



Prime Coastal Carlsbad Location



FOR SALE

2055 Corte del Nogal ±30,758 SF Freestanding Office | Carlsbad, CA 92008

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# Property Details

<b>Building Size</b>	±30,758 SF
<b>Lot Size</b>	3.00 acres
<b>Potential Parking</b>	6.91/1,000 SF   210 Spaces
<b>APN</b>	213-061-08

## Property Highlights

- Property can accommodate up to 20,000 SF of new office, flex or industrial building
- High-image building
- Suitable for office and R&D uses
- Solar panels installed
- Corner location with excellent signage
- Efficient layout
- Above-standard parking ratio
- Abundant amenities
- Coastal Carlsbad area with access to major thoroughfares



**Sale Price: \$10,500,000**







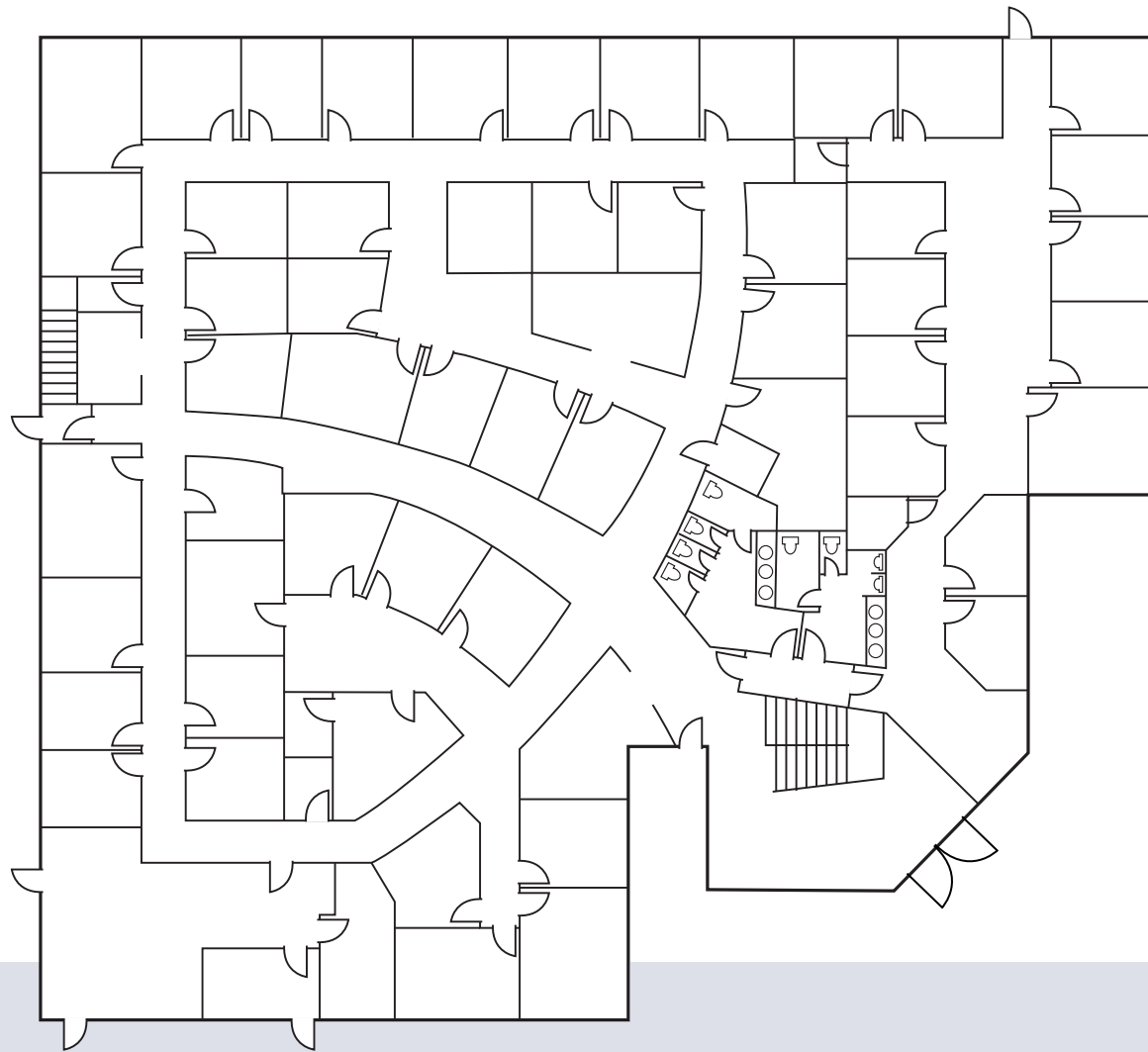
**30,758 SF  
OFFICE  
BUILDING**

**EXCESS  
BUILDABLE  
LAND**

**CORTE DEL ABETO**

**CORTE DEL NOGAL**

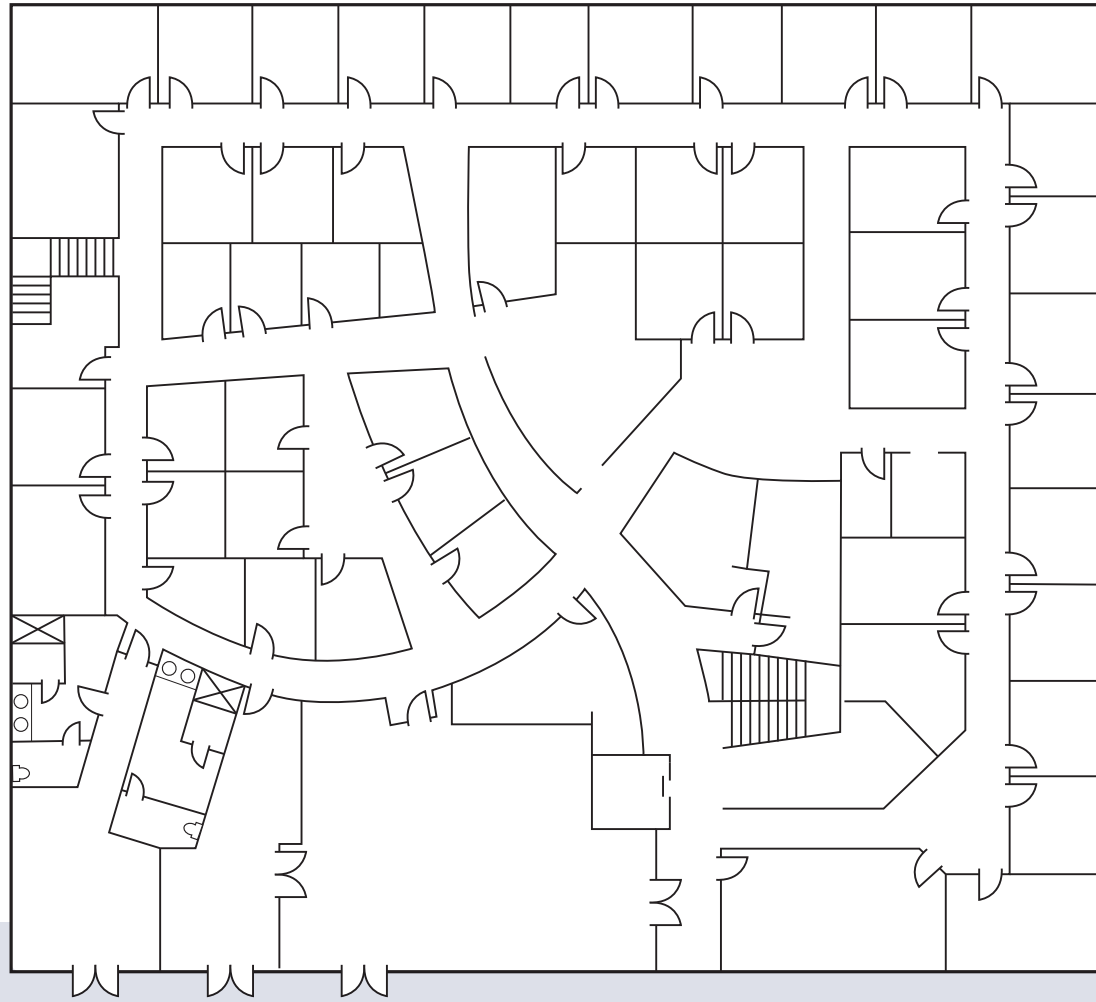




# Floorplan

**15,294 SF**  
**First Floor**

- Reception
- Private Offices
- Conference Room
- Kitchenette
- IT & Storage Room
- Restrooms



# Floorplan

**15,464 SF**

## Second Floor

- Private Offices
- Conference Room



- 30,378 SF Building
- 210 Parking Spaces (6.91/1,000 SF)

# San Diego County Map

## 6 Minutes

To I-5

## 12 Minutes

To SR 78

## 15 Minutes

I-15

## 25 Minutes

To Orange County

## 35 Minutes

To Riverside County

## 35 Minutes

To Downtown San Diego

## 35 Minutes

To San Diego Intl Airport

## 50 Minutes

To US/Mexico Border



# Carlsbad Submarket

## Grow Your Business in the Heart of Coastal Innovation

Carlsbad, CA, is a vibrant coastal city known for its thriving business environment, scenic beauty, and exceptional quality of life. Strategically located between San Diego and Orange County, Carlsbad offers easy access to major highways, airports, and a talented workforce. The city boasts a diverse economy, with strong sectors in technology, life sciences, tourism, and manufacturing. Businesses benefit from a supportive local government, modern infrastructure, and a community that values innovation. With its stunning beaches, top-rated schools, and abundance of dining, shopping, and recreational options, Carlsbad provides the perfect balance of work and lifestyle, making it an ideal place to grow your business.



## Demographics

<b>Population</b>	199,560
<b>Average Household Income</b>	\$180,591
<b>Median Age</b>	44
<b>Median Home Value</b>	\$1,087,057
<b>College Education</b>	58% of Residents Have Bachelor's Degree or Higher

*\*Values for 2024, 5-Mile Radius*

## Carlsbad Employers









The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, orange, and red.

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