

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



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The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.



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Free-Standing Office or Retail Building

Availability: ±750 Square Feet

Total Building Size: ±3,653 Square Feet

Lot Size: ±9,587 Square Feet

APN#: 203-354-07



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

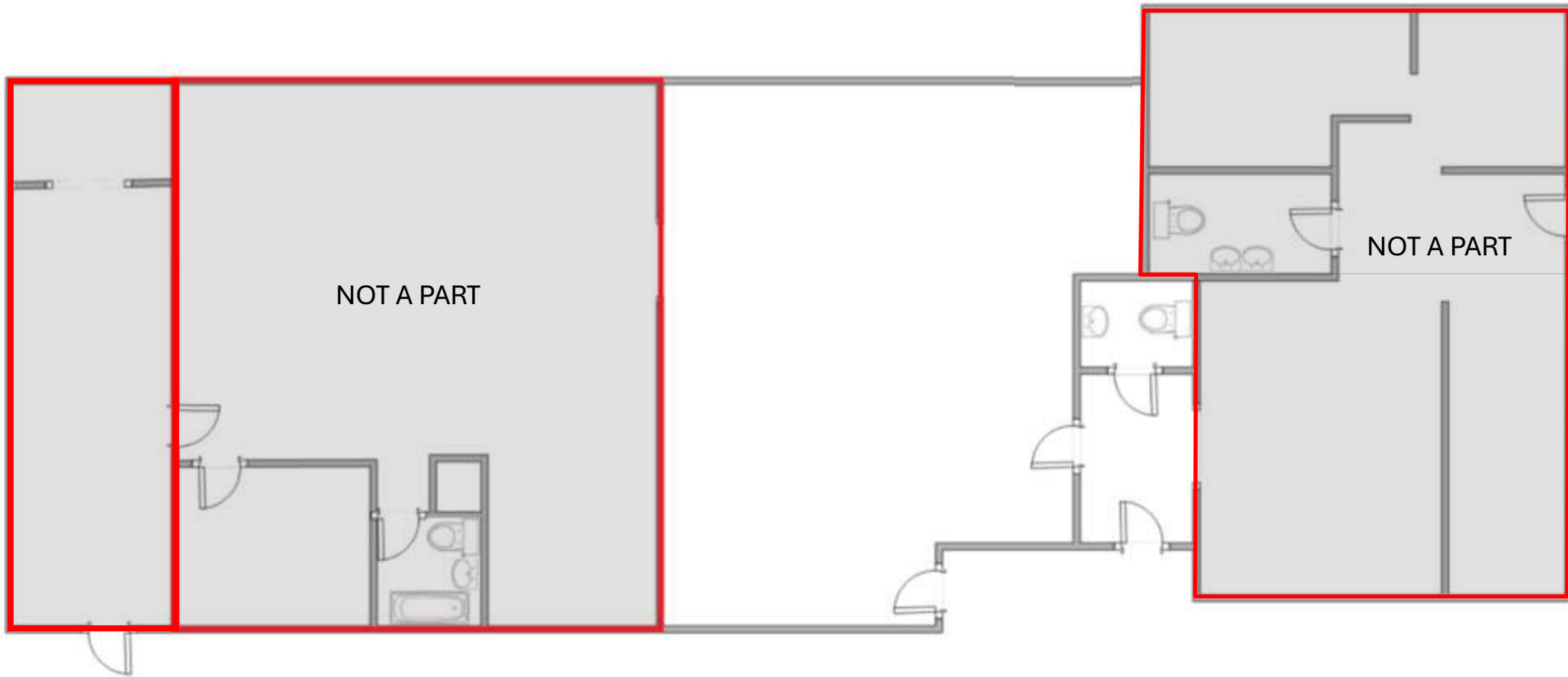
Carlsbad | Village & Barrio: V-C Zoning ([click for details](#))

