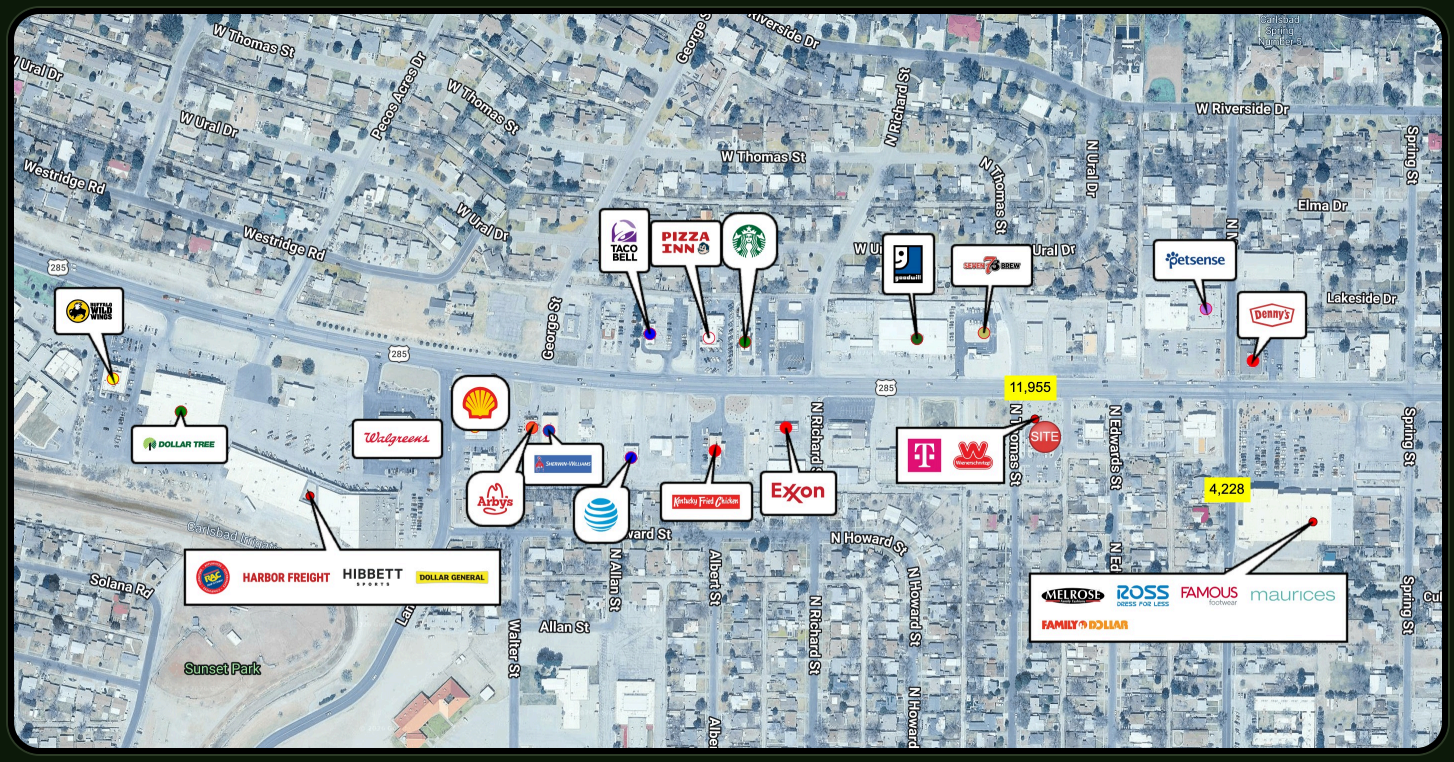
NEW END CAP DRIVE-THRU IN THE HEART OF CARLSBAD, NEW MEXICO

FORMER WIENERSCHNITZEL • **FOR LEASE**

1013 W. PIERCE ST. CARLSBAD, NM 88220







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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. All data above are estimates and are used for example only. Each Lessee shall determine its interest in the property independently.

WHAT'S AVAILABLE

- 2,250+/- square feet, end-cap with drive-thru
- Second-generation QSR space – equipment can stay
- Very long drive-thru stack
- Co-tenant: T-Mobile



