

Turnkey Freestanding Carlsbad Restaurant

FOR LEASE



4960 Avenida Encinas, Carlsbad, CA 92008 / 7,770 SF

LOCATION
MATTERS 

PRIME

Carlsbad Location

- Once in a lifetime opportunity for a restaurateur to plant their flag in North County's highly desirable and underserved coastal Carlsbad community
- Restaurant generated sales over \$4.5M in 2017
- Exquisite turnkey restaurant with state-of-the-art kitchen equipment
- Ideal coastal location, just steps away from North Carlsbad State Beach
- Type 47, Full Liquor License available to transfer
- Adjacent to top tourist destinations, including Legoland, the Carlsbad Premium Outlets and the Carlsbad Flower Fields
- Easily accessible, right off the Cannon Rd exit of the 5 Freeway, with an expansive parking lot
- Strategically located near Carlsbad's leading hotels, providing built-in clientele - become THE restaurant hot spot for vacationers and locals alike



TAKE VIRTUAL TOUR →



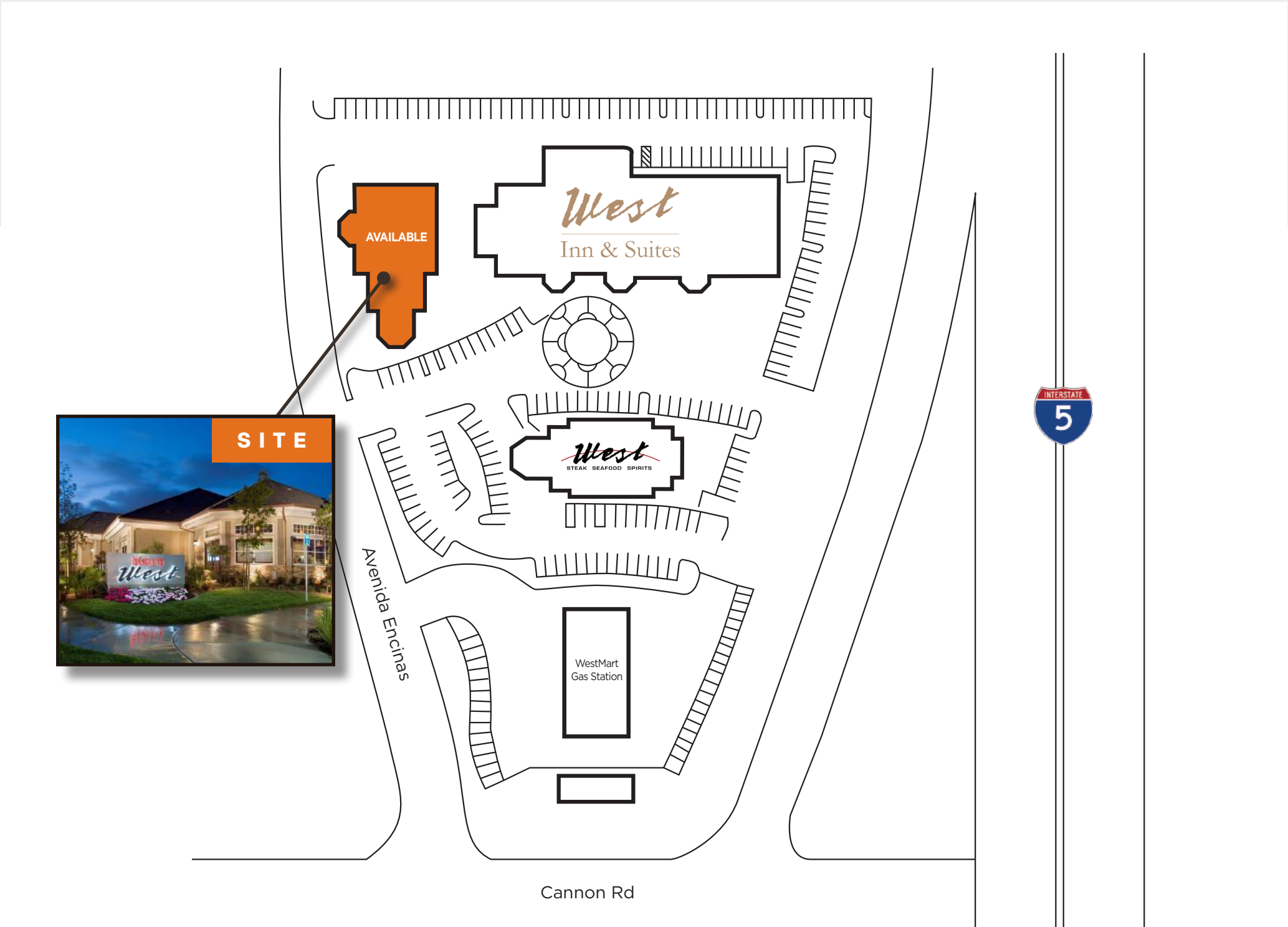
Renowned Neighbors



Site Plan



