

RETAIL & RESTAURANT FOR LEASE
±1,081 - 10,000 SQ. FT.

Marja Acres

4901 EL CAMINO REAL
CARLSBAD, CALIFORNIA 92008



Building A Conceptual Rendering

ENDURING
REAL ESTATE

NEWMARK



Areta Venture Partners

New Retail Development
Coming Soon

Marja Acres

CARLSBAD, CALIFORNIA



Walkable community that provides pedestrian connections between neighborhoods – encouraging less time spent in the car



Ideal for neighborhood-serving retail and restaurants that promotes the small-scale, coastal ambiance of the region



Community oriented spaces, dog park and garden that fosters style

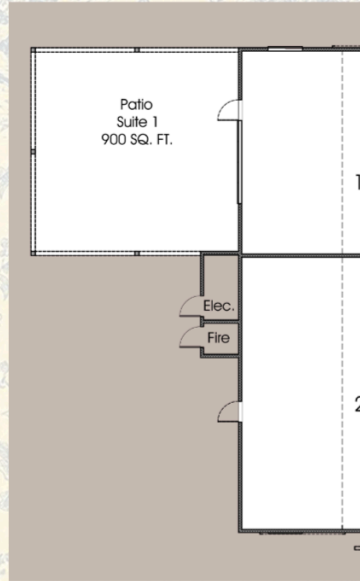
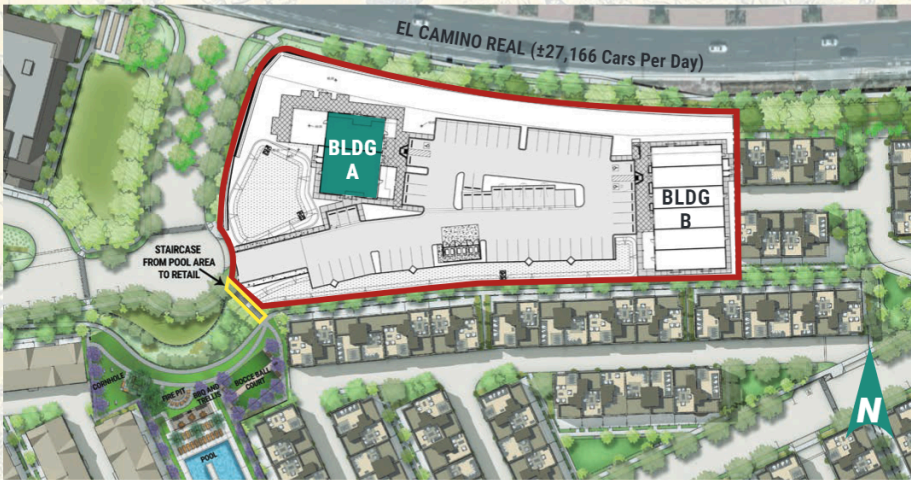
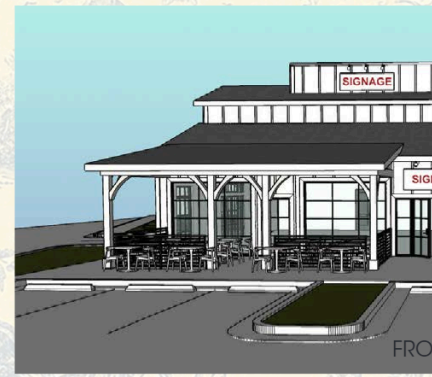


PRELIMINARY ELEVATIONS & FLOOR PLAN

BLDG A

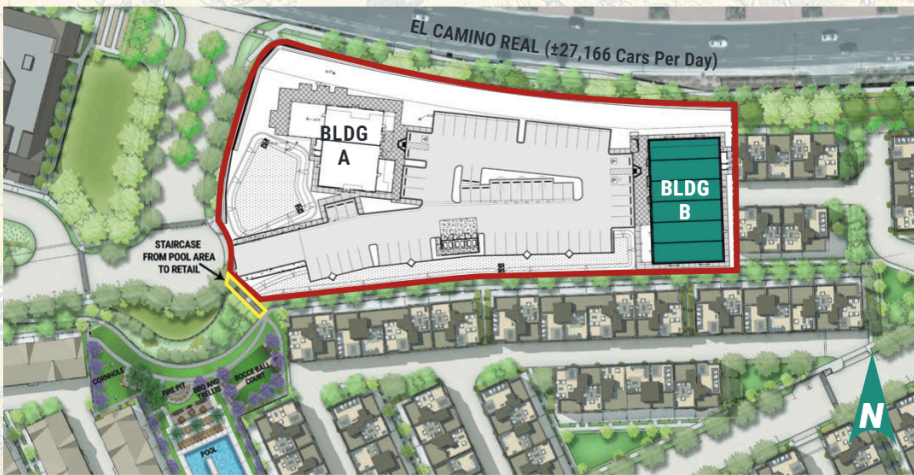
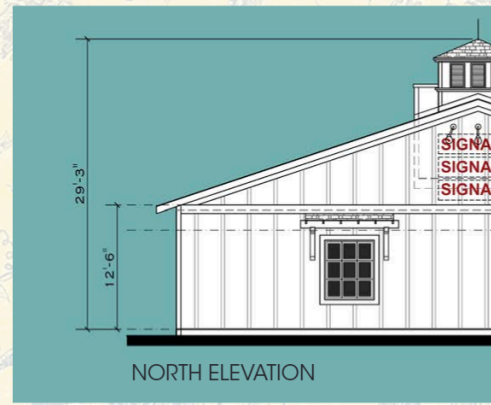
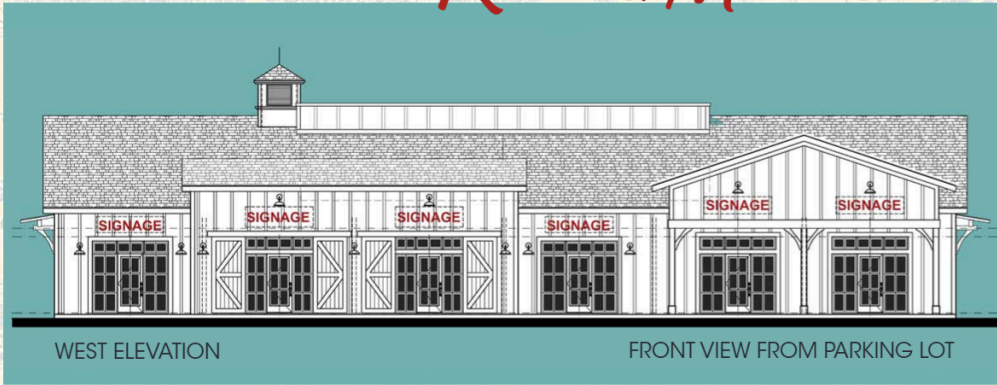
1,500 SF - 3,500 SQ. FT. AVAILABLE

