

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



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Free-Standing Office or Retail Building

Building Size: ±3,653 Square Feet
Divisible to 3 Separate Suites - Contact Broker for Details

Lot Size: ±9,587 Square Feet

Single or Multi-Tenant Occupancy

 **CONTACT AGENT FOR PRICING**

Excellent Freeway Access to Interstate 5

Close Proximity to Downtown Carlsbad

Parking: Onsite Spaces + Plenty of Street Parking

Corner Location: Harding Street and Grand Avenue

APN#: 203-354-07

PROPERTY PHOTOS



DEMOGRAPHICS



84,311
3 MILE

199,412
5 MILE

536,920
10 MILE

POPULATION



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 and within minutes 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 INCOME

\$87,623
3 MILE

\$83,952
5 MILE

\$94,072
10 MILE

MEDIAN HOUSE YEAR BUILT



1977
3 MILE

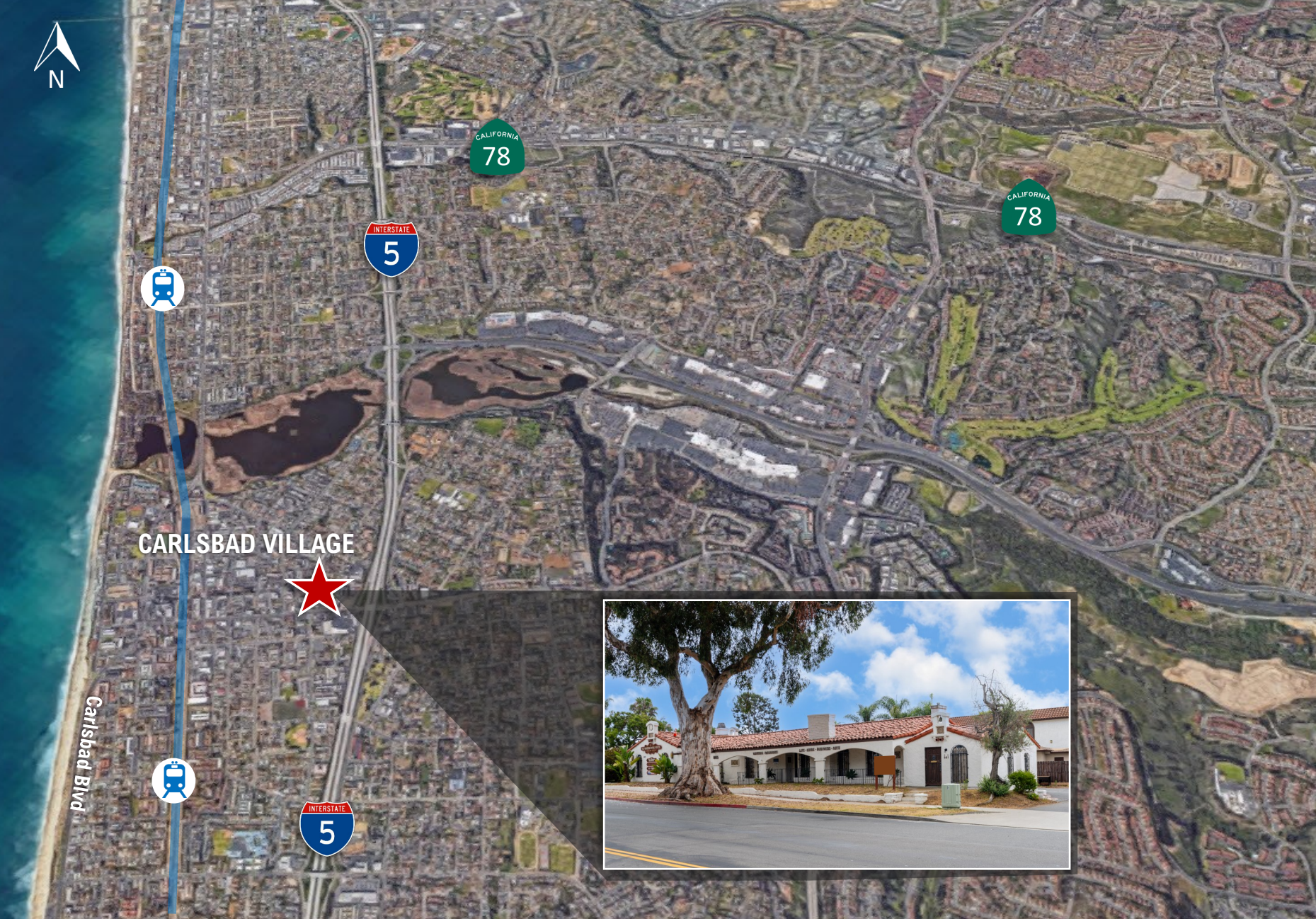
1981
5 MILE

1983
10 MILE



TRAFFIC COUNTS (CARS / DAY)

	Elm Ave	Elm Ave	I-5	Elm Ave
COLLECTION ST				
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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