4960 Avenida Encinas, Carlsbad, CA 92008

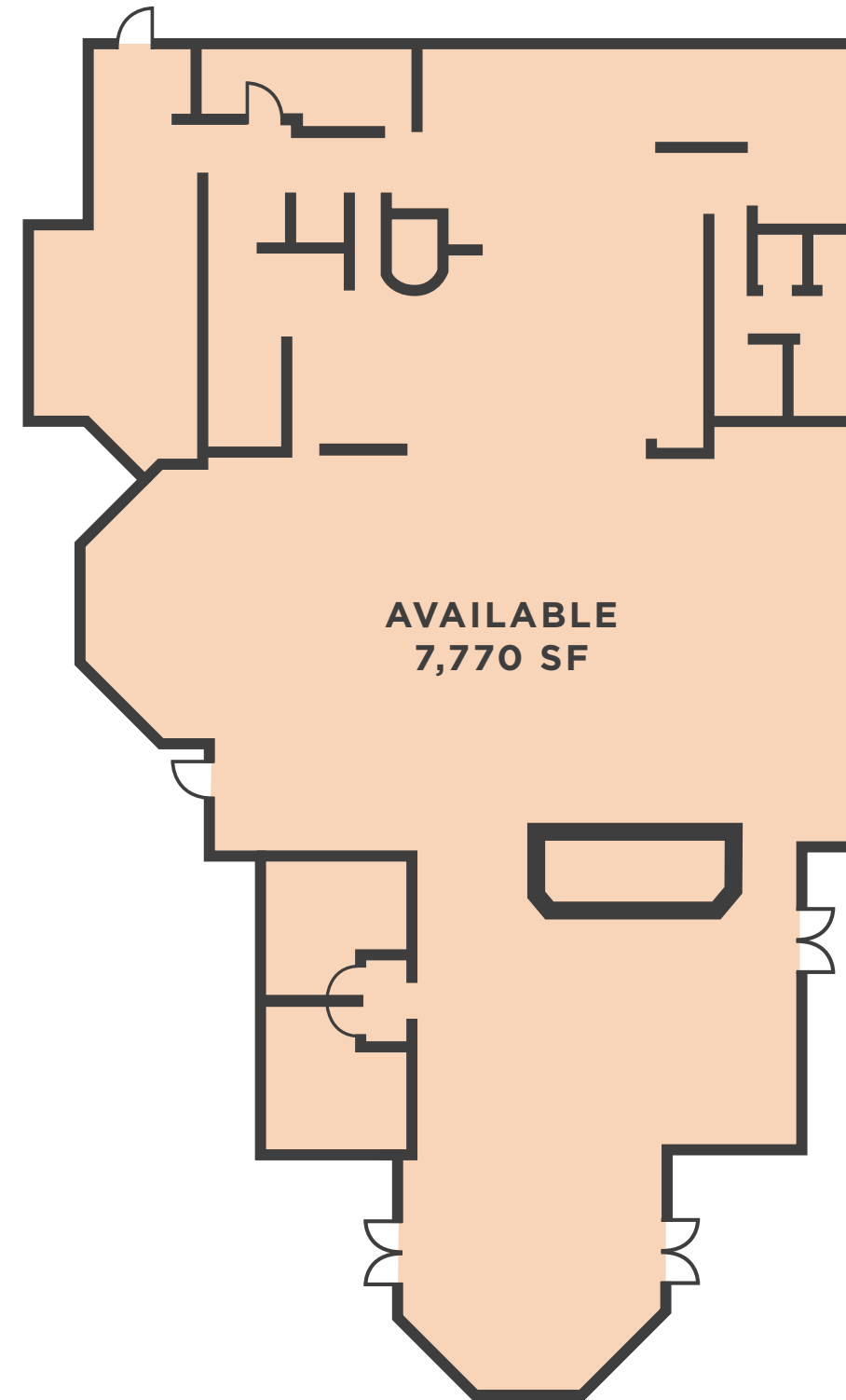


Floor Plan



4960 Avenida Encinas, Carlsbad, CA 92008

Avenida Encinas



01 *West*
Inn & Suites

02 *West*
STEAK SEAFOOD SPIRITS

03
HYATT

04
Carlsbad Car Country

05
BJ's
RESTAURANT
BREWHOUSE

06
DRAFT
REPUBLIC
CARLSBAD

07
MIGUEL'S
COCINA

08
P.F. CHANG'S

09
KING'S
FISH HOUSE

10
Carlsbad by the Sea
RESORT

11
BLAZE
PIZZA

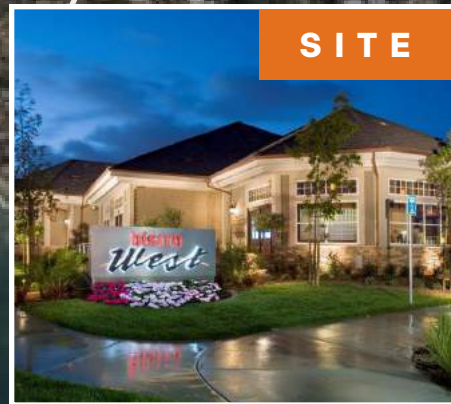
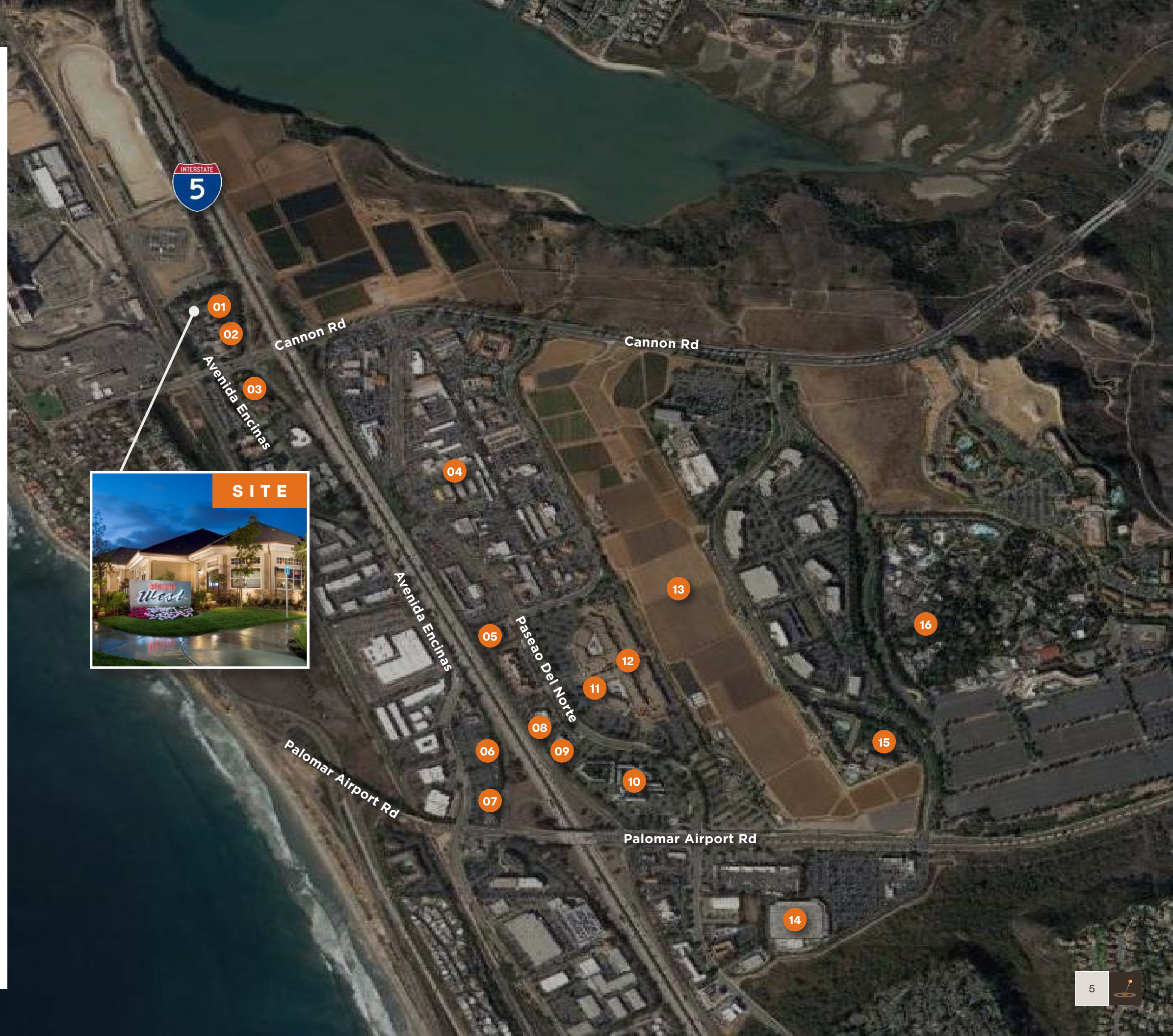
12
CARLSBAD
PREMIUM OUTLETS
A SIMON CENTER

