

FOR LEASE

# CARLSBAD OFFICE BUILDING

1241 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008



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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

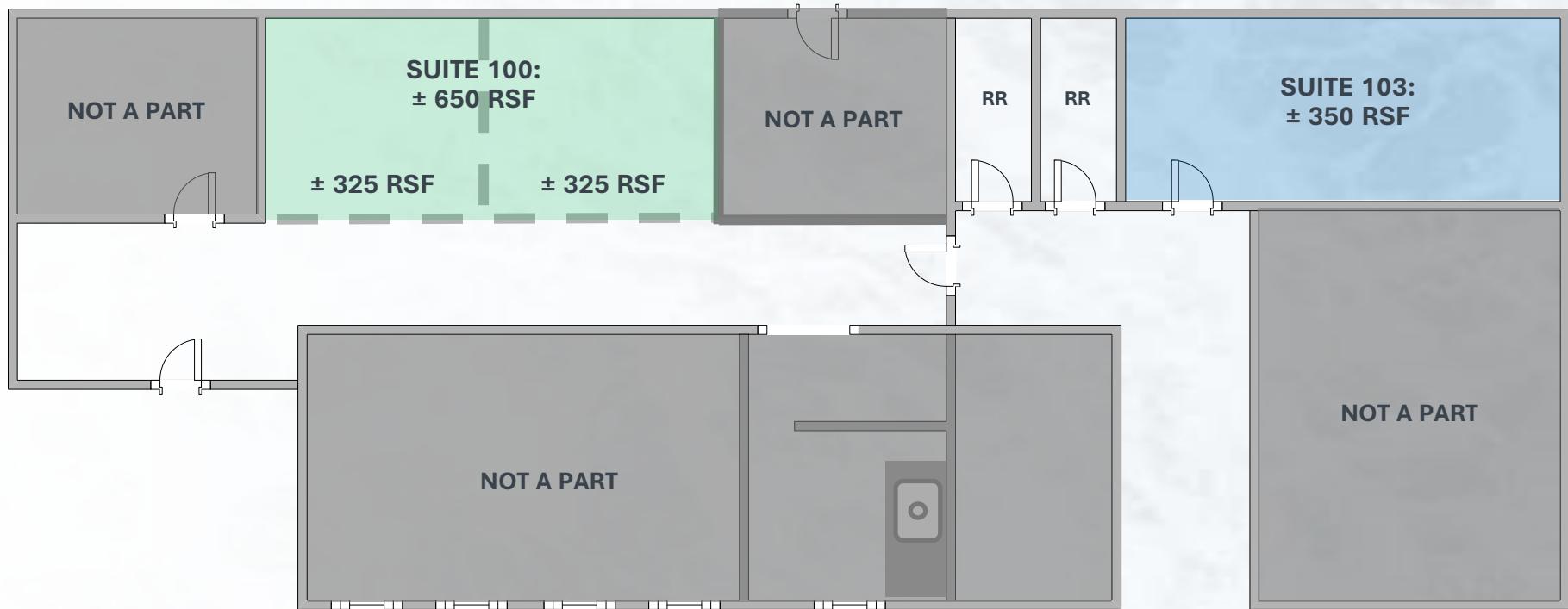
Rent Includes Electricity  
Call Listing Agent for Rate

**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

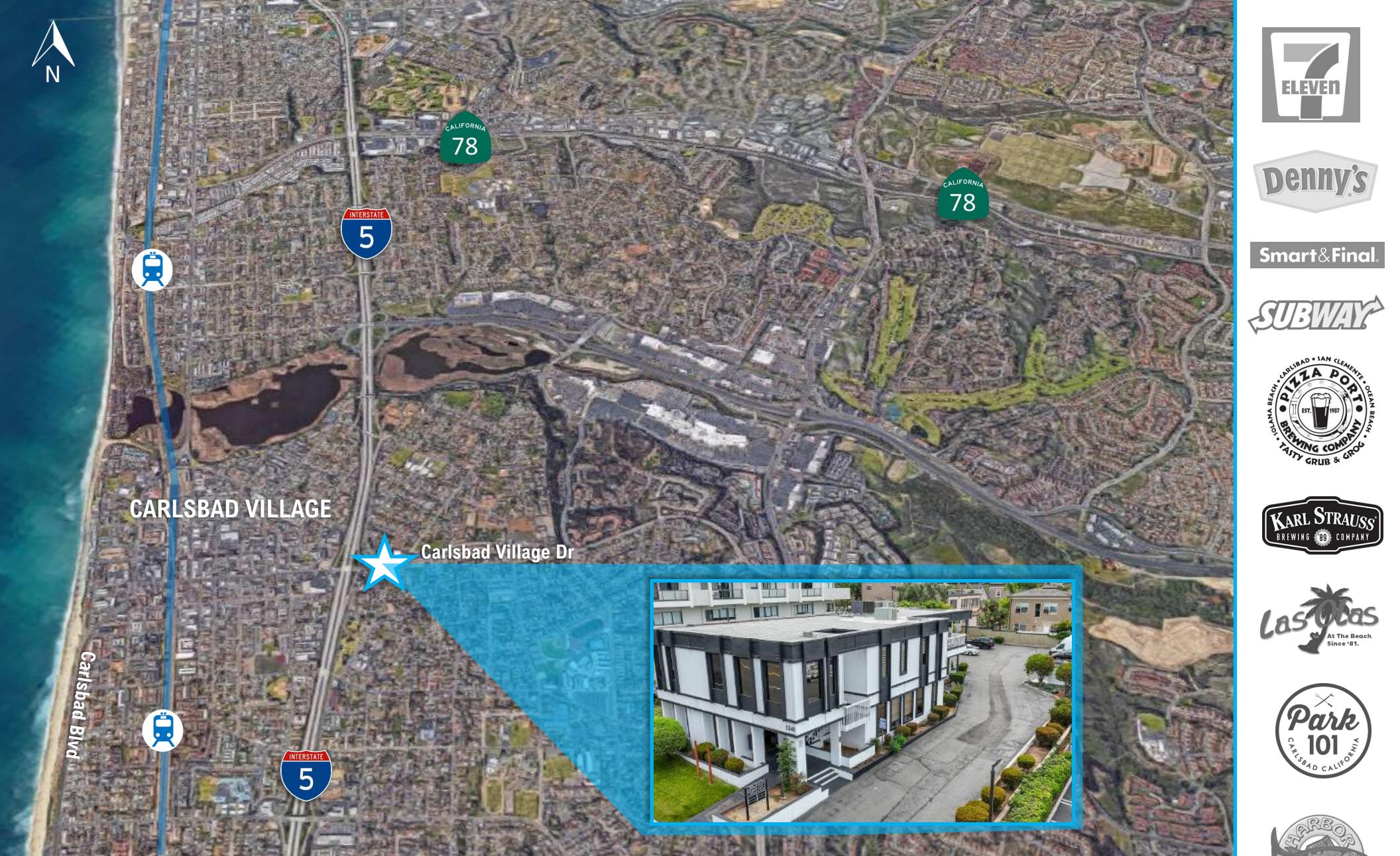
**1983**  
10 MILE



### 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



Boards & Brews



VONS

Lotus Thai  
San Diego



Carl's Jr.

mikko sushi

PACIFIC COAST  
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SALES - MANAGEMENT - LEASING

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Smart & Final.

SUBWAY



# Carlsbad Village Drive



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