

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



PACIFIC COAST
COMMERCIAL
SALES - MANAGEMENT - LEASING

MARTIN F. ALFARO | Lic. # 01230078
Associate Director Sales & Leasing
Martin@PacificCoastCommercial.com

ETHAN PARK | Lic. 02191123
Sales & Leasing Associate
Ethan@PacificCoastCommercial.com

(619) 469-3600 | Lic. # 01209930
10721 Treena St., Ste 200 | San Diego, CA 92131
www.PacificCoastCommercial.com

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

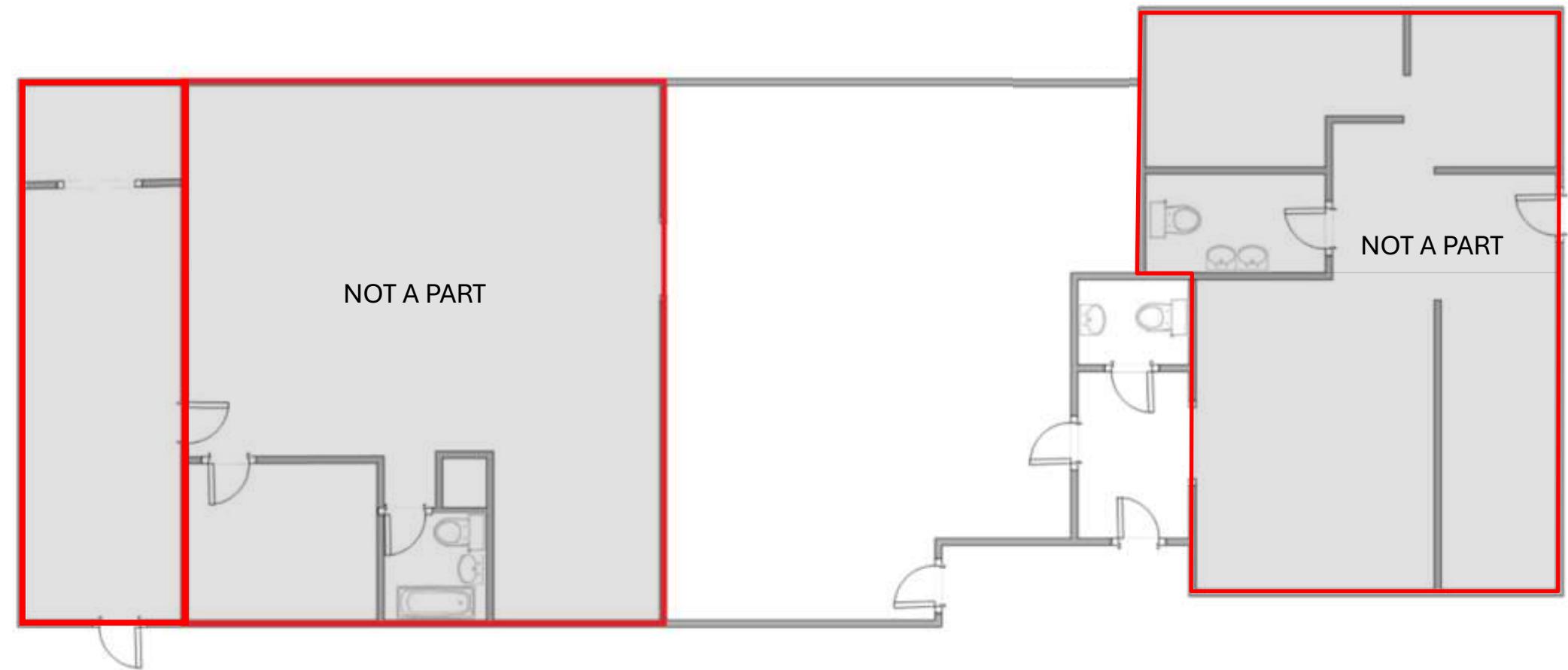
Carlsbad | Village & Barrio: V-C Zoning [\(click for details\)](#)

PROPERTY PHOTOS



FLOOR PLAN

Availability:
±750 Square Feet



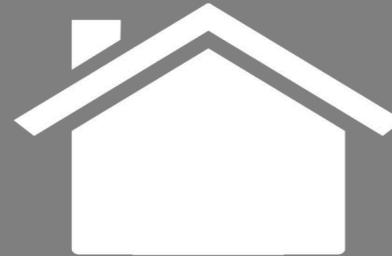
Floor Plan Not Fit to Scale;
for Reference Purposes Only.

