

OFFICE SUITES FOR LEASE

Colonial Professional Center



1207 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

MARTIN F. ALFARO

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PACIFIC COAST
COMMERCIAL

SALES - MANAGEMENT - LEASING

PROPERTY FEATURES

Overview

- 2 Tiered Office Building With Direct Access
- Monument and Building Signage Available
- Plenty of Onsite and Street Parking



Availability

Suites From ± 385 RSF to 676 RSF



Ideal Location

- Property is Immediately Next to Highway 5 Off Ramp and Across from City Hall
- Conveniently Located within Walking Distance to Downtown Carlsbad Restaurants, Beaches & Stores
- Ideal Location for Professional/Company Servicing all of the North County Market with its Proximity to I-78
- Strong Area Demographics with 73,000 Households within a 5 Mile Radius
- Ingress/Egress on both Pio Pico and Carlsbad Village Drive



1207 CARLSBAD VILLAGE DRIVE

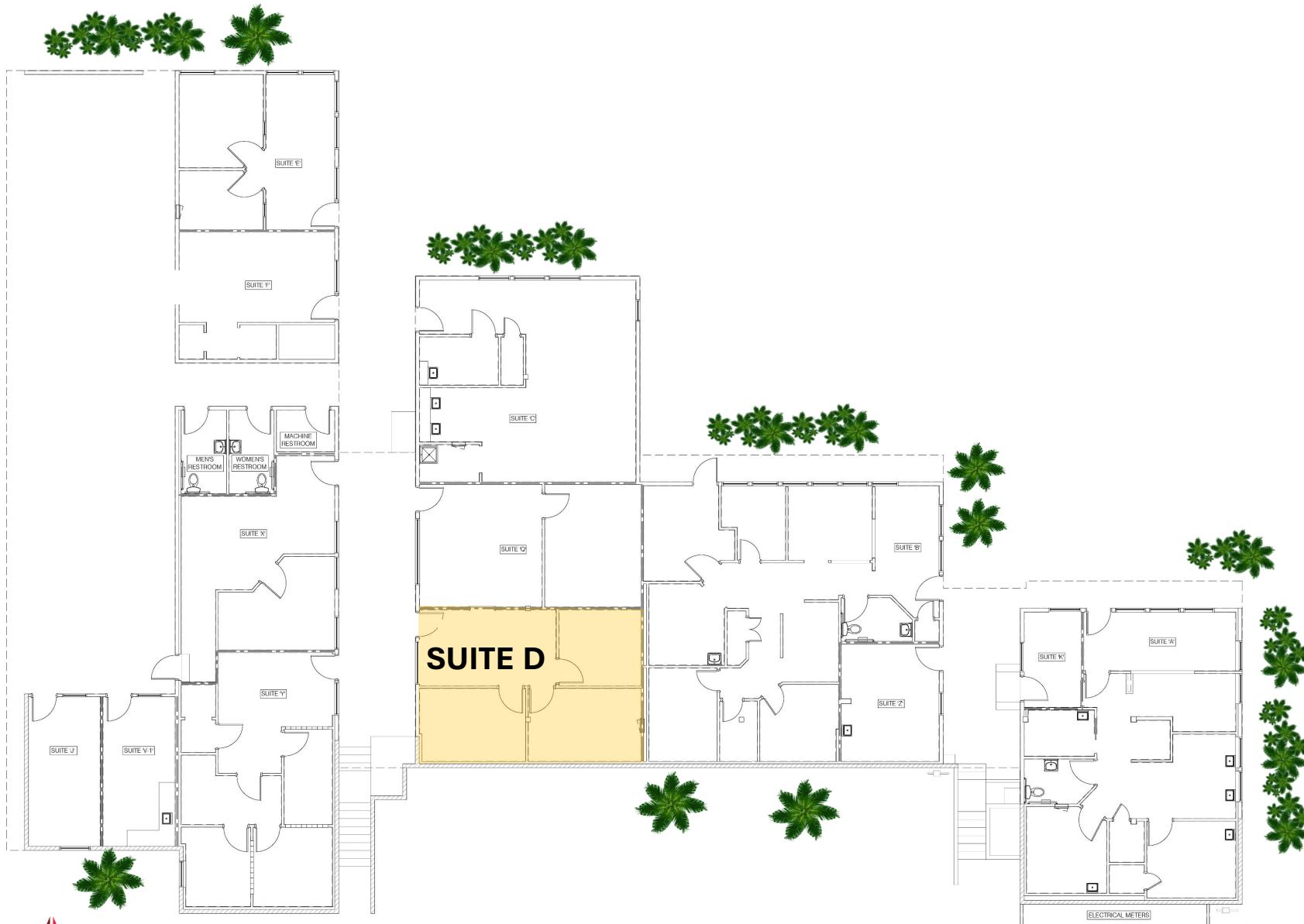
Carlsbad, CA 92008



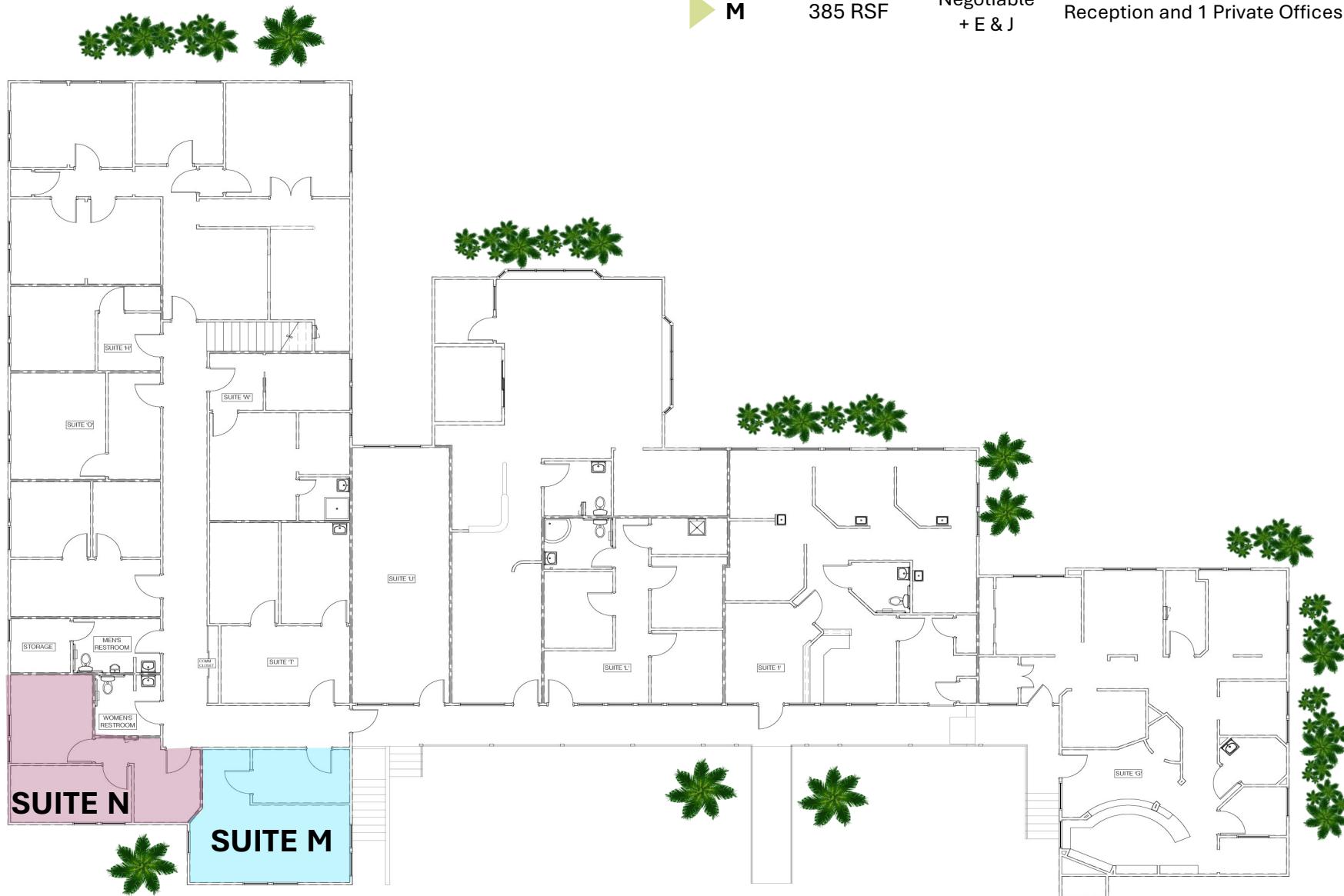
Contact Agent For Rates
Negotiable + E & J

