

Restaurant | Retail | Office

Carlsbad

WEST BLUFF PLAZA



 30,975 CPD

EL CAMINO REAL

Northeast Corner of El Camino Real and Alga Road | CARLSBAD

CPP

COMMERCIAL
PACIFIC
PROPERTIES



The Property



Strong traffic counts with a combined total of over 70,000 CPD



Restaurants, retail, and office space available



Excellent access from 3 streets



Signalized Intersection

Site Plan



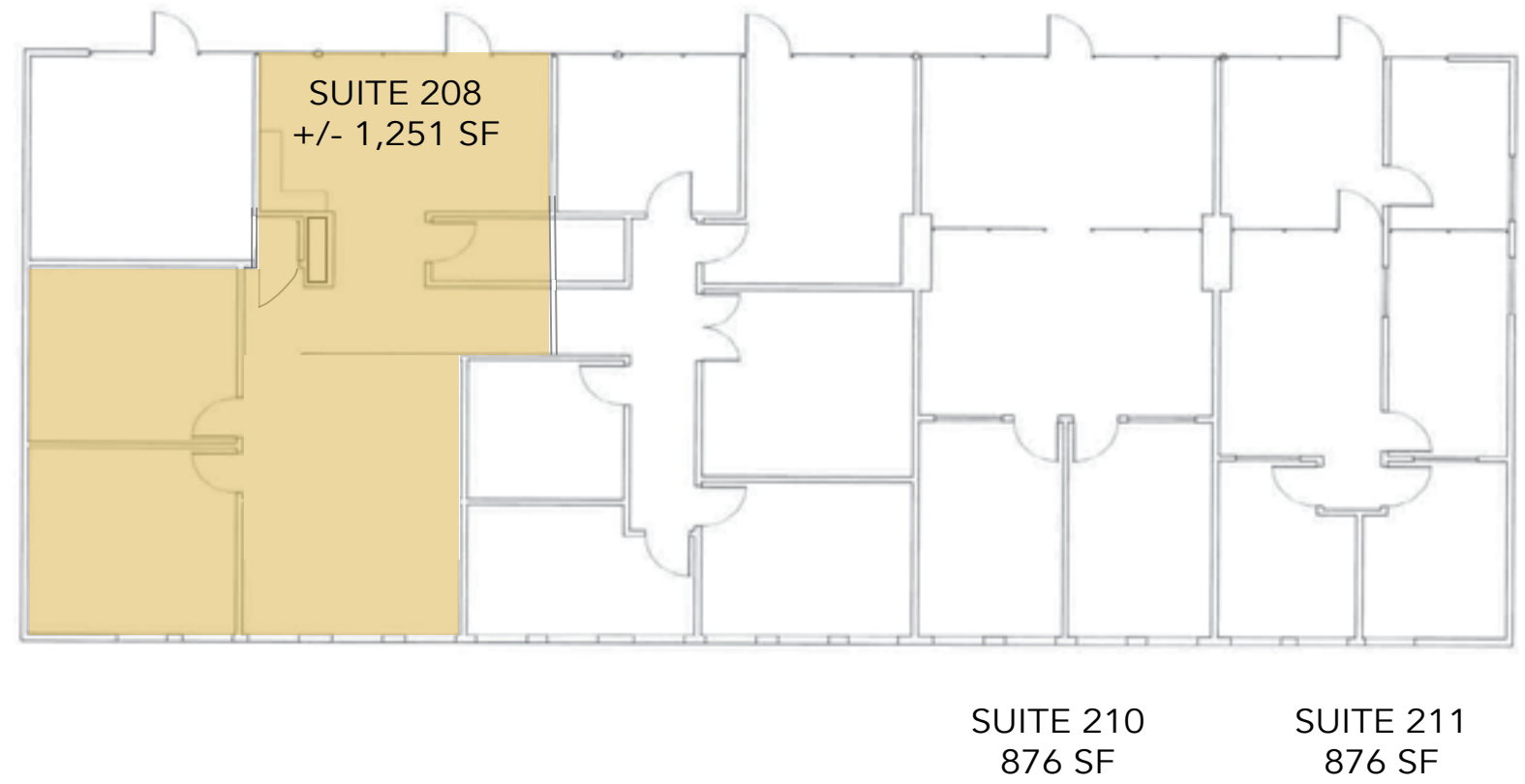
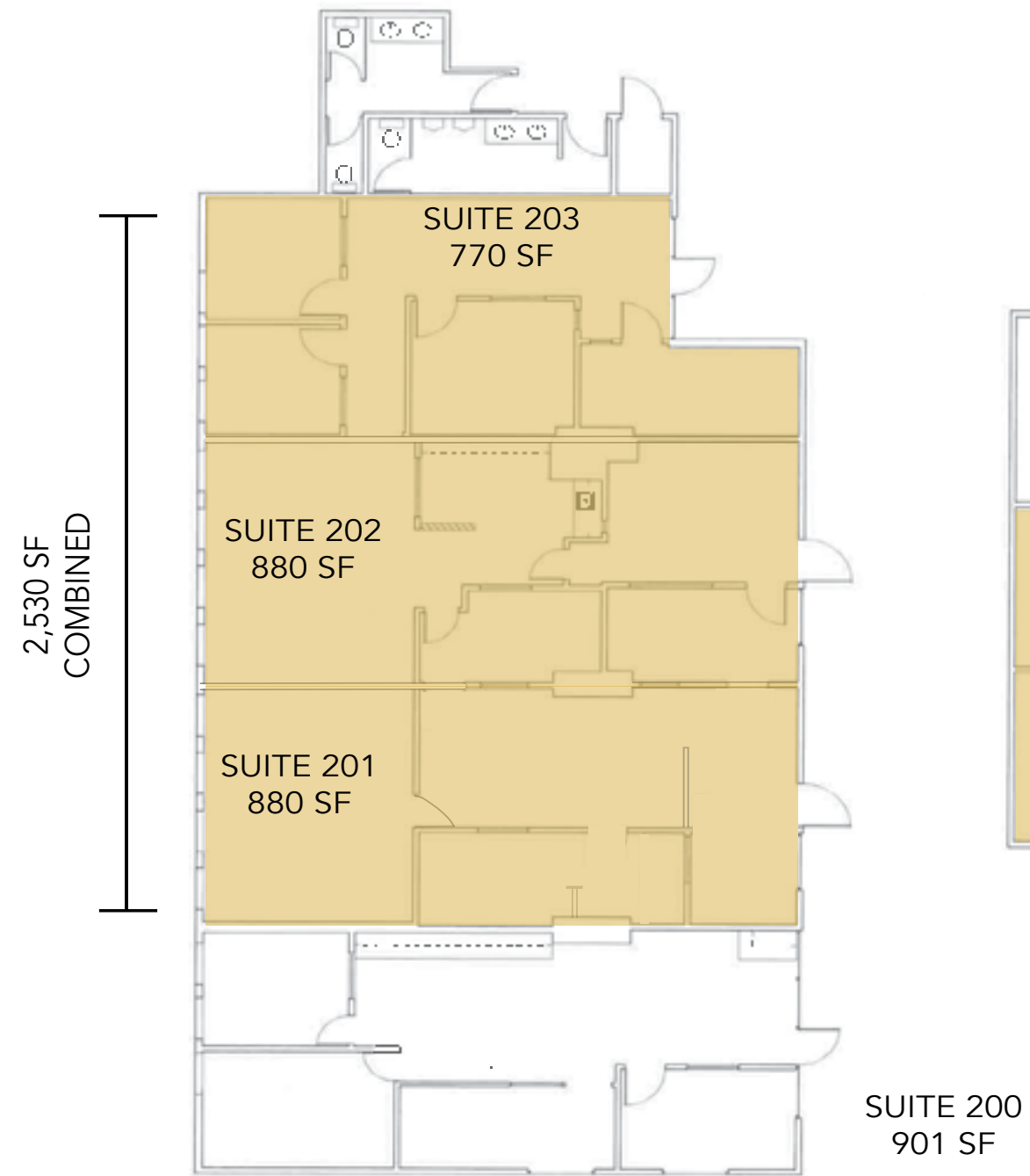
SUITE	TENANT / AVAILABLE
Freestanding	Union Bank
Freestanding	Alejandra's Cantina
Freestanding	Kiosk
Freestanding	Chase Bank
Freestanding	Shoe Repair
Suite A	Dominos Pizza
Suite B	Valerie's Taco Shop

