

# FOR LEASE

2808-2810 PIO PICO DR  
CARLSBAD, CA 92008



# THE OFFERING

Lee and Associates-North San Diego County is pleased to present the opportunity to lease a freestanding office building on a large lot in Carlsbad, CA. The property consists of a single story building totaling approximately 1,400 SF situated on an approximately 11,199 SF parcel of land.

Minutes from Carlsbad's downtown core, the property offers outstanding freeway access and proximity to beaches. Positioned ideally for an operator looking to expand or relocate within the Carlsbad market. Zoning allows for Medical professionals as well as Attorneys, Architects, and Accountants. Additionally, 2808 Pio Pico Dr allows for an operator to take advantage of a Grandfathered in Hair Salon Use.

Carlsbad, referred to as "The Village by the Sea", is one of the most desirable places to live in San Diego County. Named as one of the top 100 places in the U.S. to launch a business, this coastal community features over seven miles of beautiful beaches, an unbeatable Mediterranean climate, upscale shopping and dining, world class resorts, and great educational facilities. The city is a consistent favorite for local San Diegans and tourists alike, attracting nearly 4 million visitors every year.



# PROPERTY DETAILS

**Address:** 2808-2810 Pio Pico Dr, Carlsbad CA 92008

**Property Type:** Office

**Parcel Number:** 156-164-01

**Building Size:** Approx. 1,400 SF

**Land Area:** Approx. 11,199 SF

**Year Built:** 1970

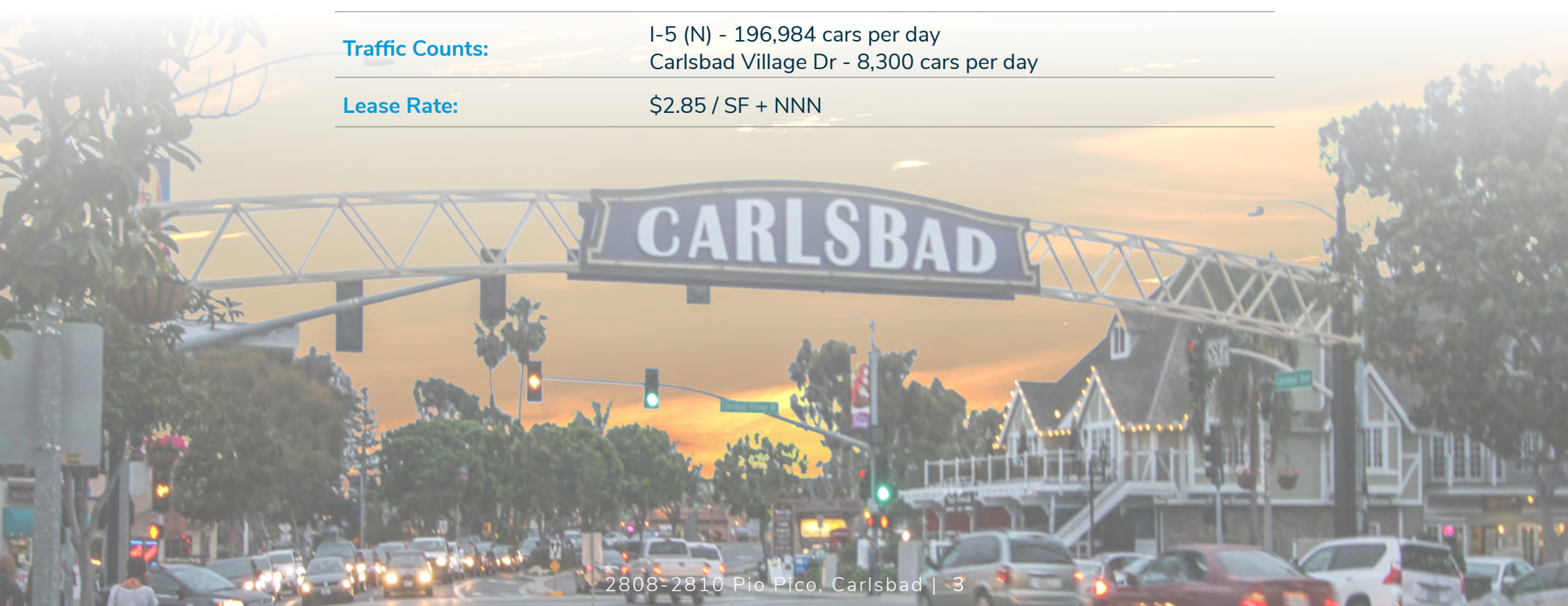
**Zoning:** O ([Click Here for Zoning Details](#))  
Grandfathered in Hair Salon

**Parking:** 8 Parking Spaces

**Nearest Cross Street:** Knowles Ave and Stratford Ln

**Traffic Counts:** I-5 (N) - 196,984 cars per day  
Carlsbad Village Dr - 8,300 cars per day

**Lease Rate:** \$2.85 / SF + NNN



# PROPERTY HIGHLIGHTS



## **Prime Carlsbad Location**

2808-2810 Pio Pico is located in Carlsbad, a coastal community in North San Diego County within biking distance to Carlsbad Village, beaches, and amenities.



