

355 CARLSBAD
VILLAGE DR

For Sale

ICONIC MIXED-USE
BUILDING IN THE HEART
OF CARLSBAD



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



DISCLAIMER:

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1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | www.lee-associates.com | Corporate ID: 01096996

Property Overview

Address 355 Carlsbad Village Dr

Zoning V-B
[\(Click to view details\)](#)

Building SF 4,774

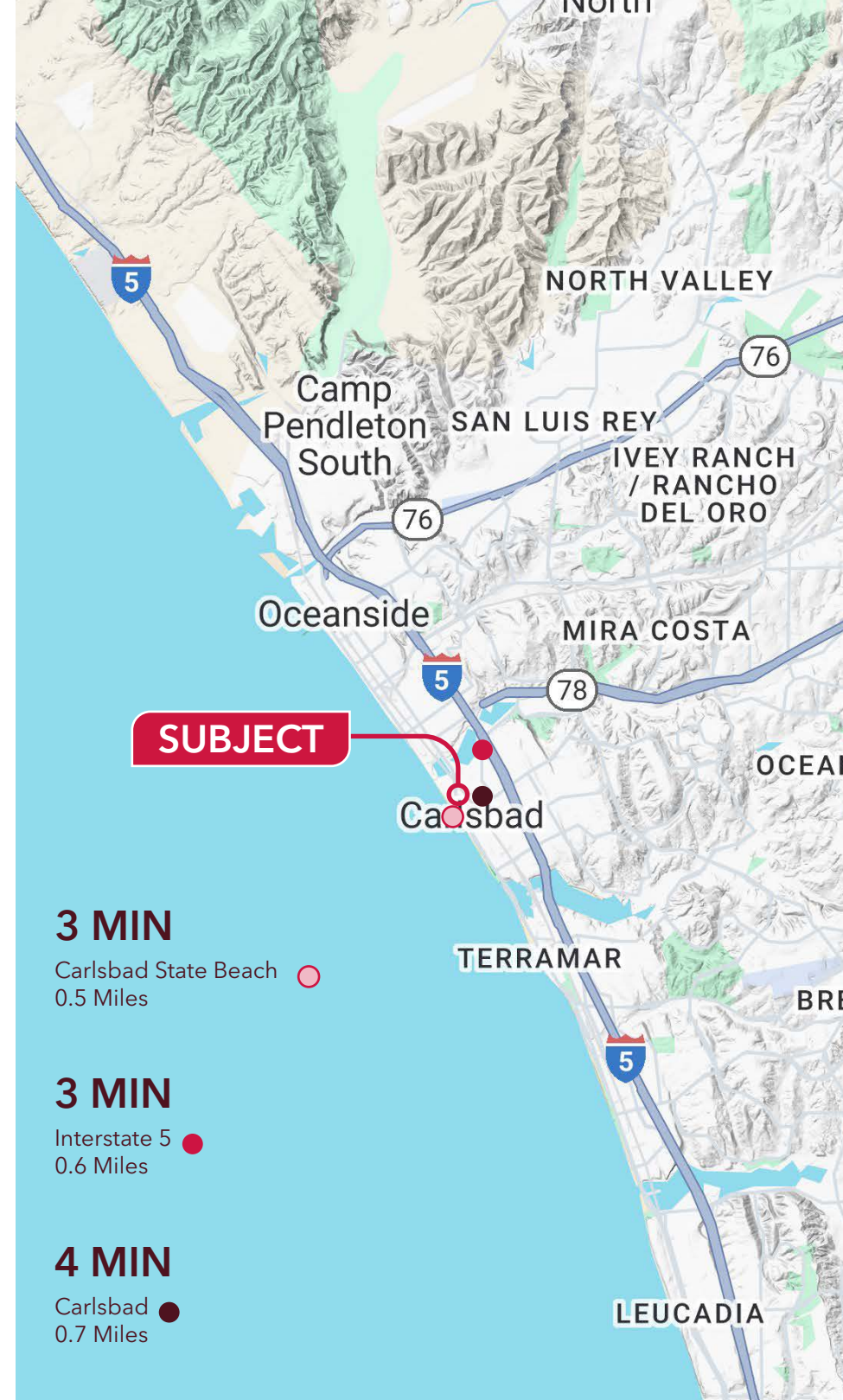
Land SF 9,892

Parking ±8 (Plus Carport)

