

±10,915 SF AVAILABLE
CAN BE REDUCED TO 6,000 SF

FOR SUBLEASE

7660 EL CAMINO REAL
CARLSBAD, CA 92009



PROPERTY HIGHLIGHTS

- Retail or medical use
- Located in the heart of La Costa, serving a very affluent trade area with the nearby communities of Carlsbad, Encinitas, La Costa, Rancho Santa Fe, Del Mar, and Solana Beach
- The area has a median household income of \$106,536 within a THREE-mile radius of the property
- Carlsbad Research Center (4.5 million square feet) is within close proximity to the property (5.3 miles)
- Annual events of LPGA KIA Classic at Hyatt Aviara and WTA Tennis at La Costa Resort bring additional customers to the trade area
- Due to the lack of specialty retail centers, the area has a pent up demand for upscale retail users



RETAIL INSITE

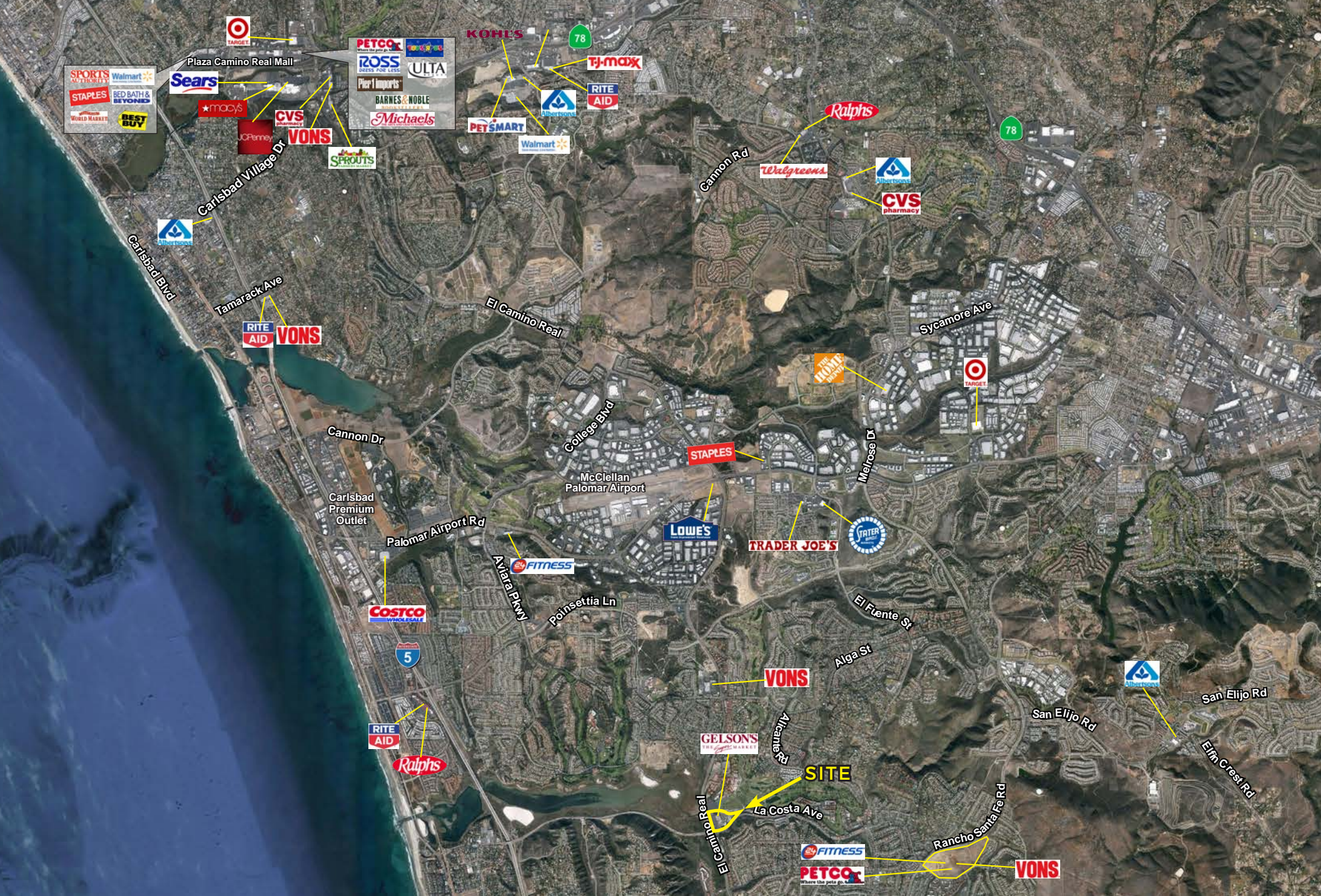
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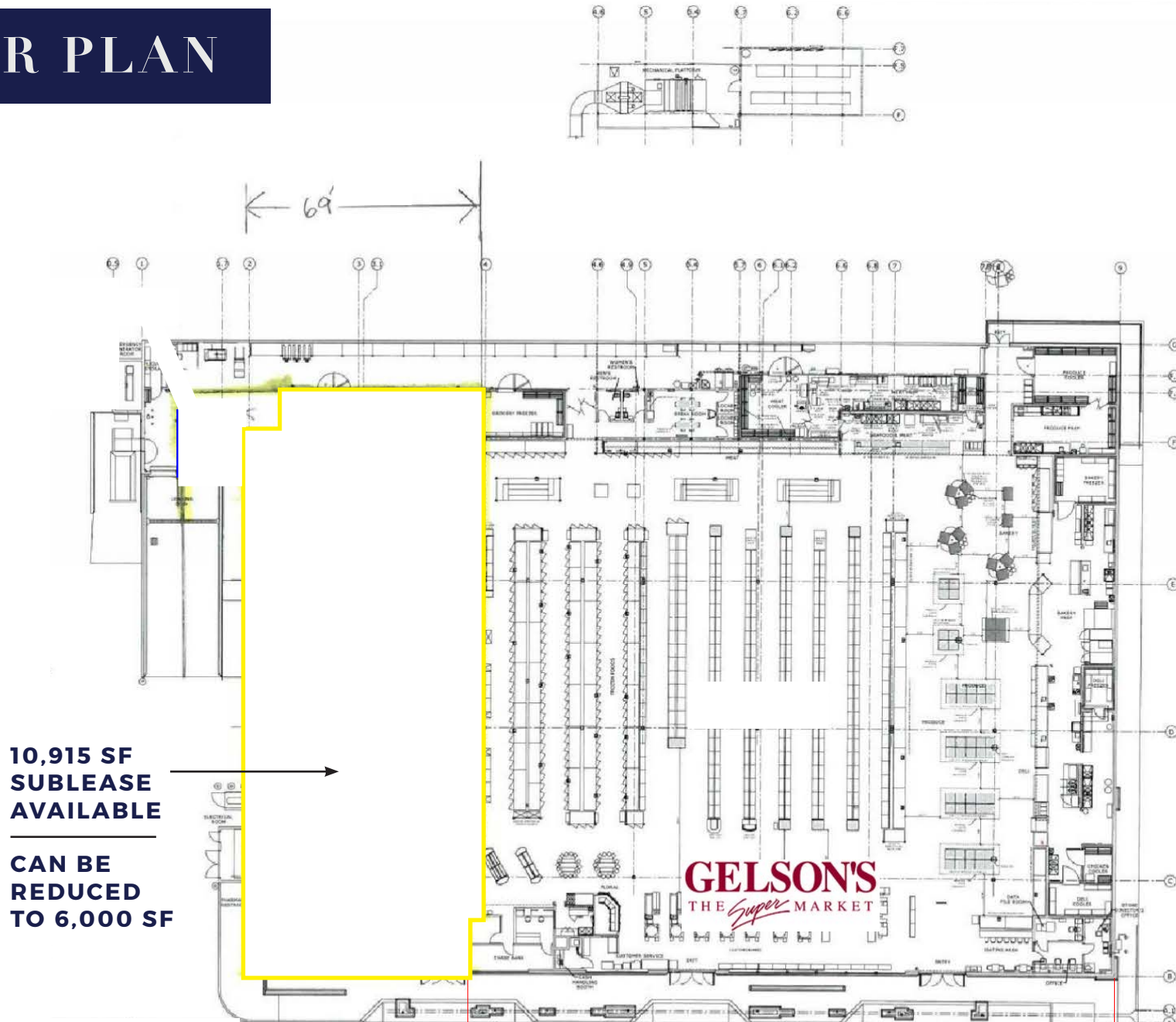
SITE PLAN



