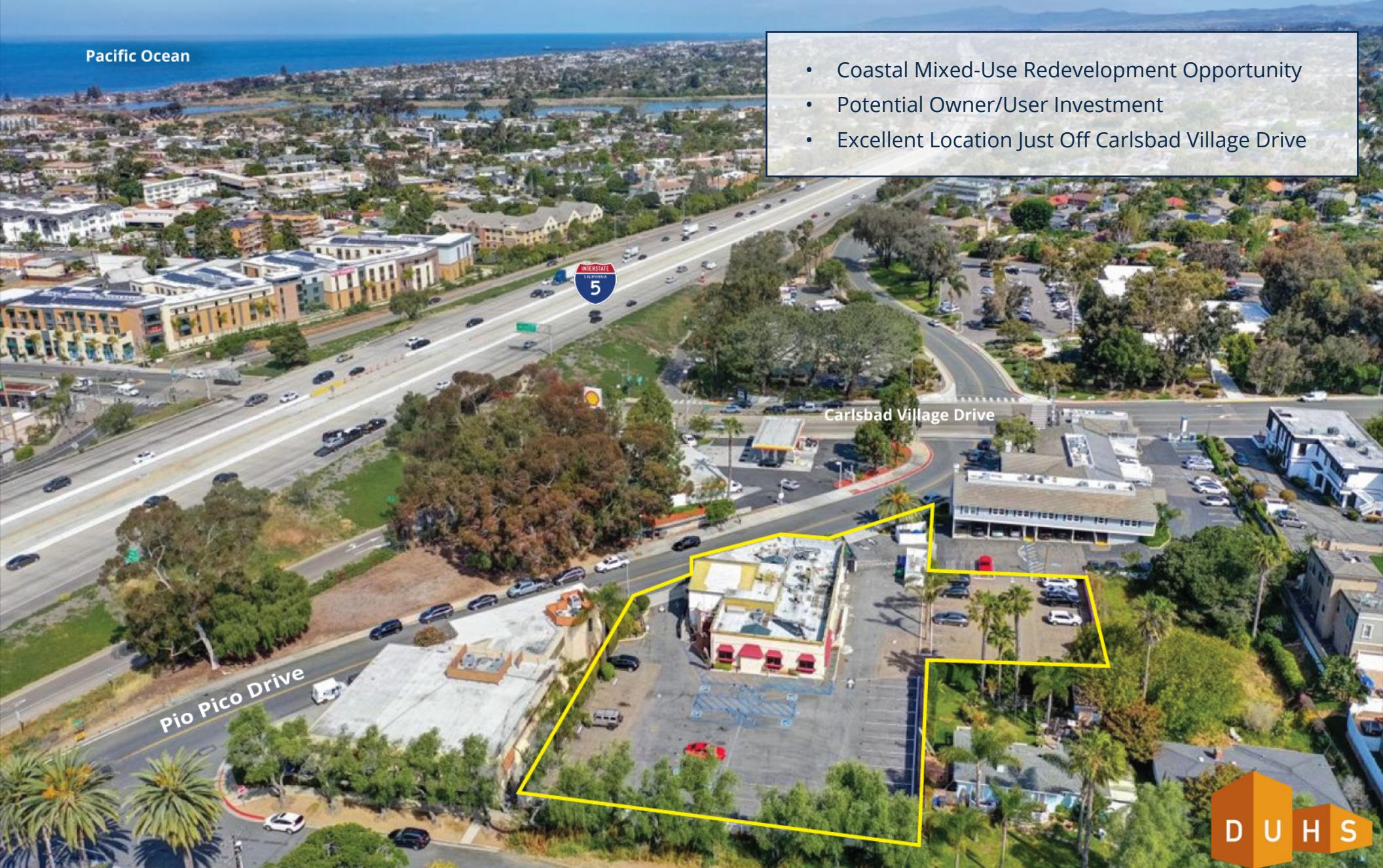


For Sale - Carlsbad Development Opportunity

3050 Pio Pico Drive, Carlsbad, CA 92008



- Coastal Mixed-Use Redevelopment Opportunity
- Potential Owner/User Investment
- Excellent Location Just Off Carlsbad Village Drive



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SITE SOURCE

Executive Summary

3050 Pio Pico Drive, Carlsbad, CA 92008

Price: \$6,950,000

Occupancy: 2 Tenants (Can be delivered Vacant)

Building: ±6,200 SF

Zoning: C2 - Neighborhood Commercial

Land Size: ±35,719 (0.82 AC)