Elevator 1

Year Built 1977

Asking Price Contact Brokers



Tenant Mix

the
Style Lounge

Ground Floor Retail

1,824 SF

PEDEGO
ELECTRIC BIKES

Garage

1,220 SF



Second Floor
2bd/2bth

1,750 SF

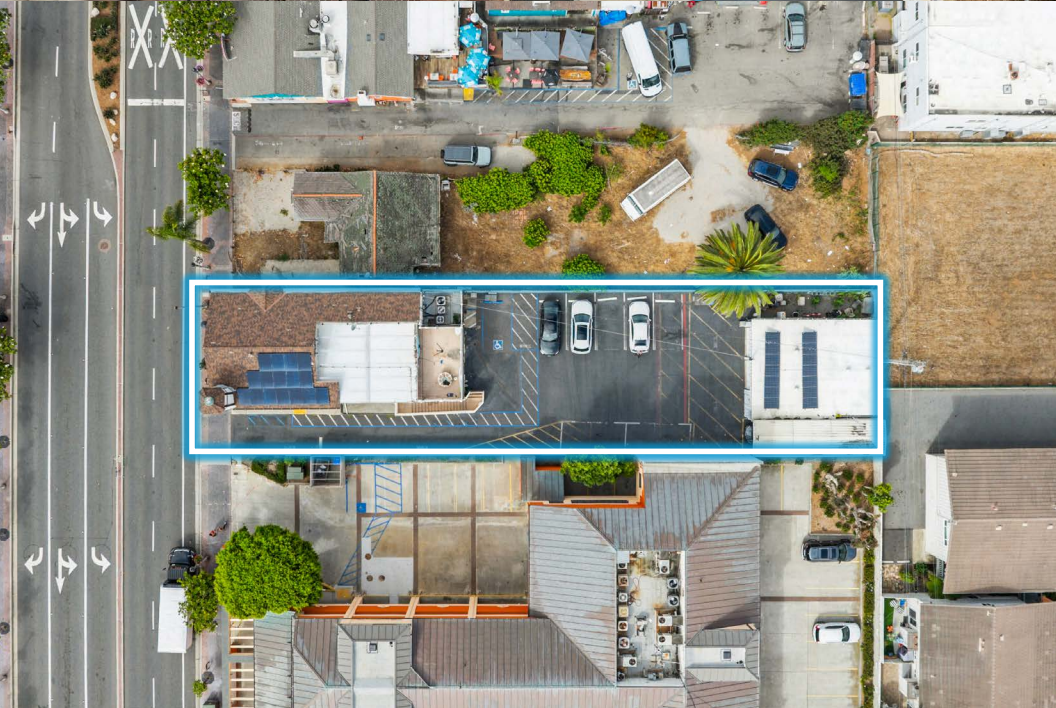


Nearby Amenities

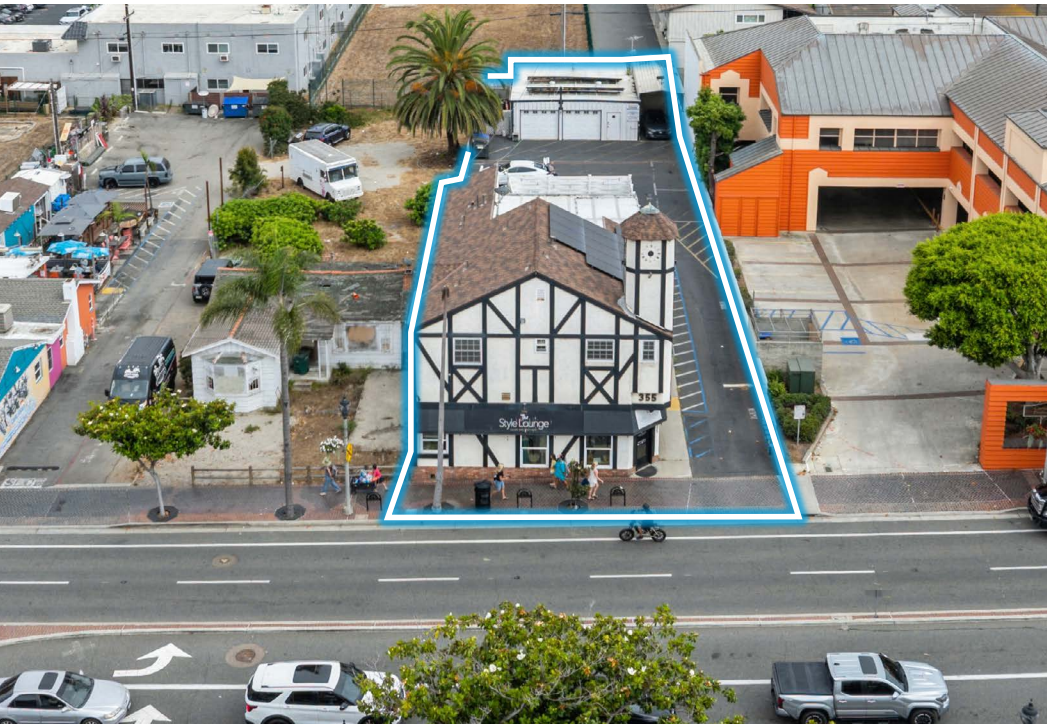


- 1 **STEADY STATE**
- 2 JEUNE ET JOLIE
- 3 **CAMPFIRE**
- 4 **baba coffee**
- 5 **CARRUTH CELLARS**
- 6 **SHOREHOUSE Kitchen**
- 7 **HENNESSEY'S TAVERNS**
Your Neighborhood Meeting Place
- 8 **Garcia's MEXICAN FOOD**
- 9 **THE BARREL**
- 10 **Cicciotti's**
TRADITIONAL ITALIAN & SEAFOOD
- 11 **VIGILUCCI'S**
CUCINA ITALIANA
WINE & SPIRITS
- 12 **Choice**
FRESH LOCAL PRODUCE
- 13 **HARU MAMA**
- 14 **WITCH CREEK WINERY**
- 15 **TIO ERNANI'S TORTILLA MIA**
MEXICAN RESTAURANT
- 16 **KNOCKOUT PIZZA**
- 17 **264 FRESKO**
woodfired | kitchen | seafood | pizza

Photos 355 CARLSBAD VILLAGE DR



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Photos 355 CARLSBAD VILLAGE DR



Market Overview

LOCAL DEMOGRAPHICS (2025)

		1 mi	3 Mi	5 Mi
	Population	12,503	65,693	158,484
	Households	5,900	27,619	62,755
	Average HH Income	\$133,829	\$148,691	\$145,532
	Median HH Income	\$104,403	\$110,920	\$112,545
	Total Businesses	1,219	4,337	9,732
	Total Employees	6,936	31,449	97,231