## **Stand Alone Building**

Opportunity to own a freestanding Office building on a corner lot.



## **Visible from Freeway**

Located adjacent to Interstate 5 with an average of 196,984 cars per day.



## **Immediate Access to Freeway**

The location offers freeway accessibility to connect commuters to Downtown San Diego to the south or Oceanside and Los Angeles to the north.



## **Diversified International Draw/Tourism**

Carlsbad takes advantage of its coastal location, providing beach community character along with a diverse, economy.



# ZONING - PERMITTED USES

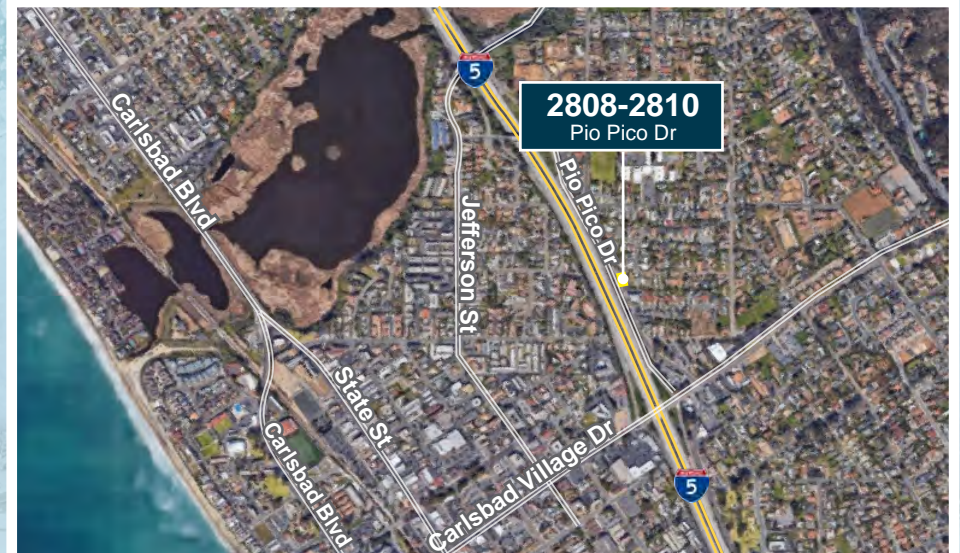
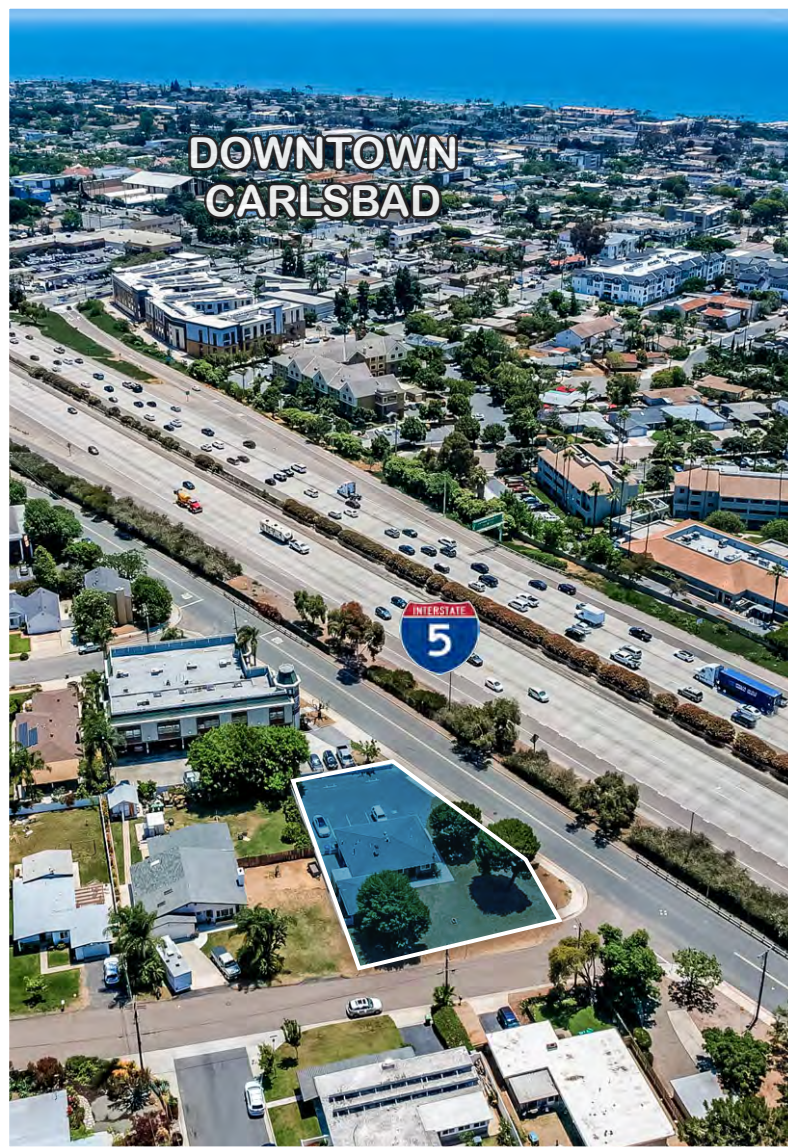
Current zoning (O) is for the development of professional offices and closely related commercial uses.

