

**FOR LEASE**

# **CARLSBAD OFFICE BUILDING**

1241 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

*Carlsbad*  
Village Drive



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## PROPERTY SUMMARY

### AVAILABILITY

Suite 100: ± 650 RSF  
Suite 103: ± 350 RSF  
Smaller Suites Can Be Made Available in 100; 24-Hour Access

2nd Floor Suites Available at \$600 Per Month

### LOCATION

Located Right Off Freeway 5 with Great Access to Highway 78  
Serving Entire North County

### PARKING

Onsite Parking and Just a Few Blocks From Downtown  
Carlsbad Eateries

### LEASE RATE

Rent Includes Electricity  
Call Listing Agent for Rate

### APN

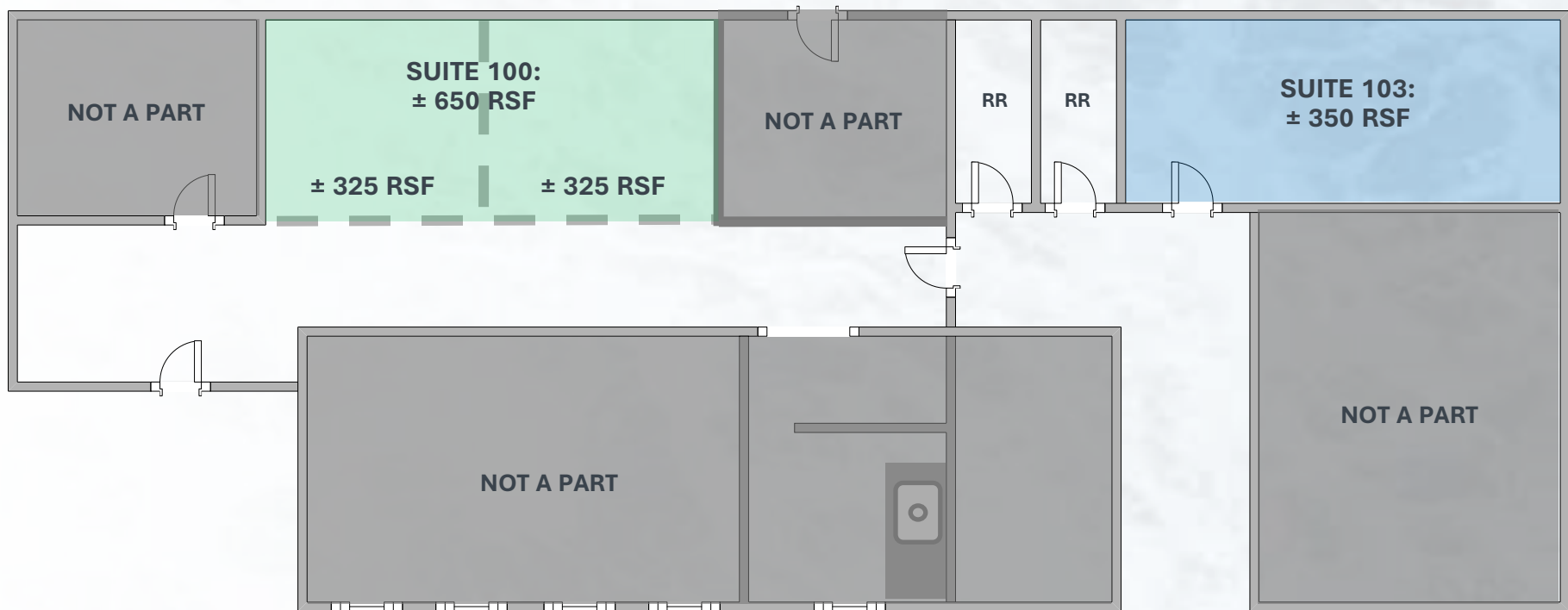
156-180-20-00

### USE


Various Office Uses Are Permitted



# FLOOR PLAN



- ⇒ Suite 100 can be demised into smaller suites as depicted
- ⇒ Ask listing agent about Tenant incentives

 Floor Plan Not Fit to Scale;  
for Reference Purposes Only.



