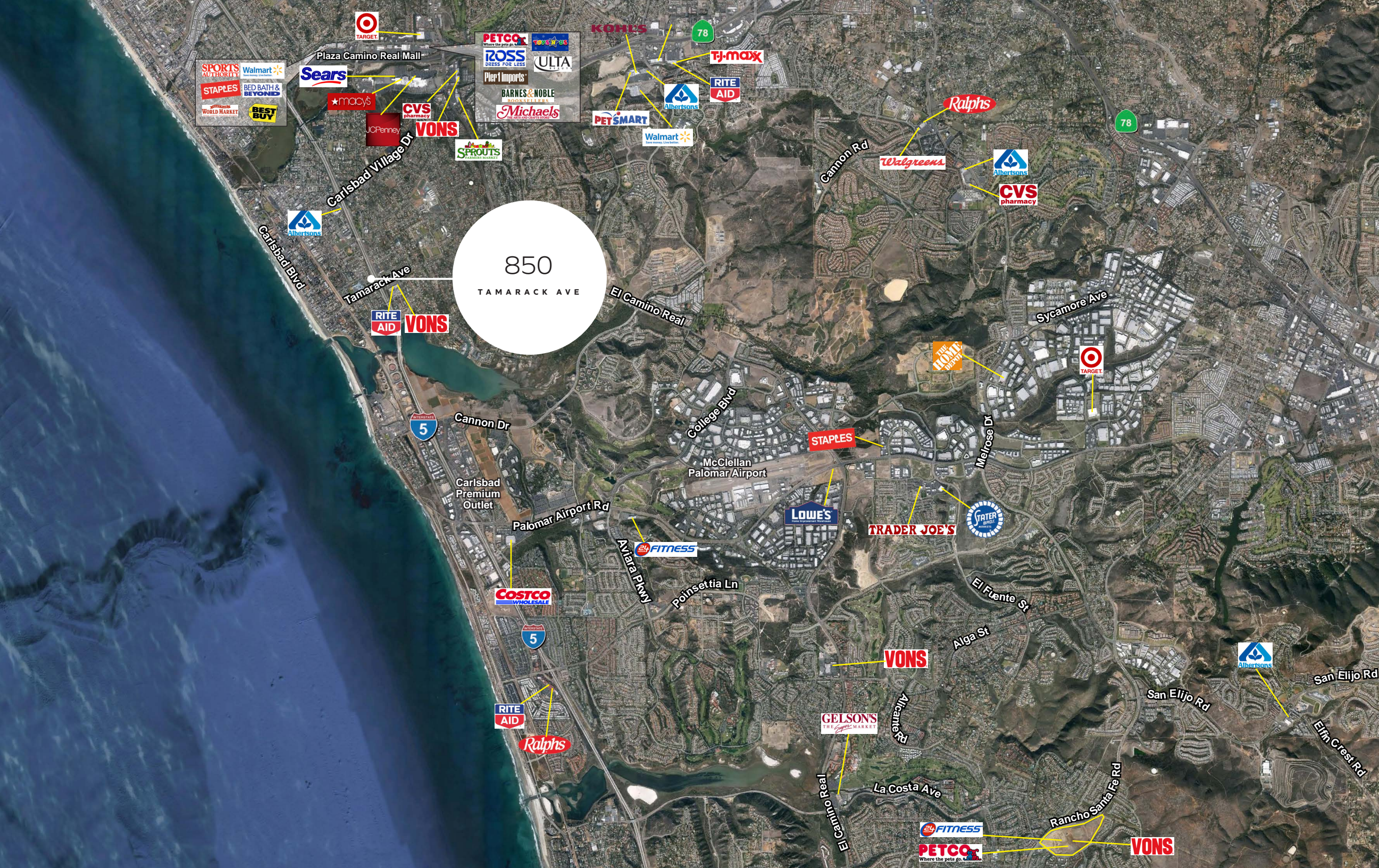
Freeway-visible, **rare restaurant, owner-user opportunity** in the highly sought-after coastal community of Carlsbad, CA

Property is situated at the northwest corner of the I-5 freeway and Tamarack Avenue; offering **monument signage** to the heavily trafficked I-5 freeway ($\pm 200,000$ ADT)

Within close proximity to Carlsbad Village, the Flower Fields, Carlsbad Premium Outlets, Legoland, and many other tourist attractions

Drive-thru moratorium recently removed by City of Carlsbad

Cell tower onsite (NAP)



Demographics

850 TAMARACK AVE, CARLSBAD, CA

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	14,389	64,887	166,517
Daytime Demos			
Total Businesses	984	4,637	10,976
Total Employees	5,491	36,169	111,978
Household Income			
Estimated Median Household Income	\$107,249	\$121,263	\$113,846
Estimated Average Household Income	\$143,032	\$162,396	\$149,191
Number of Households			
Estimated Number of Households	6,390	27,134	66,996
Age			
Median Age	48.3	45.5	41.8

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.



RI RETAIL INSITE

DON MOSER

858.523.2087
dmoser@retailinsite.net

CONNOR STEVENS

858.369.6458
cstevens@retailinsite.net

Retail Insite
405 S Hwy 101, Ste 150,
Solana Beach, CA 92075
LIC #01206760 | retailinsite.net

850

TAMARACK AVE