[\(Click Here for Zoning Details\)](#)

## Permitted Uses:

- » Accountants
- » Administrative and executive offices
- » Advertising agencies
- » Architects, planners and engineers
- » Attorneys
- » Banks and other financial institutions without drive-thru facilities
- » Child day care center (subject to [Chapter 21.83](#); defined: [Section 21.04.086](#))
- » Commercial artists
- » Company and corporate headquarters
- » Delicatessen (defined: [Section 21.04.106](#))
- » Dentists, doctors, chiropractors and incidental related uses such as pharmacies (prescription only), biochemical, x-ray laboratories, medical offices and clinics (excluding hospitals)
- » Electronic data processing and record keeping services
- » General contractor (offices only, no equipment or material storage)
- » Government offices
- » Hair Salon (*Grandfathered in*)
- » Insurance agencies and services
- » Labor union offices (no hiring halls)
- » Management consultants
- » Offices, business and professional, including incidental commercial facilities such as blueprint and photocopy shops and duplicating services
- » Photographers
- » Real estate and related services
- » Stockbrokers
- » Title and trust companies
- » Travel agencies

# PROPERTY LOCATION



# NEW DEVELOPMENTS



## *The Lofts* Werner Companies Development

- » New 3-Story Mixed-Use Development
- » Highly Visible Location Along Carlsbad Village Drive @ Interstate 5
- » +/- 10,947 SF of High Image Retail, Office & Medical Space on the Ground Floor
- » 106 Upscale Residential Units on Top 3 Levels

[View Project Details](#)



## *Grand Madison* Rincon Homes Development

- » (11) 2-3 BR/2-3 BA, Single-Story Luxury Condos
- » Located Blocks from Downtown Carlsbad Village, Interstate 5 & Nearby Beaches
- » 1,206-2,208 Sq. Ft. Floor Plans
- » Private Decks with Surrounding Views
- » Gated Covered Parking | Elevator

[View Project Details](#)