Restaurant



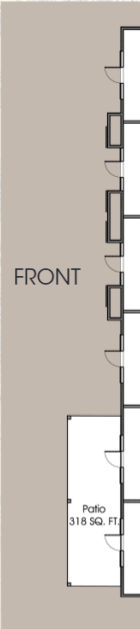
All proposed renderings, photographs, and/or floor plan are for illustrative purposes only. Prospective Tenant to verify existing fixtures and equipment. All sign renderings and floor plan representation as to its accuracy and recipient should verify existing conditions in the field.

Retail/Medical



BLDG B
1,081 SF - 6,500 SQ. FT.
AVAILABLE

All proposed renderings, photographs, and/or floor plan are for illustrative purposes only, and do not represent actual equipment and/or furnishings available. Broker and Prospective Tenant to verify existing fixtures and equipment. All sign renderings and floor plans are provided with the understanding that the Landlord and Newmark makes no representation as to it's accuracy and recipient should verify existing conditions in the field.



TRADE AREA



PACIFIC OCEAN

CARLSB VILLAGE



CARLSBAD PREMIUM OUTLETS[®]
A SIMON CENTER

Costco

FITNESS

LEGOLAND CALIFORNIA

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The Shops at Robertson Ranch
Proposed 90,000 SQ.FT. grocery-anchored retail center.

Robertson Ranch Park
Proposed Community Park offering a sports field, pickleball and basketball courts, community garden and playgrounds.

Sage Creek High School

2 MILE RADIUS

McClellan-Palomar Airport

The Crossings at Carlsbad Golf Course

Carlsbad Flower Fields

Car Country Carlsbad

Strawberry Fields

VONS RITE AID

Jefferson Elementary

Valley Middle School

Magnolia Elementary

Carlsbad High School

Calavera Park

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	13,019	76,821	218,691
2029 Population	13,234	76,864	219,841
Total Businesses	199	6,638	13,418
Total Employees	857	75,047	136,138
Total Daytime Population	9,035	109,435	241,196
2024 Median Age	45.0	43.8	41.3
HOUSEHOLDS			
2024 Total Households	5,017	31,489	84,500
2024 Average Household Size	2.59	2.42	2.56
2024 Housing Units	5,289	33,879	90,182
Owner Occupied Housing Units	67.5%	53.8%	55.1%
Renter Occupied Housing Units	27.4%	39.1%	38.6%
Vacant Housing Units	5.1%	7.1%	6.3%
2024 Median Home Value	\$1,078,729	\$958,146	\$924,021
INCOME			
2024 Average Household Income	\$189,300	\$152,982	\$148,653
<\$15,000	6.4%	6.8%	5.5%
\$15,000 - \$24,999	2.6%	4.9%	4.6%
\$25,000 - \$34,999	3.2%	4.5%	4.8%
\$35,000 - \$49,999	5.1%	6.1%	6.9%
\$50,000 - \$74,999	8.9%	11.5%	12.7%
\$75,000 - \$99,999	7.8%	10.2%	10.9%
\$100,000 - \$149,999	17.8%	19.0%	19.5%
\$150,000 - \$199,999	14.2%	14.2%	13.8%
\$200,000+	33.9%	22.7%	21.2%
2024 Median Household Income	\$142,738	\$111,576	\$108,270
2024 Per Capita Income	\$72,447	\$62,570	\$57,455

Source: ESRI

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For further information please contact:

JOE WOJDOWSKI

t 858-536-8383
joew@enduringrealestate.com
CA RE Lic. #01237995

3990 Old Town Avenue, Suite B-208
San Diego, CA 92110
Corporate License #01977797
enduringrealestate.com

JOHN JENNINGS

t 858-875-5927
john.jennings@nmrk.com
CA RE Lic. #01215740

4655 Executive Drive, Suite 800
San Diego, CA 92121
Corporate License #01355491
nmrk.com



NEWMARK