## DEMOGRAPHICS



### POPULATION

84,311

3 MILE

199,412

5 MILE

536,920

10 MILE



### NUMBER OF HOUSEHOLD

33,491

3 MILE

73,842

5 MILE

186,368

10 MILE

## NUMBER OF EMPLOYEES



35,030

3 MILE

97,031

5 MILE

220,911

10 MILE



### MEDIAN HOME VALUE

\$753,316

3 MILE

\$687,639

5 MILE

\$719,613

10 MILE

## EASY TRANSPORTATION CORRIDORS

Next to Freeway (I-5) interchange across from Carlsbad City Hall and Carlsbad City Library



## NUMBER OF BUSINESSES



4,983

3 MILE

12,116

5 MILE

27,188

10 MILE



### MEDIAN HOUSEHOLD

\$87,623

3 MILE

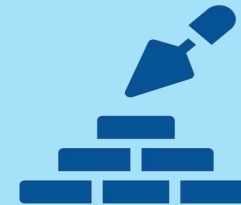
\$83,952

5 MILE

\$94,072

10 MILE

## MEDIAN HOUSE YEAR BUILT



1977

3 MILE

1981

5 MILE

1983

10 MILE



## TRAFFIC COUNTS (CARS / DAY)

COLLECTION ST

Elm Ave

Elm Ave

I-5

Elm Ave

CROSS ST

Pio Pico Dr NE

Pio Pico Dr SW

Elm Ave NW

I- 5 SW

TRAFFIC VOLUME

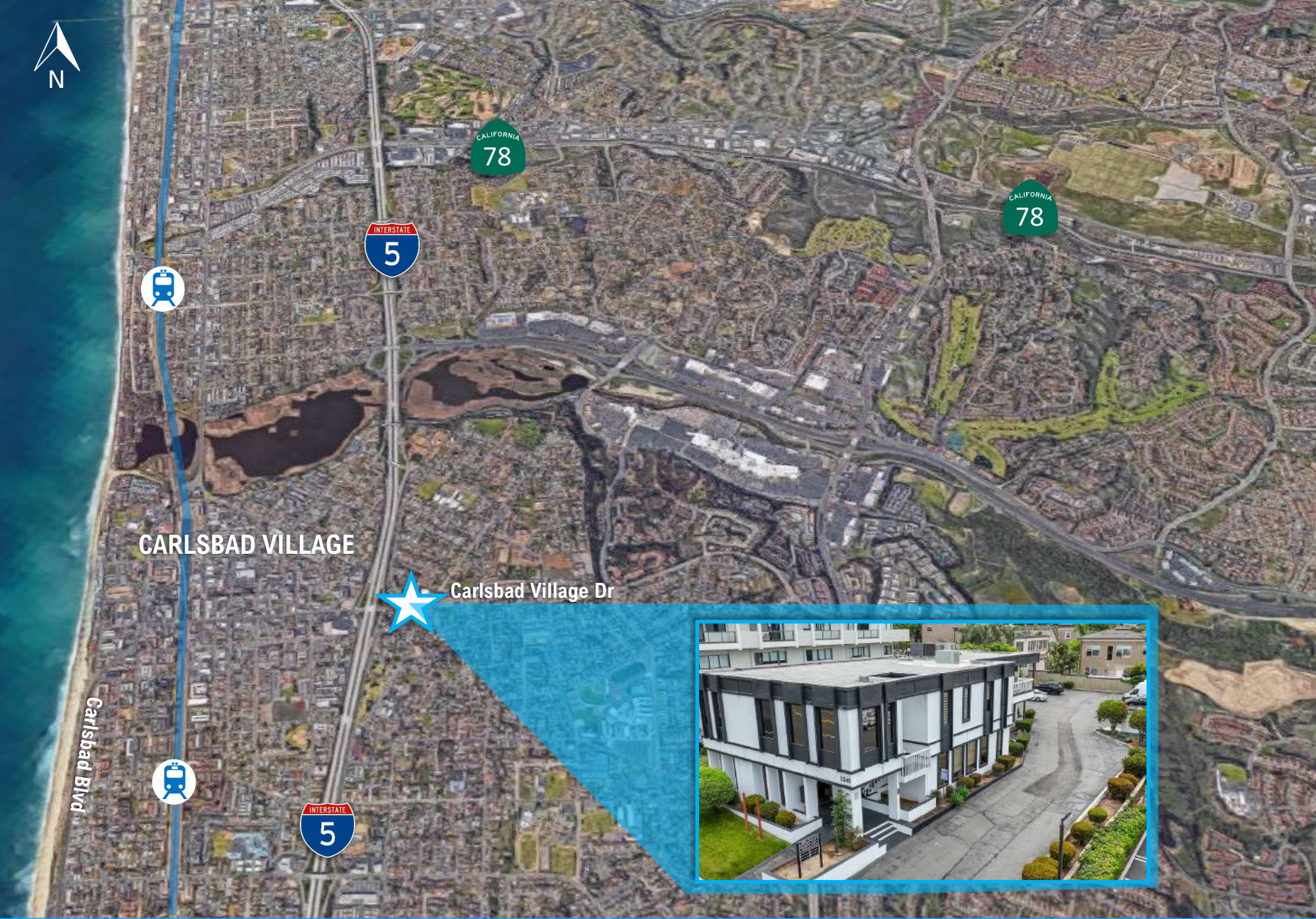
20,742

15,027

7,671

30,386





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COMMERCIAL

SALES • MANAGEMENT • LEASING

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