

PLAZA PASEO REAL

Carlsbad, CA



Property Location:

6941 El Camino Real
Carlsbad, CA 92009

Property Information:

| | |
|-------------------|-----------------------------|
| Property Type: | Community |
| GLA/SF: | 147,000 |
| Owner: | Principal/Madison Marquette |
| Year Built: | 1991 |
| Acquisition Date: | December 2003 |

Leasing Contact:

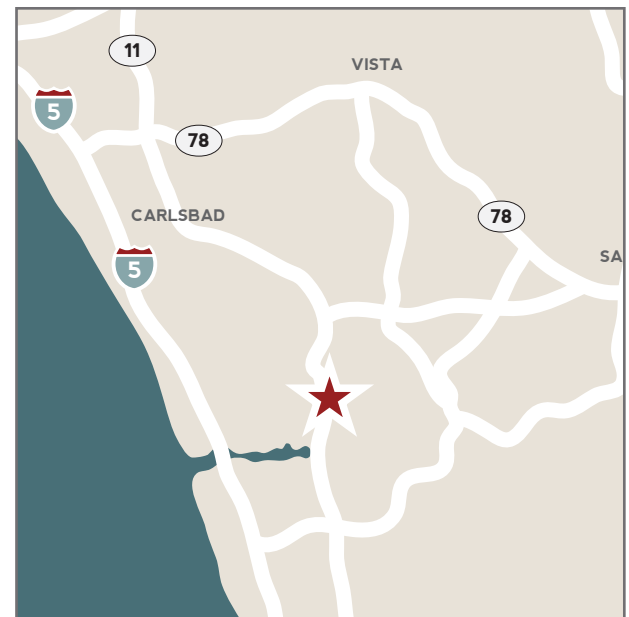
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147,832 square foot neighborhood community shopping center anchored by a successful Von's Pavilion grocery store and a 6-screen Ultra Star Cinema. Conveniently located three miles east of Interstate 5, nestled between the La Costa Resort & Spa and the intersections of El Camino Real and Aviara Parkway in the heart of Carlsbad; close proximity to the Four Seasons Aviara Hotel and Spa. As a grocery anchored center, it supports high-end customers with a great mix of specialty retailers and restaurants.

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|-----------|-----------|-----------|
| Estimated Population | 8,456 | 70,744 | 170,812 |
| Estimated Households | 3,254 | 36,114 | 66,055 |
| Average HH Income | \$143,166 | \$130,264 | \$118,003 |
| Median Age | 39.9 | 39.6 | 40.4 |
| Education (Some college+) | 82.3% | 83.1% | 78.7% |
| Total Businesses | 335 | 3,023 | 8,739 |
| Total Employees | 4,588 | 42,381 | 107,229 |

Source: SitesUSA 2010 Estimates



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PROPERTY DESCRIPTION

- Plaza Paseo Real is a 147,832 square foot neighborhood shopping center anchored by a highly successful Von's Pavilion. Its relaxing lifestyle atmosphere draws high pedestrian traffic to the retail, service and restaurant merchants such as Blockbuster Video, Hallmark Gold Crown and Tuscany Italian Restaurant. In addition to Von's, Paseo Plaza Real is also anchored by a 6-screen Ultra Star Cinema.
- Located only three miles from Interstate 5, it is located in the heart of Carlsbad. Nestled between the Four Season Resort and the La Costa Resort & Spa, it services not only its affluent residents but numerous visitors as well. Plaza Paseo Real is the dominant grocery-anchored center in this fast-growing trade area.

LOCATION

- Conveniently located off of Interstate 5 in the heart of Carlsbad, 35 miles north of San Diego.
- Strong demographic profile ranking Carlsbad, the Village by the Sea among the top 10 communities in San Diego County.
- Part of the Southern California coast, the area offers a prosperous community, excellent transportation facilities and numerous educational and recreational opportunities.
- Home to the world-renowned La Costa Resort & Spa, Four Seasons Resort, LEGOLand Family Park, and three championship golf courses.

SITE PLAN

