

# Palomar Commons

PALOMAR AIRPORT RD  
+ EL CAMINO REAL,  
CARLSBAD, CA 92011

**FOR LEASE**  
RESTAURANT SPACE AVAILABLE

RI



**DON MOSER** • 858.523.2087 • [dmoser@retailinsite.net](mailto:dmoser@retailinsite.net)

**MATT MOSER** • 858.523.2096 • [mmoser@retailinsite.net](mailto:mmoser@retailinsite.net)



# The Property



- Restaurant space available
- High profile site with strong daytime population - 103,000 in 3 miles
- 16 acres at one of Carlsbad's key intersections
- Superior access to residential and significant daytime population
- Anchored by Lowe's Home Improvement Warehouse



## TENANT ROSTER

2501 - CALIFORNIA BANK &amp; TRUST

2505

101 - CHIPOTLE

2509 - SHELL

2519

100 - FIVE GUYS

101 - KABOB LOUNGE

2521

100 - PANERA BREAD

101 - GEL TOUCH NAILS

102 - CARLSBAD DENTAL ARTS

103 - CHERRY WINE

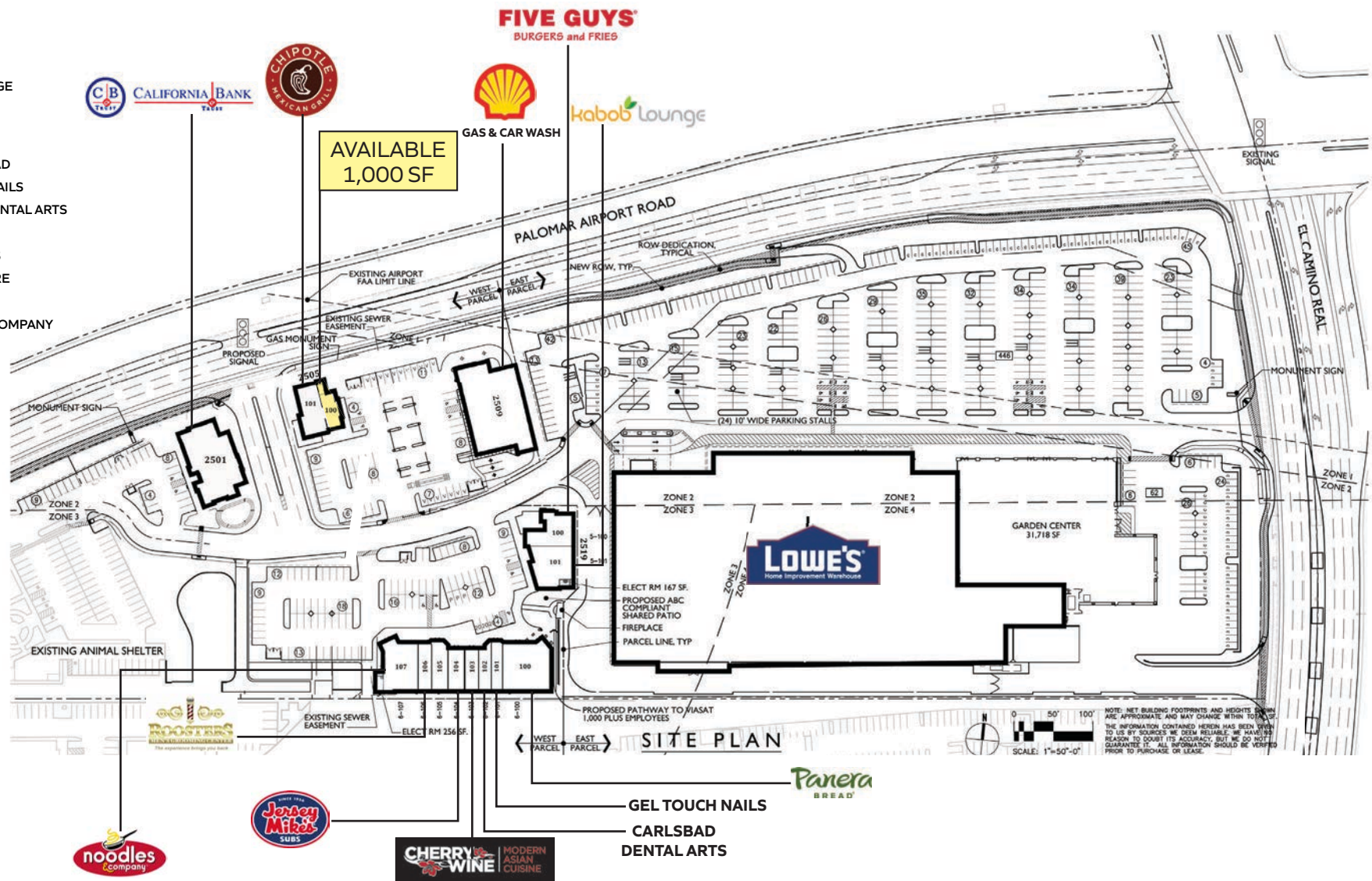
104 - JERSEY MIKES

105 - THE UPS STORE

106 - ROOSTERS

107 - NOODLES &amp; COMPANY

## Site Plan





# Trade Area Aerial



**SITE**

**STAPLES**

**THE HOME DEPOT**

**TARGET**

## The Square at Bressi Ranch

**CVS**  
pharmacy