13
THE FLOWER FIELDS
CARLSBAD, CALIFORNIA

14
COSTCO
WHOLESALE




15
KARL STRAUSS
BREWING COMPANY

16
LEGO
LEGOLAND





Demographics

5 MINUTES

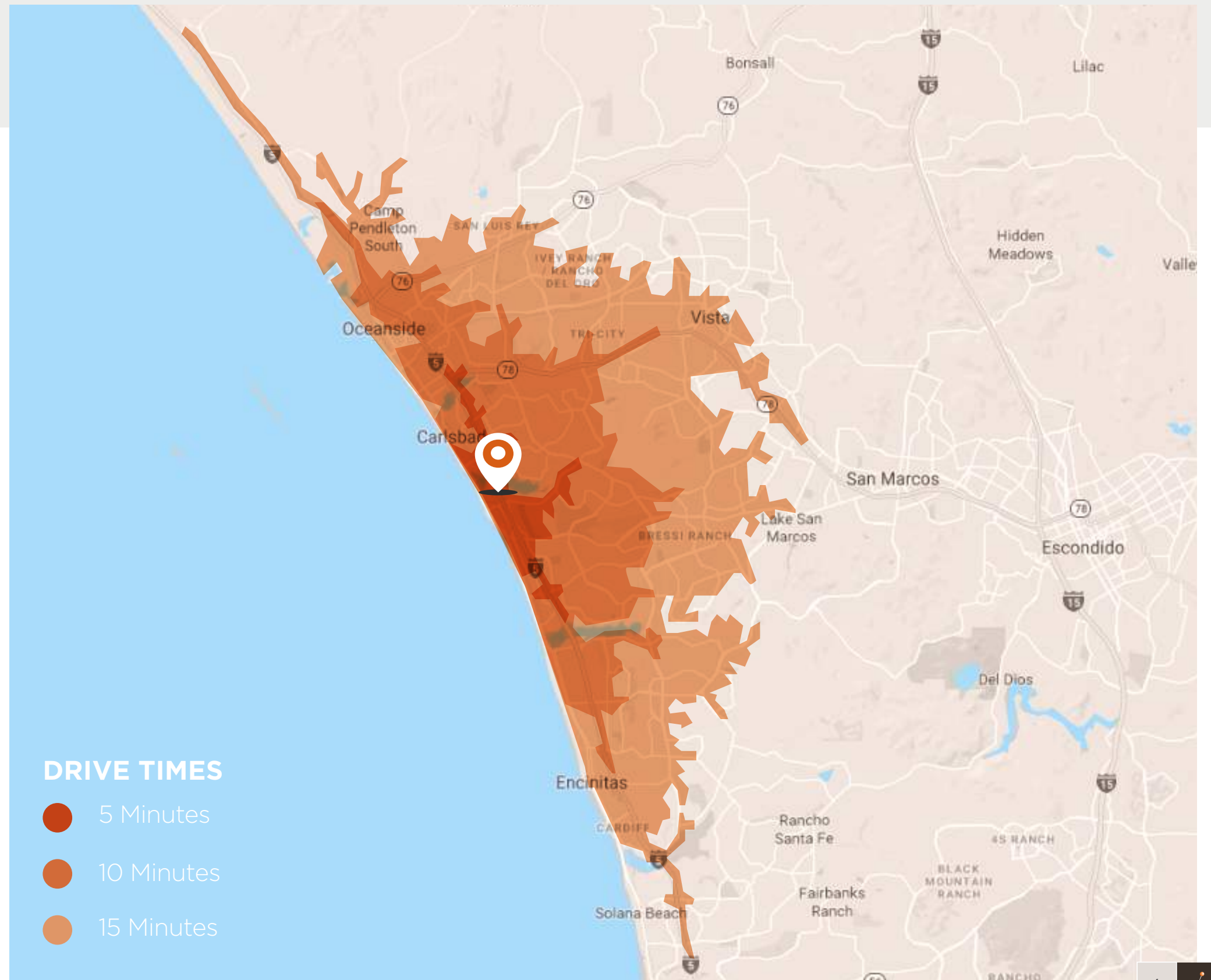
 Daytime Population	7,607
 Population	7,071
 Average HH Income	\$102,466

