

RESTAURANT AVAILABLE SPACE
FOR LEASE

RI

5958

AVENIDA ENCINAS

CARLSBAD, CA 92008



DO NOT DISTURB TENANT

Carlsbad

C A L I F O R N I A

CARLSBAD is one of Southern California's most desirable coastal communities, defined by its oceanfront lifestyle, top-ranked schools, and a household income profile that consistently ranks among the highest in San Diego County. The city's dining scene reflects its affluent character — from acclaimed farm-to-table restaurants and fresh-catch seafood to upscale casual concepts drawing residents and visitors alike. With walkable village streets, a thriving retail corridor along Carlsbad Village Drive, and proximity to both I-5 and the coast, Carlsbad attracts discerning tenants and loyal, high-spending consumers.



The Neighborhood

CARLSBAD offers an exceptional quality of life anchored by its celebrated coastline, with miles of pristine beaches, surf breaks, and the scenic Carlsbad Seawall perfect for walking and cycling. The city is home to world-class attractions including LEGOLAND California, the Museum of Making Music, and the Flower Fields — a 50-acre bloom spectacle that draws visitors from across the region each spring. Golf enthusiasts enjoy access to several championship courses, while outdoor recreation extends to Agua Hedionda Lagoon for water sports and the extensive Carlsbad trail system for hiking and biking. The Carlsbad Premium Outlets and the boutique shops and dining of Carlsbad Village round out a retail and lifestyle ecosystem that keeps residents engaged locally and supports strong consumer foot traffic year-round.



Carlsbad, CA

	1 mile	3 miles	5 miles
Population	2,716	49,846	141,845
Total Households	1,223	20,591	58,463
Average HH Income	\$223,194	\$197,228	\$184,516
Total Daytime Employees	12,752	56,018	100,183
Median Age	47.9	44.7	43.7

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.



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- Existing restaurant building size ~**11,050 SF**
- Landlord can deliver new site plan with **6,600 SF building** and **4,800 SF building** (can be demised)
- Freeway-visible **restaurant opportunity** in the highly sought-after coastal community of Carlsbad CA
- Ample **surface parking**
- Ample **signage and patio opportunity**