## *Carlyle Carlsbad Village* McKellar McGowan Development

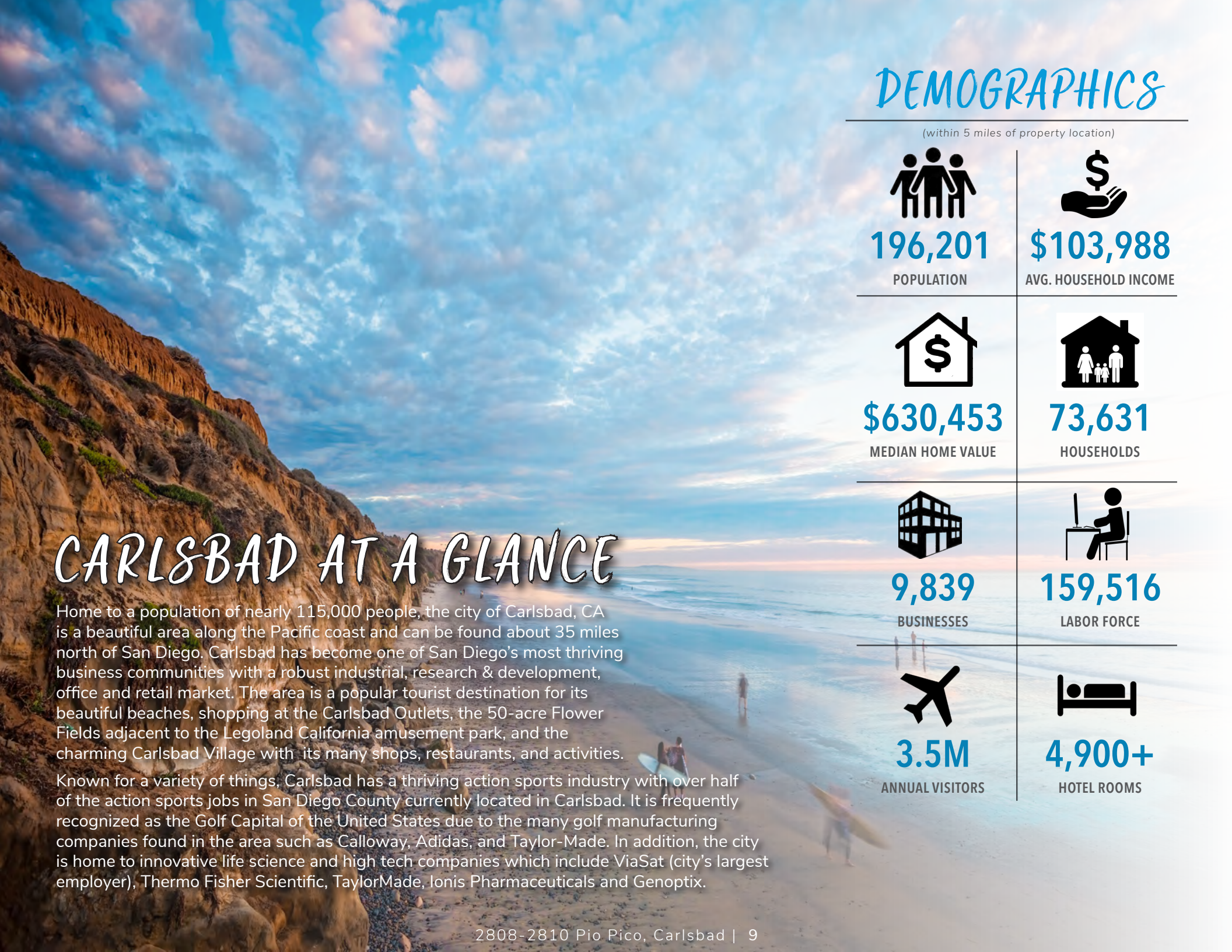
- » New Single-Story Luxury Condos
- » Mix of Private Residences & Townhomes
  - Two Attached Townhomes
  - 33 Single-Level Residences
  - Three Single Family Homes
- » Ideally Located in the Carlsbad Village

[View Project Details](#)



- 1 STEADY STATE
- 2 JEUNE ET JOLIE
- 3 COMPFIRE
- 4 baba coffee
- 5 CARBON CELLARS
- 6 SHOREHOUSE Kitchen
- 7 HENNESSEY'S TAVERNS
- 8 Garcia's RESTAURANT MEXICAN FOOD
- 9 BARREL BREWERY CO.
- 10 Ciccotti's
- 11 POLLOS MARIA Mexican World Chicken
- 12 Choice
- 13 STARBUCKS COFFEE
- 14 WITCH CREEK WINERY
- 15 LAS OLAS
- 16 KNOCKOUT PIZZA
- 17 264 FRESKO woodfired | kitchen | seafood | pizza
- 18 Board & Brew
- 19 Park 10
- 20 PIZZA PORT
- 21 SENIOR GRUBBYS
- 22 lofty COFFEE CO.

# AMENITIES



# DEMOGRAPHICS

(within 5 miles of property location)



196,201

POPULATION



\$103,988

AVG. HOUSEHOLD INCOME



\$630,453

MEDIAN HOME VALUE



73,631

HOUSEHOLDS



9,839

BUSINESSES



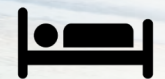
159,516

LABOR FORCE



3.5M

ANNUAL VISITORS



4,900+

HOTEL ROOMS

## CARLSBAD AT A GLANCE

Home to a population of nearly 115,000 people, the city of Carlsbad, CA is a beautiful area along the Pacific coast and can be found about 35 miles north of San Diego. Carlsbad has become one of San Diego's most thriving business communities with a robust industrial, research & development, office and retail market. The area is a popular tourist destination for its beautiful beaches, shopping at the Carlsbad Outlets, the 50-acre Flower Fields adjacent to the Legoland California amusement park, and the charming Carlsbad Village with its many shops, restaurants, and activities.

Known for a variety of things, Carlsbad has a thriving action sports industry with over half of the action sports jobs in San Diego County currently located in Carlsbad. It is frequently recognized as the Golf Capital of the United States due to the many golf manufacturing companies found in the area such as Calloway, Adidas, and Taylor-Made. In addition, the city is home to innovative life science and high tech companies which include ViaSat (city's largest employer), Thermo Fisher Scientific, TaylorMade, Ionis Pharmaceuticals and Genoptix.



EXCLUSIVELY LISTED BY:

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