Aerial Northeast

BUENA VISTA
LAGOON



Carlsbad Village
Transit Station

THE VILLAGE
APARTMENTS

VILLAGE FAIRE SHOPPING MALL



20+ RETAIL



20+ RETAIL



10+ RETAIL



200,000 VPD



10+ RETAIL



SUBJECT

WASHINGTON ST - 2,800 VPD



CARLSBAD VILLAGE
YOGA



10+ RETAIL

3080 LINCOLN ST
APARTMENTS

CARLSBAD SIGN

Aerial Northwest

PACIFIC OCEAN

CARLSBAD INN
BEACH RESORT



5+ RETAIL

264 FRESCO front porch
woodfired | kitchen | seafood | pizza gallery



15+ RETAIL

CARLSBAD
BY THE SEA

ST. MICHAEL'S
BY THE SEA

MAGEE PARK

ARMY NAVY
SPORTS COMPLEX

THE VILLAGE
APARTMENTS

VILLAGE FAIRE SHOPPING MALL



20+ RETAIL

CARLSBAD
SIGN

SUBJECT



10+ RETAIL

3080 LINCOLN ST
APARTMENTS



CARLSBAD BLVD - 15,700 VPD

CARLSBAD VILLAGE DR - 11,400 VPD

WASHINGTON ST



Coastal Charm and Natural Beauty

Carlsbad, California, often dubbed "The Village by the Sea," is a picturesque coastal city nestled in northern San Diego County. Known for its pristine beaches, scenic coastal cliffs, and mild year-round climate, Carlsbad is a haven for outdoor enthusiasts and vacationers alike. The city's coastline stretches for miles, offering sandy shores perfect for surfing, swimming, and sunset strolls. Nearby, the Batiquitos Lagoon and Agua Hedionda Lagoon provide tranquil nature reserves ideal for kayaking, birdwatching, and hiking.

Thriving Economy and Innovation

Beyond its natural allure, Carlsbad boasts a thriving economy rooted in diverse industries such as technology, life sciences, tourism, and action sports. It's home to several leading companies and startups, particularly in the biotech and telecommunications sectors. The city's strong business infrastructure and proximity to major highways and airports make it a strategic hub for innovation and commerce. Additionally, Carlsbad's focus on smart urban planning and sustainability has helped it grow while preserving its small-town charm.



121355 Carlsbad Village Dr



Attractions and Culture

Carlsbad is a family-friendly destination brimming with attractions and cultural offerings. LEGOLAND California Resort is a major draw for visitors with children, featuring rides, a water park, and themed accommodations. The Flower Fields at Carlsbad Ranch, open each spring, paint the landscape with vibrant colors and draw thousands of tourists. The city also supports a rich cultural scene with art galleries, music festivals, and a historic downtown filled with boutique shops and gourmet restaurants, making it an inviting place to live or explore.

VISITOR SPENDING

\$205/Person

Avg Daily Hotel Visitor
Spending Per Day

4 Million

Visitors Annually

\$1.7 Billion

Annual Visitor Spending

40%

Visitors Attend LEGOLAND
California Resort

[Source: The Coast News.com \(Click to View\)](#)





SUN, SURF, AND SOUTHERN CALIFORNIA VIBES | AMERICA'S FINEST CITY

Weather, Activities, Business Opportunity

San Diego is renowned for its near-perfect weather, boasting over 260 days of sunshine a year and mild temperatures that rarely dip below 60°F. This idyllic climate makes it a paradise for outdoor enthusiasts and beach lovers alike. From surfing the waves at Pacific Beach to hiking the scenic trails of Torrey Pines, there's no shortage of activities to enjoy under the sun. For those who prefer a more laid-back experience, a leisurely stroll along the historic Gaslamp Quarter or a visit to the world-famous San Diego Zoo provides a perfect blend of relaxation and entertainment. The city's vibrant cultural scene, including Balboa Park's museums and theaters, adds to its charm, making San Diego a place where there's always something to do.

But San Diego isn't just about fun and games; it's also a thriving hub for business and innovation. The city's strategic location near the US-Mexico border and major ports makes it a key player in international trade. San Diego is home to a burgeoning tech and biotech scene, with companies like Qualcomm and Illumina leading the charge. The presence of major universities and research institutions also fuels a highly educated workforce, attracting startups and established companies alike. Coupled with its stunning coastal backdrop, San Diego offers a unique blend of professional opportunities and a high quality of life, making it an appealing destination for both work and play.



LEARN MORE



VISITOR SPENDING

16.4 Million

Room Night Demand / Year

\$14.3 Billion

Visitor Spending (2023)

31.8 Million

Visitors / Year

>50%







Visitors Stay Overnight

Source: San Diego Industry Research





SAN DIEGO DEMOGRAPHICS (2024)

County		
	Population	3,279,385
	Households	1,179,936
	Average HH Income	\$145,661
	Median HH Income	\$105,514
	Total Businesses	150,816
	Total Employees	1,353,199



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