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

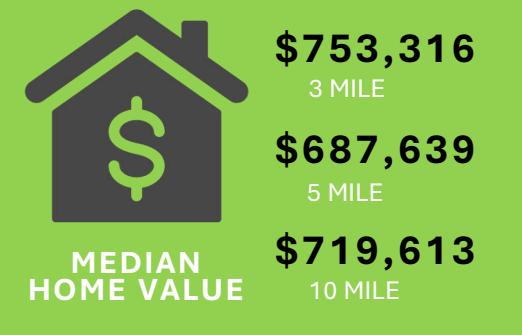


35,030
3 MILE
97,031
5 MILE
220,911
10 MILE

NUMBER OF BUSINESSES

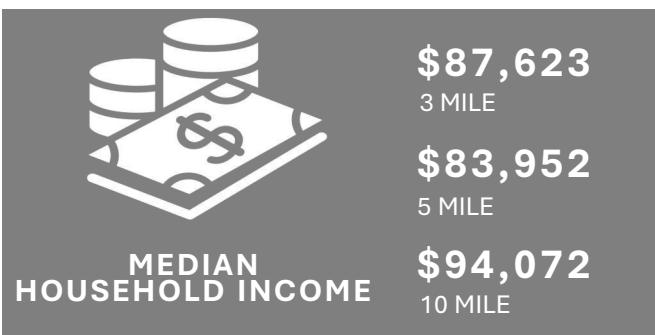


4,983
3 MILE
12,116
5 MILE
27,188
10 MILE



EASY TRANSPORTATION CORRIDORS

Next to Freeway (I-5) interchange
and within minutes from Carlsbad City Hall and Carlsbad City Library



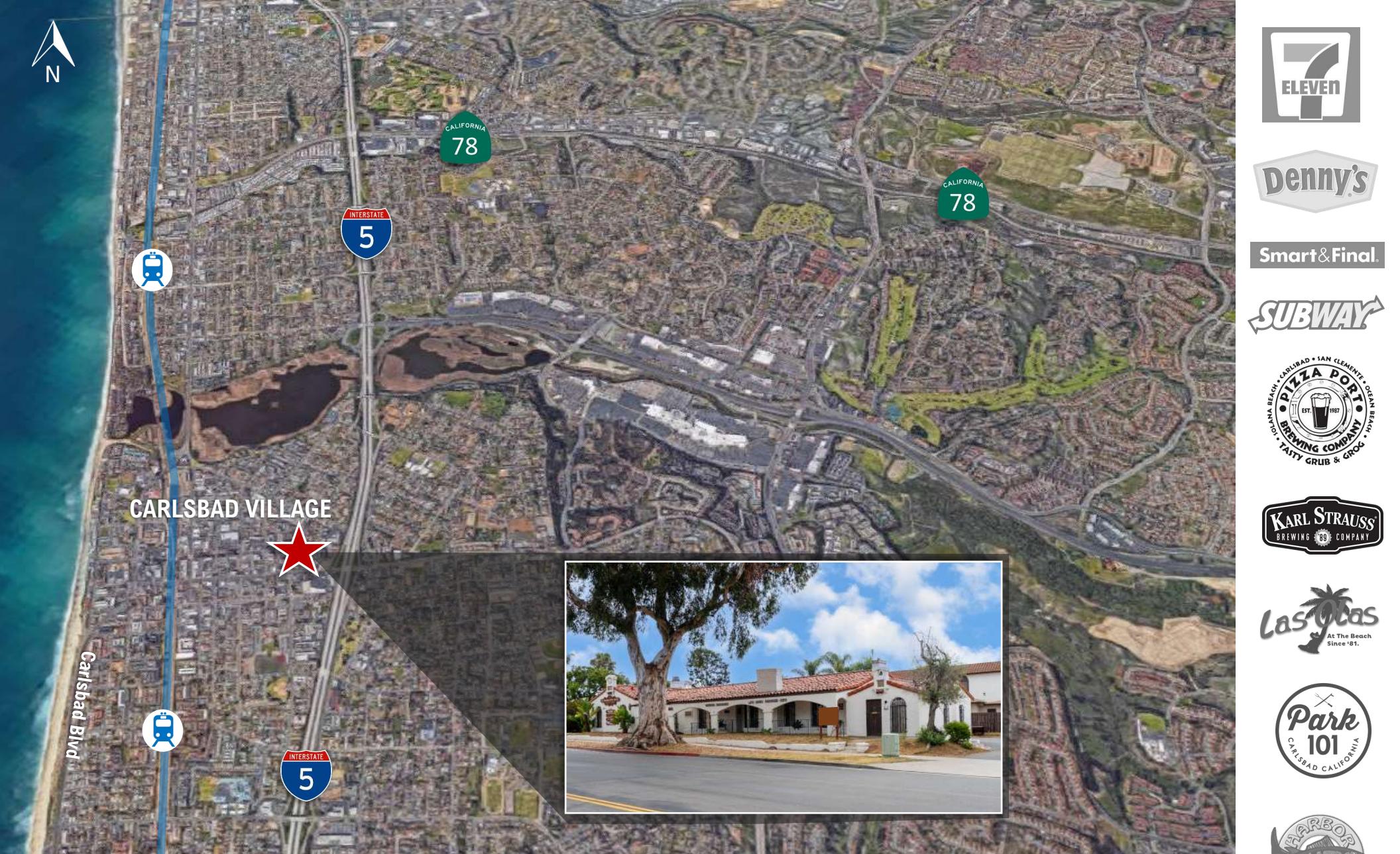
MEDIAN HOUSE YEAR BUILT



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



Car's Jr.

mikko sushi

N
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Smart & Final.

SUBWAY



Las Olas
At the Beach
Since '81.



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