APN: 156-180-44-00

Year Built: 1973

Address: 3050 Pio Pico Dr, Carlsbad, CA 92008



Aerial

3050 Pio Pico Drive, Calsbad, CA 92008



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Aerial

3050 Pio Pico Drive, Carlsbad, CA 92008



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Aerial

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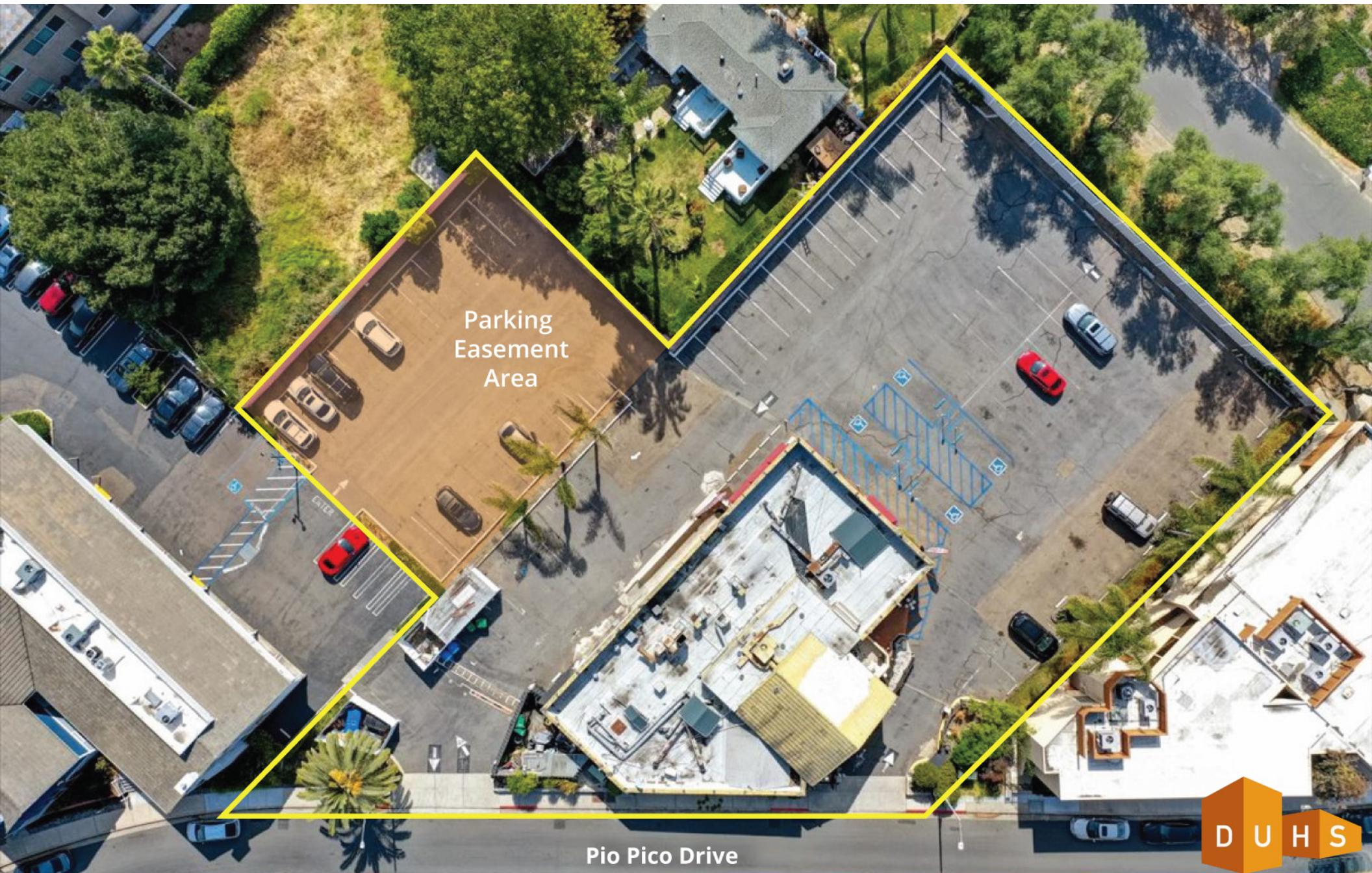
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Pio Pico Drive

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Carlsbad Development Opportunity

3050 Pio Pico Drive, Carlsbad, CA 92008

Pacific Ocean

For more information, please contact:

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