

Prime Pad Opportunity Between Carlsbad's Top QSRs

601 S Canal Street | Carlsbad, NM 88220



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale and Lease

Kyla Stoker
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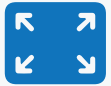
Isaac Sanchez
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505-292-9607
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Property Details



Sale & Lease Price
See Broker



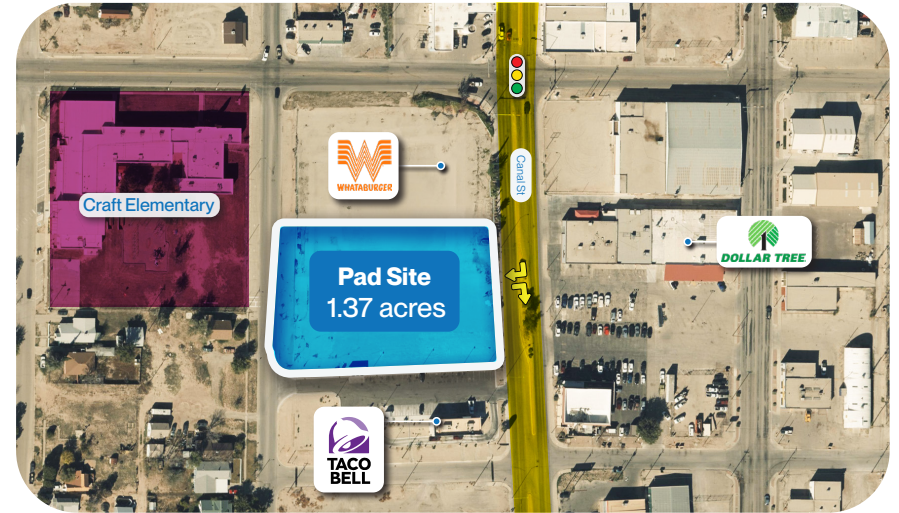
Lot Size
1.37 acres



Zoning
C-2

Property Benefits

- Located Between High-Performing Taco Bell and New Whataburger
- Whataburger Recently Secured on Adjacent Hard Corner
- Excellent Visibility on Two Major Highways: Hwy 285 & Hwy 524
- Signalized Intersection with Strong Traffic Counts
- Surrounded by National QSRs and Retailers
- Ideal for QSR, Retail, or Drive-Thru Concepts
- Rapidly Growing Trade Area with Strong Demographics
- Zoned for Commercial Development



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Aerial



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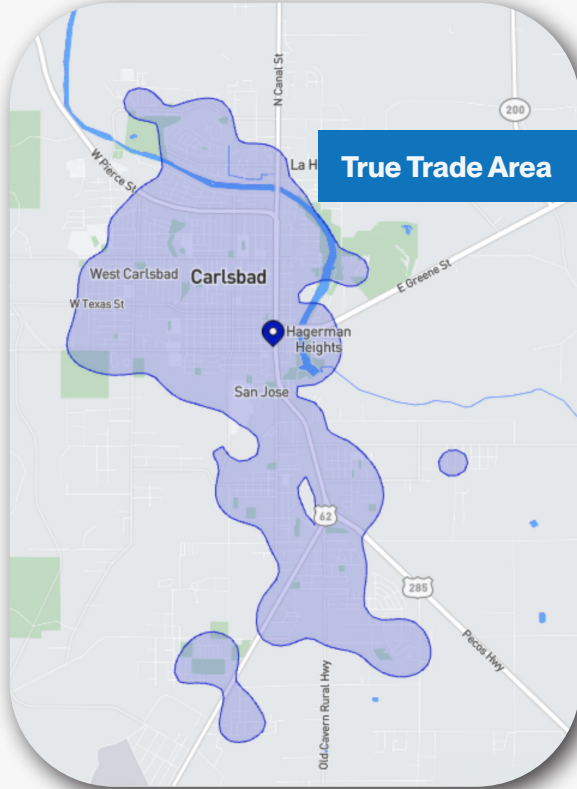
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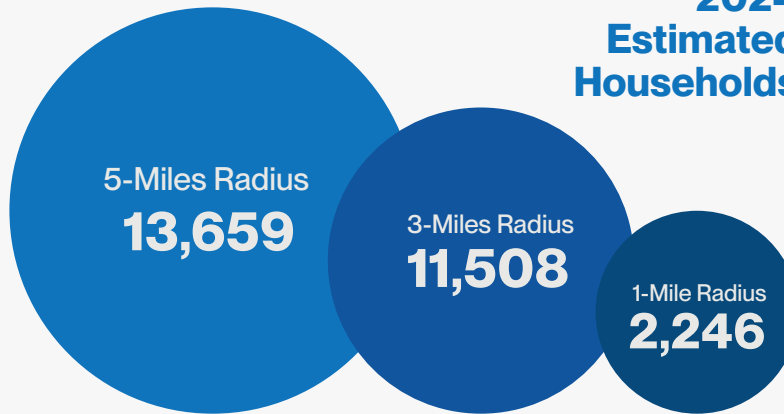
Market Overview



Average Household Income

88K

2024
Estimated
Households



Population



1-Mile
5,877

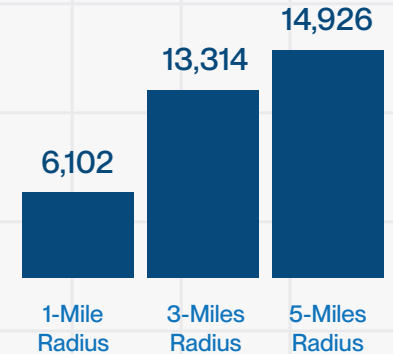


3-Miles
30,856

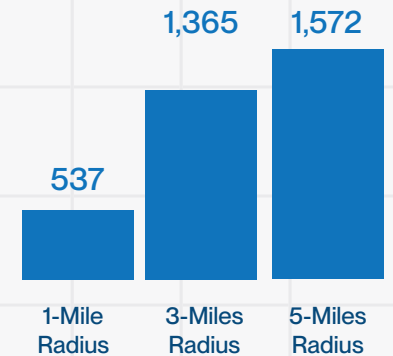


5-Miles
36,987

2024 Estimated
Total Employees



2024 Estimated
Total Businesses



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