La Costa Plaza Tenant Directory	
Total GLA: 50,259	
NO.	TENANT
7660	Gelson's
7662 #101	H&R Block
7662 #102	Rudy's Taco Shop
7762 #103	Flippin Pizza
7668 #101	La Costa Animal Hospital
7668 #102	Beasley Cleaners
7668 #103	Nail 2000 Plus
7668 #104	Postal Annex
7670 #101	Supercuts
7670 #102	Coastal Premier Properties
7670 #103	Golden Spoon
7670 #104	Broken Yolk Cafe
7680 #101	Starbucks
7680 #102	Bruegger's Bagel Bakery
7680 #103	Thai Pasta
7690 #101	Opus Bank

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

7660 El Camino Real | Carlsbad, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	10,344	97,292	166,453
Forecasted Population (2022)	10,824	102,580	176,009

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	4,453	37,712	65,087

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$143,006	\$146,062	\$136,621

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$104,851	\$106,536	\$98,831

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$61,087	\$56,838	\$53,468

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$80,507	\$81,447	\$75,724

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Employees	8,655	89,823	200,210

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	8,951 86.53%	79,337 81.55%	134,528 80.82%
Black or African American	81 0.78%	1,033 1.06%	1,955 1.17%
American Indian & Alaskan Native	25 0.24%	362 0.37%	669 0.40%
Asian	694 6.71%	7,465 7.67%	12,328 7.41%
Hawaiian & Pacific Islander	15 0.15%	139 0.14%	273 0.16%
Other Race	181 1.75%	4,574 4.70%	9,029 5.42%
Two or More Races	398 3.85%	4,382 4.50%	7,670 4.461%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	49.8 yrs	42.8 yrs	42.7 yrs