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**PALOMAR
PLACE**

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Property Highlights

- 100% Leased
- Excellent retail opportunity
- Strong national co-tenancy
- Conveniently located on Palomar Airport Rd, one of Carlsbad's main thoroughfares
- Close proximity to 5 Freeway on/off ramps
- Sits adjacent to one of the highest-performing Costco locations in the county

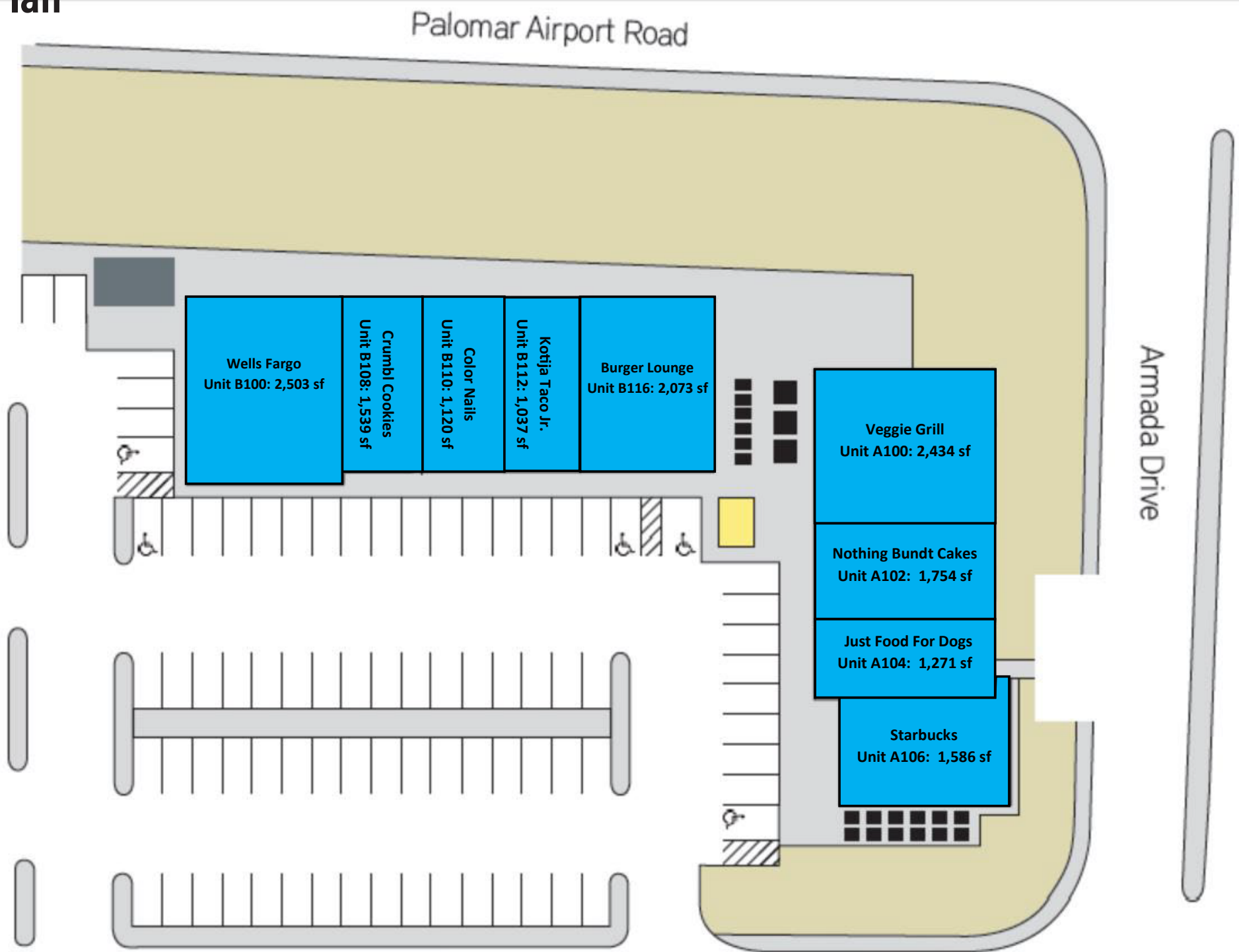
MEET YOUR NEIGHBORS



PALOMAR PLACE

961 PALOMAR AIRPORT RD
CARLSBAD, CALIFORNIA

Site Plan





Demographics

3 MILE RADIUS
Palomar Place | Carlsbad, CA

Population	50,014
Projected Population (2023)	51,806
Average Household Income	\$143,791
Median Household Income	\$107,168
Median Age	42.7
Total Daytime Population	76,228
Total Households	19,986





Carlsbad, California

Carlsbad is a seaside resort city stretched along 7 miles of the Pacific Coastline in North San Diego County. The locals refer to the city as “The Village by the Sea”, Carlsbad’s Mediterranean climate attracts visitors year-round to its quaint hotels and five-star luxury resorts.

McClellan-Palomar Airport (CRQ), located 2 miles east of LEGOLAND and near Oceanside Harbor serves as the gateway to and from San Diego’s North County. CRQ is the fourth busiest single runway in the United States, with an estimated 96,000 passengers yearly. The airport contributes \$108 million a year to the local economy.

There are 25 notable corporate headquarters in Carlsbad, including Callaway Golf Company, Life Technologies, Via Sat, Inc. and Gemological Institute of America (GIA).

Notable Carlsbad Projects:

1. Carlsbad Premium Outlets is an upscale outlet shopping center boasting with 90 stores, including Banana Republic, Barneys New York, Crate and Barrel, Michael Kors, Cole Haan.

2. Bressi Ranch Village Center is a unique blend of shops, services, restaurants and everyday convenient stores. Bressi Village is home to Trader Joe’s and Stater Bros, along with a list of eateries including, Board & Brew, Fish District Eatery, Kasi

and Luna Grill. The service stores include a pharmacy in Starter Bros., Gateway Dental and Carlsbad Optometry, plus Verizon Wireless, Chase Bank, The Bar Method, Postal Annex, Premiere Cleaners and multiple hair and nail shops.

3. The Shoppes at Carlsbad formally known as Westfield Plaza Camino Real – is undergoing a 2 phased renovation that will turn the Plaza into an upscale, outdoor retail center by the end of 2014. The mall will feature more than 140 specialty stores, a “Dinning Terrace” food court, and 3 freestanding restaurants. A new

24 Hour Fitness will be one of the new anchor locations. 24 Hour Fitness has dedicated 40,000 sf as a Super-Sport club featuring a roof-top basketball court, state-of-the-art training area, lap pool, and exterior aquatic area. The other anchors include a new Regal 12 screen Megaplex Cinema, JCPenny, Macy’s, Macy’s Home, and Sears.

Top Tourist Attractions

- Gemological Institute of America (GIA)
- LEGOLAND California Resort
- Oceanside Pier
- Batiquitos Lagoon

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