



PASEO
CARLSBAD

SHOP • DINE • RELAX

CATCH A WAVE OF
OPPORTUNITY



CATCH A WAVE OF OPPORTUNITY

- ▶ Across from the successful Carlsbad Premium Outlets in an established retail and restaurant district.
- ▶ Located just 35 minutes from either Orange County or downtown San Diego
- ▶ A 7-acre project facing the I-5 freeway with 206,000 cars passing the site each day.
- ▶ A 76,000 sf retail project with a restaurant row: King's Seafood, P.F. Chang's China Bistro and BJ's Restaurant & Brewhouse
- ▶ A collection of well-known retail brands blended with salon services and unique boutiques
- ▶ Nearly 2 million visitors per year visit nearby Legoland and Flower Fields at Carlsbad Ranch.
- ▶ Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live.
- ▶ Town renowned golf and spa destinations, the Four Seasons Resort Aviara and La Costa Resort & Spa.

TRADE AREA DEMOGRAPHICS 15 MINUTE DRIVETIME

POPULATION	2008	411,599
	2013	431,184
HOUSEHOLDS	2008	151,128
	2013	157,726
AVERAGE HH INCOME	2008	\$93,425
	2013	\$114,618
DAYTIME POPULATION	2008	172,220

Data Source: ESRI 2008

CARLSBAD TOURISM

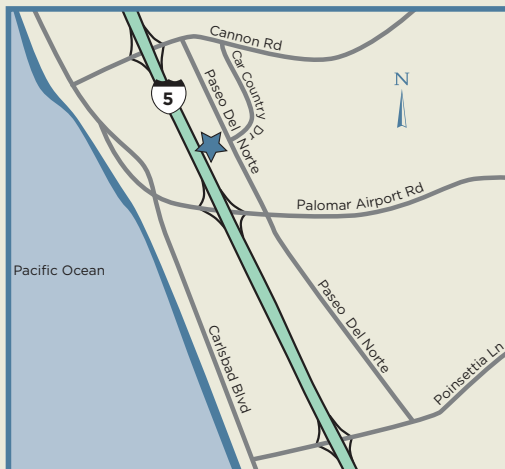
ANNUAL VISITORS	3.5 MILLION
HOTEL ROOMS	OVER 4,000

Carlsbad Convention & Visitors Bureau

TRAFFIC COUNTS

I-5 BTWN. PALOMAR AIRPORT RD. AND CANNON RD.	206,000
PALOMAR AIRPORT RD. BTWN. I-5 AND PASEO DEL NORTE	54,281
CANNON RD. BTWN. I-5 AND PASEO DEL NORTE	27,695
PASEO DEL NORTE BTWN. CAR COUNTRY DR. AND PALOMAR AIRPORT RD.	10,265

ADT 2006 CalTrans; 2007 City of Carlsbad



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PASEO

CARLSBAD

Paseo Del Norte at Car Country Drive
Carlsbad, California
www.PaseoCarlsbad.com

A development of PacTen Partners for
CPT/SC Title Holding Corporation
Architecture by Gene Fong Associates

While the information contained herein is from sources deemed reliable, they are in no way guaranteed by PacTen Partners for CPT/SC Title Holding Corporation

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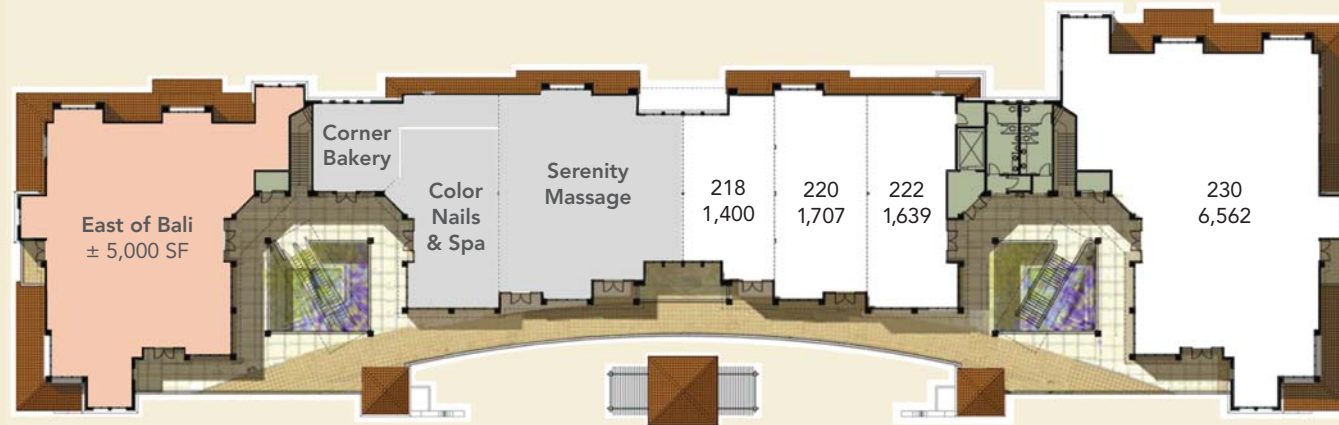
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CATCH A WAVE OF OPPORTUNITY

2nd Floor



1st Floor

SITE PLAN

Center Anchors

ST. JOHN



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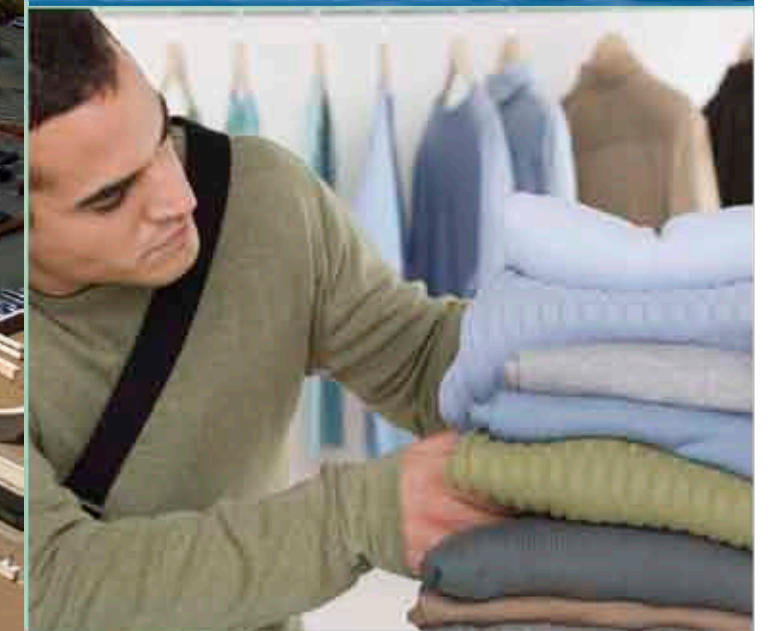
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