**RICHARD WALKERS**  
RESTAURANT

**YOGA SIX**

**BevMo!**

**MENDOCINO FARMS**  
sandwich market

**PS Training**

**BIRD ROCK**  
COFFEE ROASTERS

**SPROUTS**  
FARMERS MARKET

## Palomar Commons

**noodles & company**

**kabob lounge**

**Panera BREAD**

**Jersey Mike's**  
SUBS

**CHIPOTLE**  
MEXICAN GRILL

**The UPS Store**

**CALIFORNIA BANK**

**CHERRY WINE**

**LOWE'S**

**FIVE GUYS**  
BURGERS AND FRIES

## Bressi Ranch Village Center

**LUNA Grill**  
fresh mediterranean

**TRADER JOE'S**

**STATER BROS.**  
MARKETS

**TOMMY'S**  
NEW AMERICAN RESTAURANT

**Peet's Coffee & Tea**

**Rubio's**  
FRESH MEXICAN GRILL

**Board's Brew**

**CHASE**

**Cinépolis**  
MOVIE THEATRE

**VONS**



# Demographics

2515 Palmomar Airport Rd, Carlsbad, CA 92011

## EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	1,718	66,250	229,646
Forecasted Population (2029)	1,697	66,303	229,403

### Daytime Demos

Total Daytime Population	26,385	103,778	254,894
Daytime Population Workers	25,389	69,585	142,180