10 MINUTES

 Daytime Population	66,565
 Population	105,527
 Average HH Income	\$103,457

15 MINUTES

 Daytime Population	144,611
 Population	292,188
 Average HH Income	\$104,491



FF&E List



CISCO CATALYST 24 PORT GIGABIT SWITCH

FIBER OPTIC CABLE & SWITCHES

SFP'S

ALOHA CABLING

ECONOMY REST - BLAST CHILLER FREEZER

COMPUTER EQUIPMENT

24 PORT GIGABIT SWITCH

OOEN TABLE SYSTEM

DELL LICENSE

RADIANT SYSTEMS

DELL SOFTWARE LICENSING

CRYOVAC MACHINE

WIRELESS MICROPHONE SYSTEM

DISHWASHER RACKS

CAMCRISPER, DOLLY

COCA COLA BOTTLING CO

COFFEE MACHINE

SAFE & VAULT

SOUP EQUIPMENT

WARMING DRAWER

STEAM TABLE

AV SYSTEM - '11 REMODEL WESTROOM

BLACK ROLLER SHADES - '11 REMODEL WESTRM

BUBBLE WALL - '11 REMODEL WESTROOM

DECORATIVE GLASS - '11 REMODEL WESTROOM

EXIT SIGNS - '11 REMODEL WESTROOM

FIRE SPRINKLERS - '11 REMODEL WESTROOM

PARTITION WALLS - '11 REMODEL WESTROOM

RAYPAK STORAGE TANK

WESTROOM '11 REMODEL

BACK-UP EXEL SOFTWARE

MOCHA COML 46,000 BTU PATIO HEATER (5 QT

TUNGSTEN SMART-HEAT 3 BURNER

PORTOFINO 6-PIECE PATRIO

PATIO HEATER-GAS LINE

BEER COOLER



FF&E List



IBERITAL L2TE EXPRESSO MACHINE

IRRIGATION - GARDEN

STEAM TABLE

VACUUM PACK MACHINE

49' CUF 2 DOOR STAINLESS COOLER BEVERAGE

PASTA MACHINE TABLE TOP

LAJOLLA BOILER (2) RAYPAK BOILERS/TANKS

FOOD PROCESSOR ECONOMY REST EQUIPMENT

REACH-IN REFRIGERATOR-ECONOMY REST.

LARGE SCREEN TV - COSTCO

TWO WAY RADIO EQUIPMENT UPGARDE

HVAC (8) CONDENSING UNITS/(18) FAN COILS

PASTA MACHINE - EMILIOMITI LLC

FRYER WELLS MODEL F556 TRIMARK

FREEZER-2 SEC BEVERAGE AIR MODEL UCF36A

GRIDDLE JADE MODEL JMRH-42GT-MOD

CUSTOM POT RACK-TRIMARK

FILLER TOP FOR ISLAND PREP-TRIMARK

CHARBROILER -JADE MODEL JMRH-24B

CHARBROILER PAN-TRIMARK

STAINLESS STEEL REFRIGERATOR WITH STEEL

6.5 CU FT UNDERCOUNTER REFRIGERATOR-TRUE

CLOSED CIRCUIT TV EQUIPMENT/CABILING

(2) COUNTERTOP FRYER MODEL #404F GAS

STORAGE TRAILER (SOUTHWEST)YEAR 2016

DELL LAPTOOP J. MILLER (CHEF)

POINT OF SALE MICROS HARDWARE

POINT OF SALE MICROS SOFTWARE

HD RANGE 36" 6 OPEN BURNERS (2)

STAINLESS STEEL 4 HOLE WALL MOUNT FAUCET

SUNMASTER RETRACTABLE PATIO COVERS (2)

(2)REFRIGERATED PIZZA TABLE/(4)WORKTOP

MICROS IMPLEMENTATION 2ND

R&M EQUIP

CAP EX KITCHEN ITEMS

OMNI GLASS PANELS- PATIO SMOKING AREA





Leasing Inquiries



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