SUITE	TENANT / AVAILABLE
Suite C	La Costa Massage
Suite D	Aviara Animal Hospital
Suite E	Donut Shop
Suite F & G	La Costa Chiropractic
Suite H & I	Earthwise Pet Supply
Suite J	Jazzercise

SUITE	TENANT / AVAILABLE
Suite K	Chin's Gourmet
Suite L	Yogurt Shack
Suite M	RejuvCryo & Wellness
Suite O	Dentist
Suite 100	Available (1,393 SF)- Restaurant Space
Suite 101	Orthodontics

SUITE	TENANT / AVAILABLE
Suite 107	Tutu School
Suite 108	Dentist
Suite 109	OsteoStrong
Suite 110	Allstate Insurance
Suite 111	iTAN Tanning Salon

SUITE	TENANT / AVAILABLE
Suite 200	Kumon
Suite 201	Available (880 SF)
Suite 202	Available (880 SF)
Suite 203	Available (770 SF)
Suite 205	Family & Marriage Counseling
Suite 208	Available (+/- 1,251 SF)
Suite 210	The Perfect Workout
Suite 211	State Farm Insurance



① SECOND FLOOR PLAN

The Neighborhood



WEST BLUFF
PLAZA

DOVE ROAD

ALGA ROAD / 21,429 ADT

EL CAMINO REAL / 30,975 ADT

WELLS
FARGO



cinépolis
LUXURY CINEMAS

VONS



The Location

A scenic coastal community in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

 80,353 POPULATION	 97.5% EMPLOYMENT RATE	 \$105,946 MED. HH INCOME
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Carlsbad

WEST BLUFF PLAZA



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