

Freestanding Carlsbad Restaurant Opportunity

FOR LEASE



4980 Avenida Encinas, Carlsbad, CA 92008 / 4,700 SF

PRIME

Carlsbad Location

- ◆ Unique opportunity to be in a beautifully fixturized freestanding restaurant in Carlsbad
- ◆ Existing Type 47 Full Liquor License
- ◆ Ideal open kitchen with large hood, walk-in cooler, grease trap and more
- ◆ Abundant onsite parking lot
- ◆ Great open floor plan with high ceilings, bar, and potential to add patio on south side of the property
- ◆ Adjacent to 86 room West Inn & Suites hotel
- ◆ Historically high volume location with previous tenant averaging **\$3.8 million** in dinner only sales
- ◆ Extremely strong trade area of Carlsbad with heavy tourism traffic and strong daytime business from nearby companies like TaylorMade, Thermo Fisher, Gemological Institute & more
- ◆ Rare coastal location, walking distance to Carlsbad State Beach with NRG power plant property across the street to be redeveloped for a park and beach parking



[LINK TO ADDITIONAL PHOTOS](#) →



Renowned Neighbors

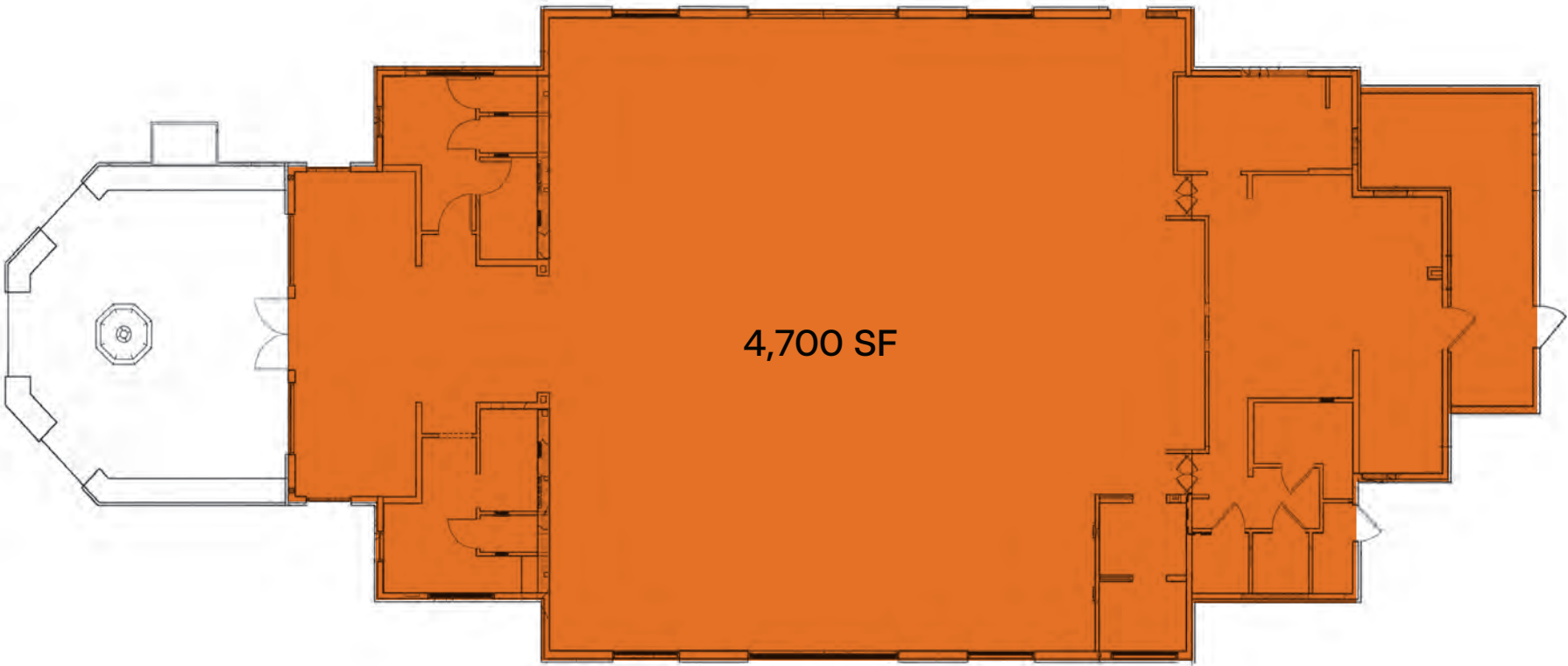


Floor Plan



4980 Avenida Encinas, Carlsbad, CA 92008

Avenida Encinas



01 *West*
Inn & Suites

02 
SHERATON
Carlsbad Resort & Spa

03
THE WESTIN
CARLSBAD
RESORT & SPA

04 
**RESTAURANT
BREWHOUSE**

05 
CARLSBAD
PREMIUM OUTLETS®
A SIMON CENTER

06 
corner
bakery
CAFE

07 
IN-N-OUT
BURGER

08 P.F. CHANG'S

09 
**DRAFT★
REPUBLIC**
CARLSBAD

10 
KING'S
FISH HOUSE

11 
toast.
GASTROBRUNCH

12 
MIGUEL'S
COCINA

13  WINDMILL FOOD HALL










14  **Hilton
Garden Inn®**
Carlsbad Beach

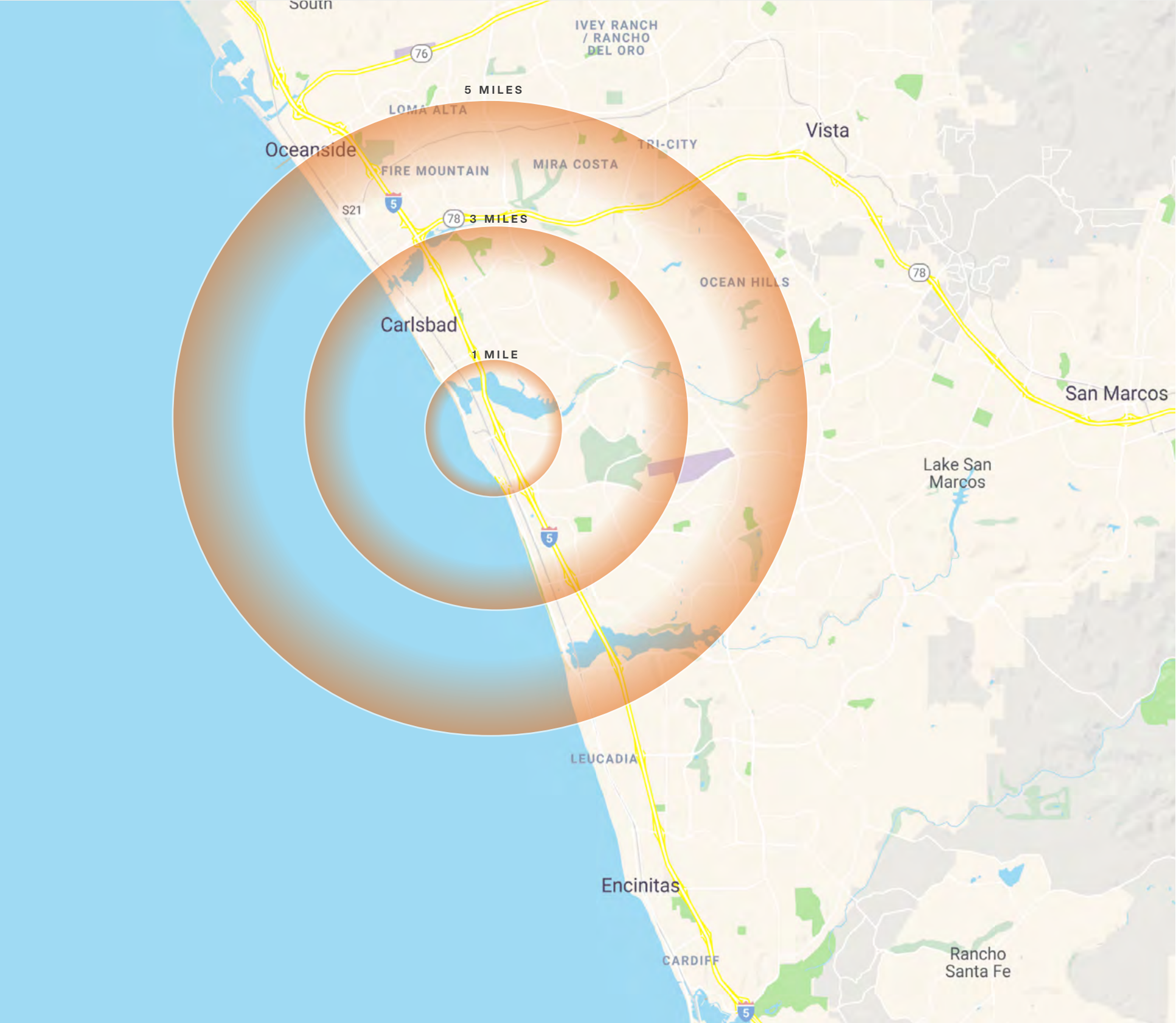
15 *Grand Pacific Palisades*
A Carlsbad Resort

16 
KARL STRAUSS
BREWING COMPANY



Demographics

1 MILE		
	Daytime Population	6,713
	Population	2,544
	Average HH Income	\$165,482
3 MILES		
	Daytime Population	39,631
	Population	57,419
	Average HH Income	\$136,200
5 MILES		
	Daytime Population	91,358
	Population	150,515
	Average HH Income	\$125,873





Leasing Inquiries



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