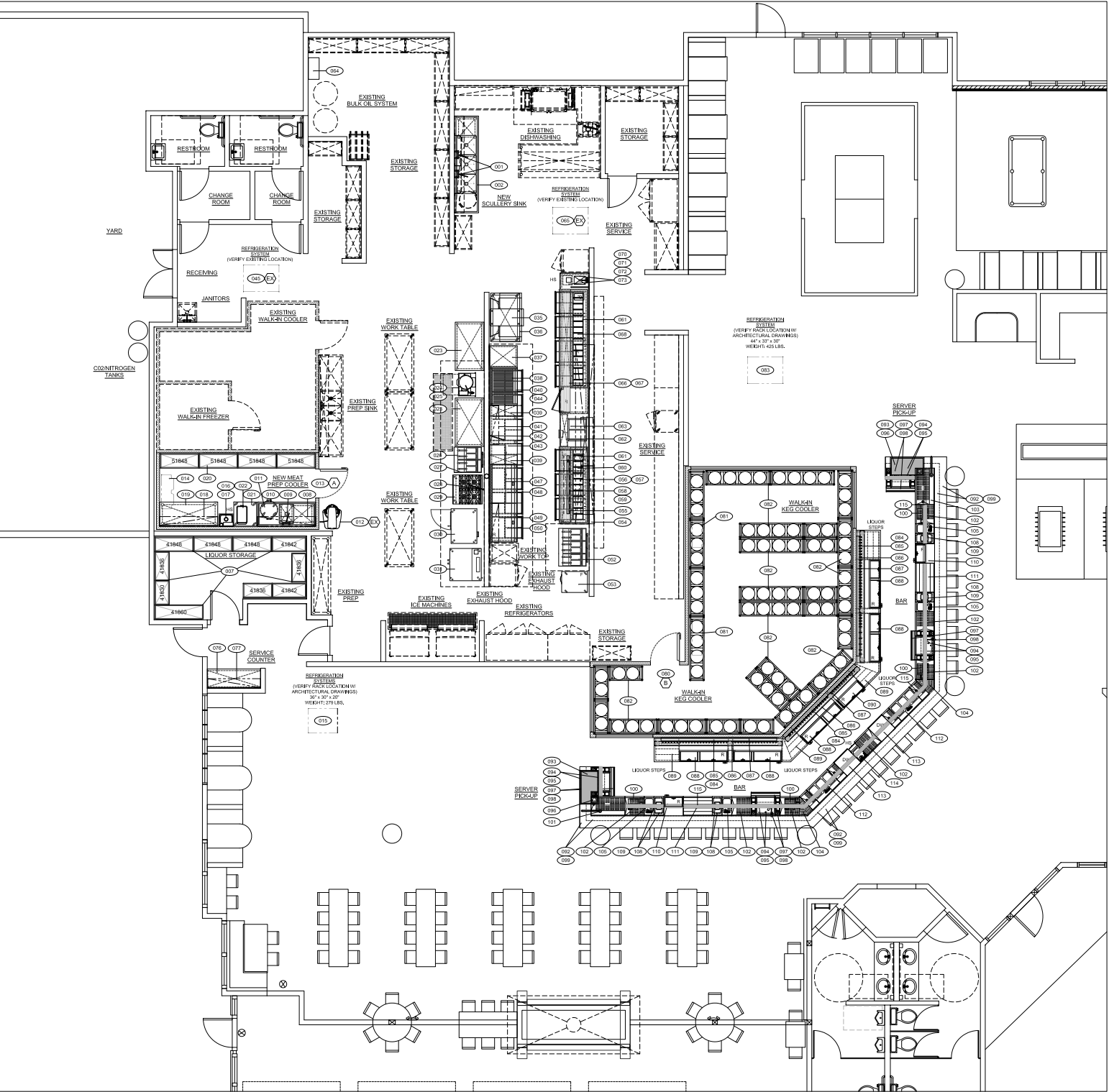
CURRENT

Space Plan

BUILDING SIZE
~11,050 SF



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



CONCEPTUAL

Site Plan

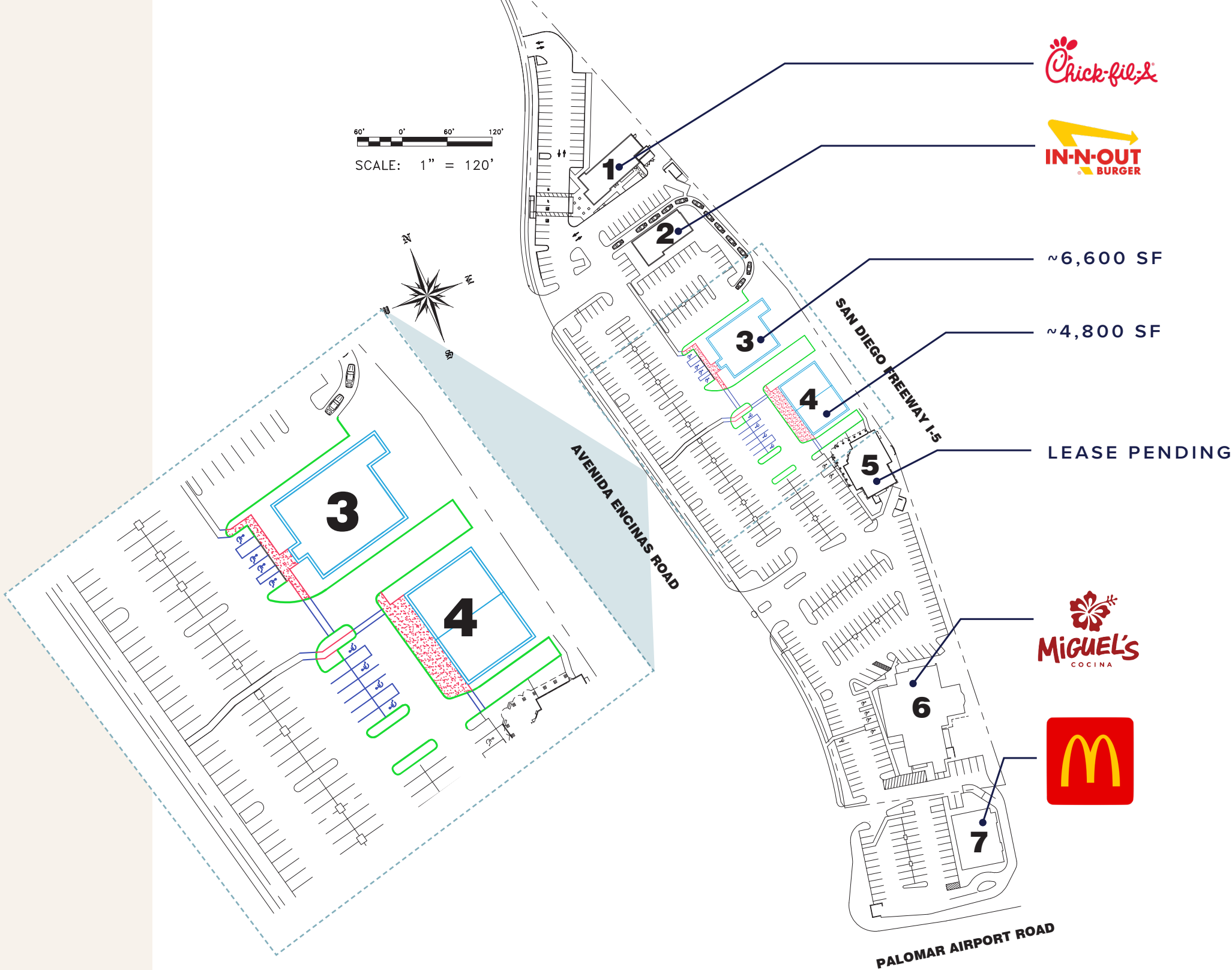
NEW BUILDING SIZE

~6,600 SF

~4,800 SF *(can demise into two spaces)*



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