PROPERTY HIGHLIGHTS

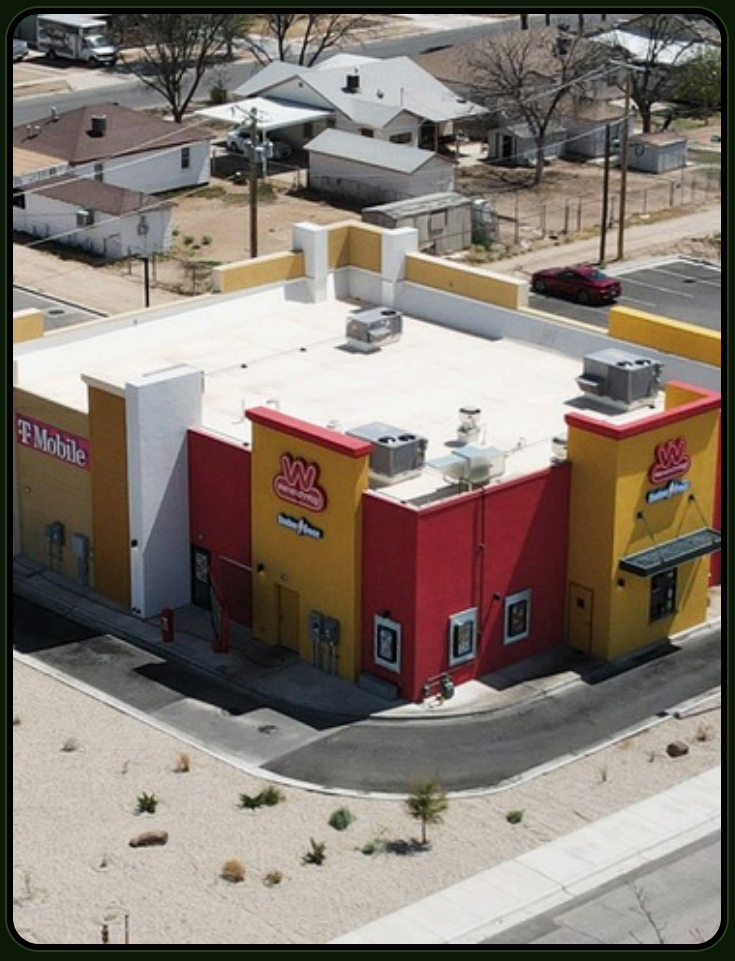
- Hard corner – W. Pierce St. & N. Thomas St.
- Wraparound drive-thru lane
- On-site parking
- Surrounded by national retail

TRAFFIC COUNTS

- 11,955 CPD – W. Pierce St.
- 4,228 CPD – N. Canal St.

DEMOGRAPHICS 3-MILE

- Population 25,809
- Avg. HH Income $107,854
- Median HH Income $85,203
- Median Age 34.5



LOCATION & RETAIL MARKET

The site sits on Pierce Street (US-285), Carlsbad's main east–west retail corridor, a short drive from the Carlsbad Mall. National neighbors include Walgreens, Ross, Dollar Tree, Harbor Freight, Lowe's, Starbucks, Taco Bell and Arby's.



SITE SNAPSHOT

Address	1013 W. Pierce St.
Cross street	N. Thomas St.
Space	2,250+/- SF end-cap
Drive-thru	Yes – long stack
Co-tenant	T-Mobile
Traffic	11,955 CPD on W. Pierce St.

THE OPPORTUNITY

A newer end-cap restaurant with its own drive-thru, already built out for quick service. The existing equipment can stay, and the wraparound lane gives a long stack that's hard to find in this market.

A good fit for coffee, chicken, burger or Mexican QSR operators who want to open in Carlsbad without a ground-up build.

DEMOGRAPHIC REPORT

1013 W Pierce St Carlsbad, NM 88220	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,902	25,809	34,731
2031 Projected Population	9,876	26,025	35,874
2020 Census Population	10,703	27,322	35,376
2010 Census Population	9,737	23,714	29,114
Projected Annual Growth 2026 to 2031	-	0.2%	0.7%
Historical Annual Growth 2010 to 2026	0.1%	0.6%	1.2%
2026 Median Age	34.2	34.5	34.1
Households			
2026 Estimated Households	3,831	9,895	13,067
2031 Projected Households	3,822	9,990	13,499
2020 Census Households	4,098	10,209	12,959
2010 Census Households	3,908	9,409	11,386
Projected Annual Growth 2026 to 2031	-	0.2%	0.7%
Historical Annual Growth 2010 to 2026	-0.1%	0.3%	0.9%
Race and Ethnicity			
2026 Estimated White	62.9%	60.4%	59.2%
2026 Estimated Black or African American	2.4%	2.8%	2.8%
2026 Estimated Asian or Pacific Islander	1.7%	1.5%	1.5%
2026 Estimated American Indian or Native Alaskan	1.5%	1.3%	1.4%
2026 Estimated Other Races	31.6%	34.0%	35.1%
2026 Estimated Hispanic	48.7%	50.5%	51.1%
Income			
2026 Estimated Average Household Income	$106,920	$107,854	$107,690
2026 Estimated Median Household Income	$88,138	$85,203	$86,343
2026 Estimated Per Capita Income	$41,561	$41,654	$40,869
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.4%	5.7%	6.6%
2026 Estimated Some High School (Grade Level 9 to 11)	12.2%	10.9%	11.4%
2026 Estimated High School Graduate	30.8%	28.7%	28.0%
2026 Estimated Some College	24.0%	24.8%	25.4%
2026 Estimated Associates Degree Only	7.1%	8.4%	8.6%
2026 Estimated Bachelors Degree Only	12.4%	13.0%	11.7%
2026 Estimated Graduate Degree	9.1%	8.6%	8.2%
Business			
2026 Estimated Total Businesses	318	1,236	1,412
2026 Estimated Total Employees	2,837	13,544	15,265
2026 Estimated Employee Population per Business	8.9	11.0	10.8
2026 Estimated Residential Population per Business	31.2	20.9	24.6

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