PROPERTY PHOTOS



FLOOR PLAN

Availability:
±750 Square Feet



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

DEMOGRAPHICS



84,311

3 MILE

199,412

5 MILE

536,920

10 MILE

POPULATION



33,491

3 MILE

73,842

5 MILE

186,368

10 MILE

NUMBER OF HOUSEHOLD

NUMBER OF EMPLOYEES



35,030

3 MILE

97,031

5 MILE

220,911

10 MILE



\$753,316

3 MILE

\$687,639

5 MILE

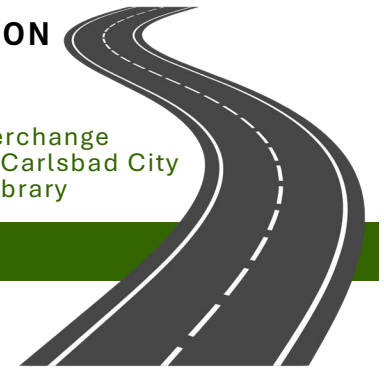
\$719,613

10 MILE

MEDIAN
HOME VALUE

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



\$87,623

3 MILE

\$83,952

5 MILE

\$94,072

10 MILE

MEDIAN
HOUSEHOLD INCOME

MEDIAN HOUSE YEAR BUILT

1977

3 MILE

1981

5 MILE

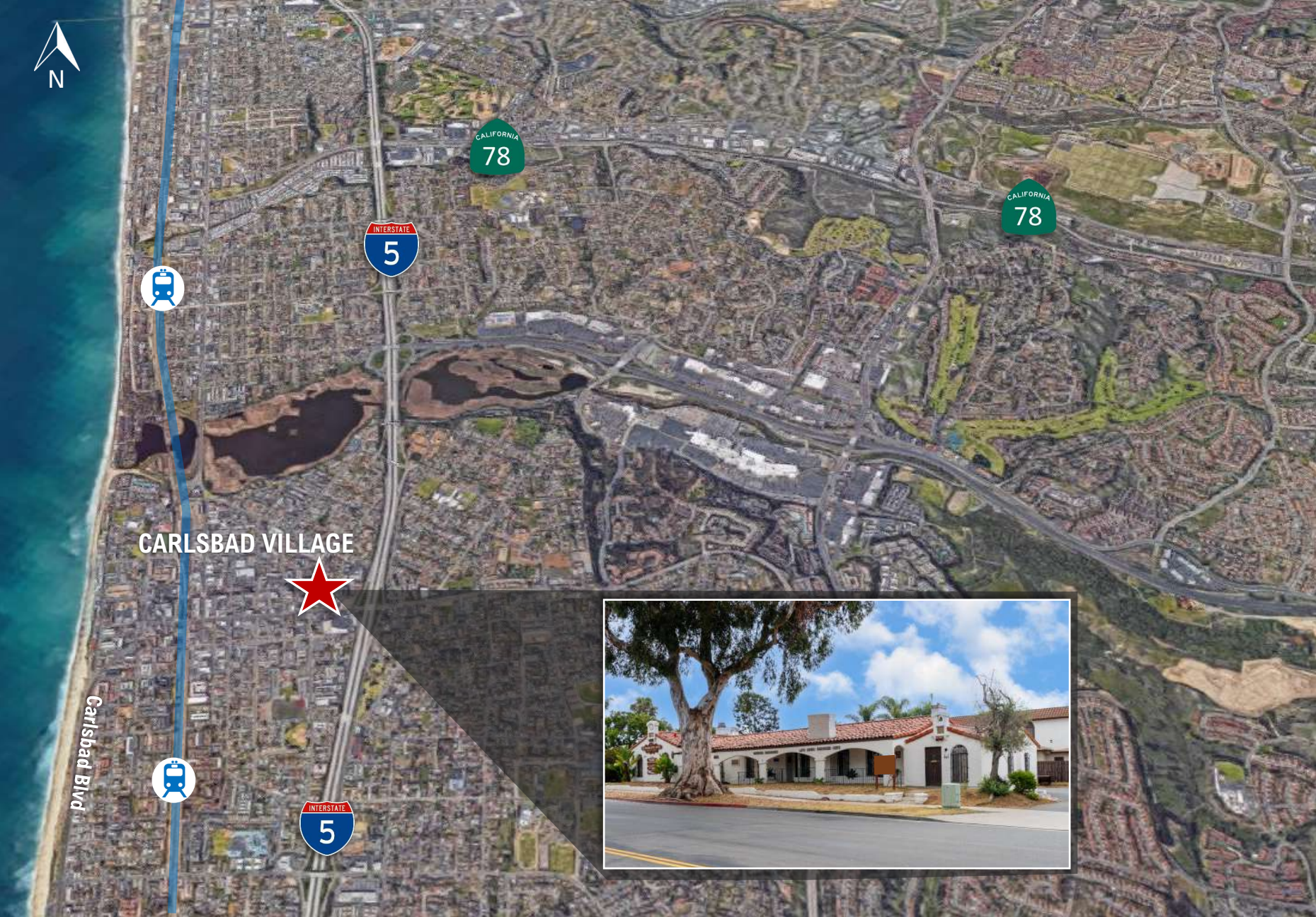
1983

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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