



PLAZA

PASEO REAL



Renovation in Process

— optimizing the guest experience —

6981 El Camino Real
Carlsbad, CA 92009



Ideally situated to provide **entertainment and daily needs services** to the affluent north county communities of **Carlsbad and Encinitas**.



Excellent visibility and ingress/egress from the retail corridor's main thoroughfare, El Camino Real.



Close proximity to residential, office and industrial developments in Bressi Ranch and neighboring master planned communities.



Center benefits from a desirable mix of **daily needs, restaurant, entertainment and service tenants** to provide a one-stop shop for its customer base.

Dine & Play

night and day

BLACK RAIL
KITCHEN + BAR

BEACH PLUM KITCHEN
BREAKFAST & LUNCH

cinépolis

tinleaf
fresh kitchen

TOMOYAMA
Sushi

NOTORIOUS
BURGERS
HANDCRAFTED
BURGERS AND BEER

INGLOURIOUS BAGELS

LOS TACOS

Jersey Mike's
SUBS

OAK BERRY
COFFEE HOUSE

SLICE HOUSE
BY TONY GEMIGNANI
(Coming Soon)

Jersey Mike's
SUBS

Cinépolis LUXURY CINEMA

Cinépolis



Daily Needs

made easy

Curated Tenant Mix

one-stop shopping



cinépolis

VONS

JOJO MEAT
SLICE HOUSE
TOMOYAMA
Sushi
UPTOWN CHEAPSKATE

WELLS
FARGO

DOVE LANE
(±6,859 Cars per Day)

PISTACHIO
CUT & COLOR
BAR
BEACH PLUM KITCHEN
BREAKFAST & LUNCH
Audeo
Charter School

Carbon Health
THE UPS STORE
OAKBERRY
AÇAÍ BOWLS
PACIFIC
DENTAL SERVICES

CLUB PILATES

BLACK RAIL
KITCHEN + BAR
LOS
TACOS

Orangetheory
FITNESS
POPPY BANK
Gems of la Costa
JEWELERS
tinleaf
fresh kitchen

Banfield
PET HOSPITAL
INGLOURIOUS BAGELS
NOTORIOUS
BURGERS

AVIARA PARKWAY
(±16,735 Cars per Day)

EL CAMINO REAL
(±29,458 Cars per Day)



SUITE	TENANT	SF
A101	Orangetheory Fitness	2,466
A103	Poppy Bank	2,722
A105	Gems of La Costa	2,070
A107	AVAILABLE	1,080
A108	Tin Leaf	2,317
B101/103	Banfield Pet Hospital	3,362
B104	Z-Ultimate Self Defense Studio	1,074
B105	Inglourious Bagels	1,078
B106/107	Notorious Burgers	2,326
C101/102	AVAILABLE	2,368
C103	Smart Fit Method	1,200
C104	Pet Nutrition Center	1,197
C105/106	Beyond Vision	2,398
C107	Club Pilates	1,620
C108	Plaza Real Cleaners	1,854
C201A	Uptown Cheapskate	3,242
C201B	Tomoyama Sushi	2,338
D101	Laser Away	2,960
D104	Oakberry Acai Bowls	990
D105	The UPS Store	1,210
D106	Salon Helene	987
D107	Breathe Degrees	2,846
D201	Full Smile Orthodontics	1,090
D202	Audeo Charter School	2,335
D204*	AVAILABLE	1,210
D205*	AVAILABLE	1,210
D206	Pistachio Cut & Color Bar	966
D207	Color Nails	985
D208	La Costa Coffee Roasting	1,880
E101	Carbon Health	2,536
E102	Pacific Dental	2,897
E201	Beach Plum Kitchen	3,781
F	Cinopolis Luxury Cinemas	22,843
F101/103	Slice House (Coming Soon)	1,634
F105	Jersey Mike's	1,100
G	Vons	46,800
PA1	Los Tacos	2,162
PA2	Black Rail	5,559
PB	Wells Fargo Bank	4,525

*Suites D204 & D205 can be combined for 2,420 SF



Affluent Households

exceptional spending power

		1-MILE	3-MILE	5-MILE
POPULATION	2026 Population	11,234	80,410	195,585
	2031 Population	11,142	81,023	197,095
	Total Businesses	485	5,871	12,421
	Total Employees	4,379	68,665	121,849
	Total Daytime Population	12,922	111,028	238,470
	2026 Median Age	45.1	45.2	45.2
HOUSING	2026 Total Households	4,692	31,265	75,944
	2026 Housing Units	5,017	33,505	80,960
	Owner Occupied Housing Units	61.2%	66.0%	65.6%
	Renter Occupied Housing Units	32.3%	27.3%	28.2%
	Vacant Housing Units	6.5%	6.7%	6.2%
	2026 Average Home Value	\$1,319,998	\$1,437,041	\$1,344,610
INCOME	2026 Average Household Income	\$204,188	\$239,936	\$214,977
	2026 Median Household Income	\$160,772	\$185,316	\$161,331
	2026 Per Capita Income	\$83,457	\$93,470	\$83,653
INCOME BREAKDOWN	<\$15,000	4.0%	3.9%	4.3%
	\$15,000 - \$24,999	1.4%	1.5%	2.4%
	\$25,000 - \$34,999	4.7%	2.7%	3.2%
	\$35,000 - \$49,999	8.0%	3.9%	4.8%
	\$50,000 - \$74,999	6.4%	6.6%	8.2%
	\$75,000 - \$99,999	6.7%	5.9%	7.6%
	\$100,000 - \$149,999	14.9%	14.5%	15.6%
	\$150,000 - \$199,999	14.4%	14.6%	13.8%
	\$200,000+	39.5%	46.5%	40.1%

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NEWMARK | PACIFIC