### Household Income

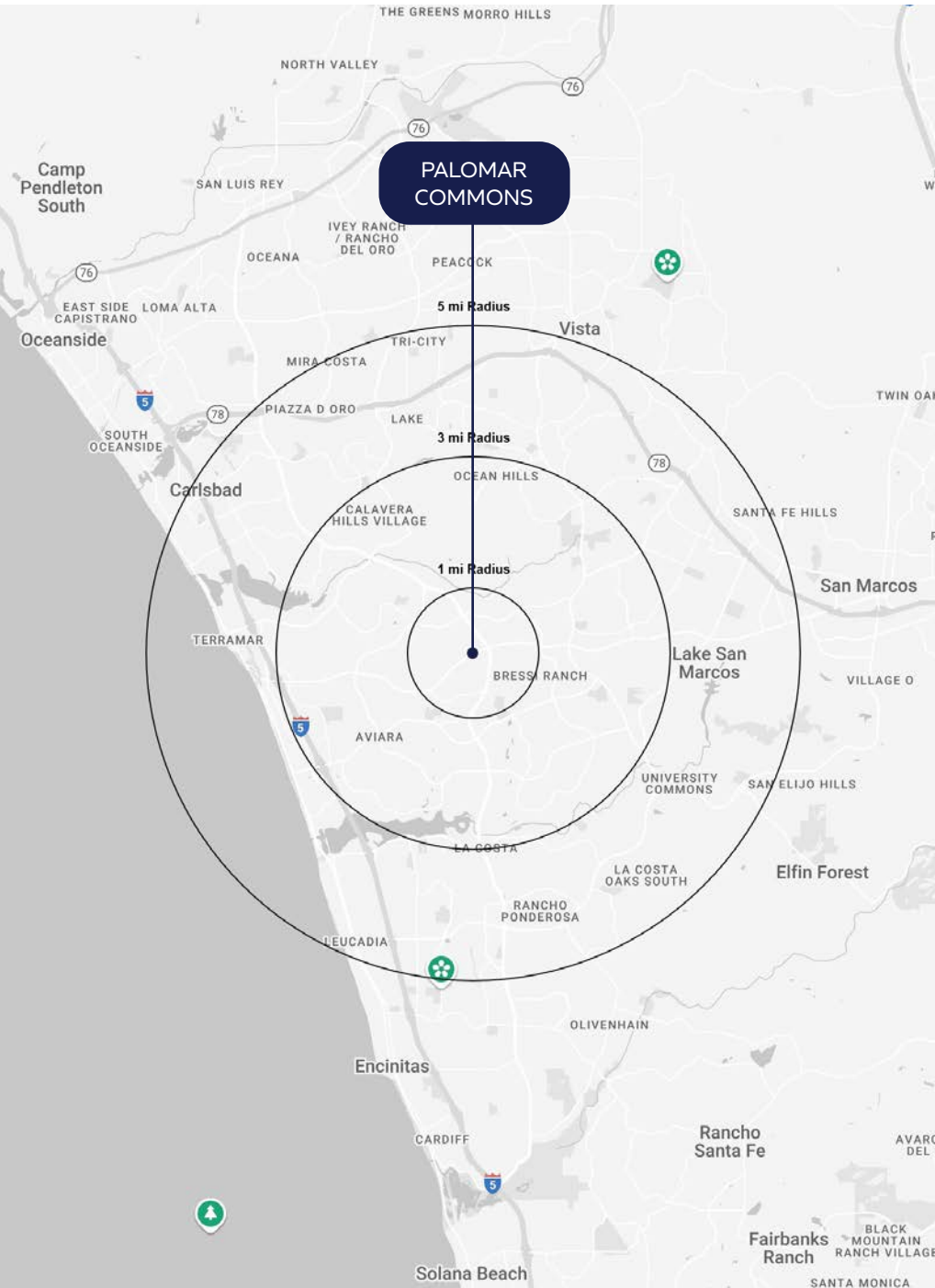
Estimated Median Household Income	\$52,681	\$144,507	\$123,095
Estimated Average Household Income	\$106,685	\$190,565	\$173,384

### Number of Households

Estimated Number of Households	699	26,156	88,533
Projected Number of Households	701	26,651	90,129

### Age

Median Age	41.8	46.3	42.8
------------	------	------	------



# Palomar Commons

PALOMAR AIRPORT RD  
+ EL CAMINO REAL,  
CARLSBAD, CA 92011

RI RETAIL INSITE



**DON MOSER** • 858.523.2087 • [dmoser@retailinsite.net](mailto:dmoser@retailinsite.net)

**MATT MOSER** • 858.523.2096 • [mmoser@retailinsite.net](mailto:mmoser@retailinsite.net)

405 S. HIGHWAY 101, STE 150, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • [RETAILINSITE.NET](http://RETAILINSITE.NET)