FLOOR PLAN

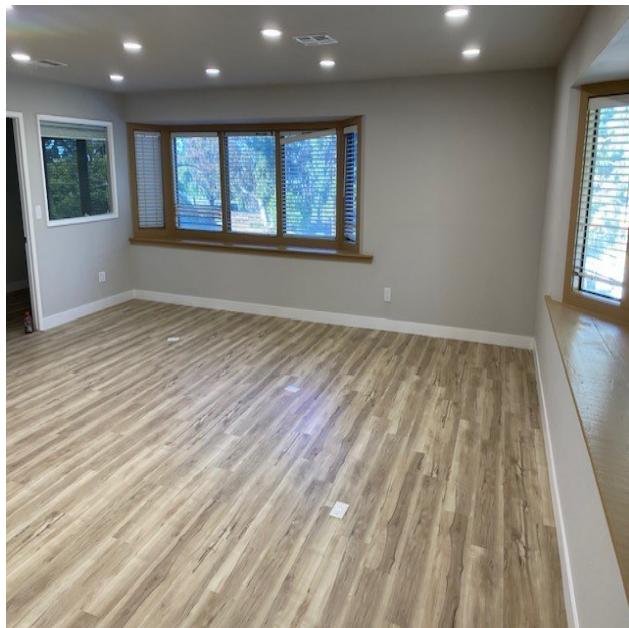
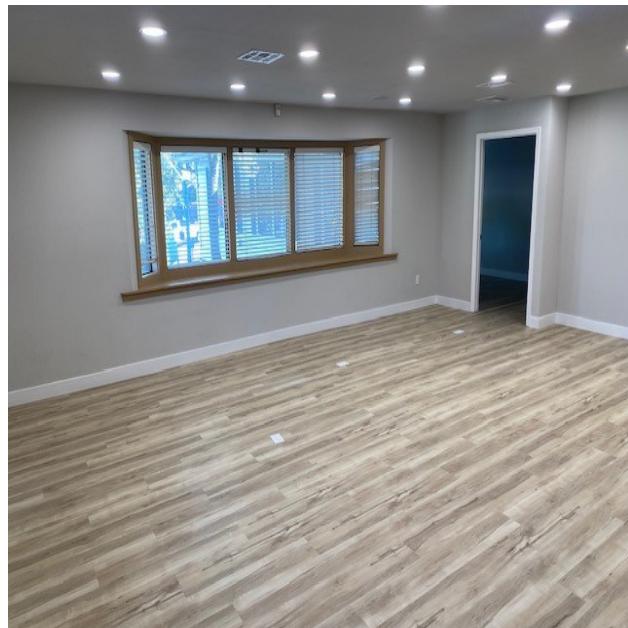
SUITE	SIZE	\$/MONTH	COMMENTS
D	676 RSF	Negotiable + E & J	Reception and 3 Private Offices



FLOOR PLAN



INTERIOR PHOTOS



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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING



DEMOGRAPHICS



198,231

full time population



38

median age



\$108,707

avg. household income



20,923

traffic counts



\$2.6 B+

consumer spending



12,083

total businesses

Demographics Based on a 5-Mile Radius | Information Via CoStar

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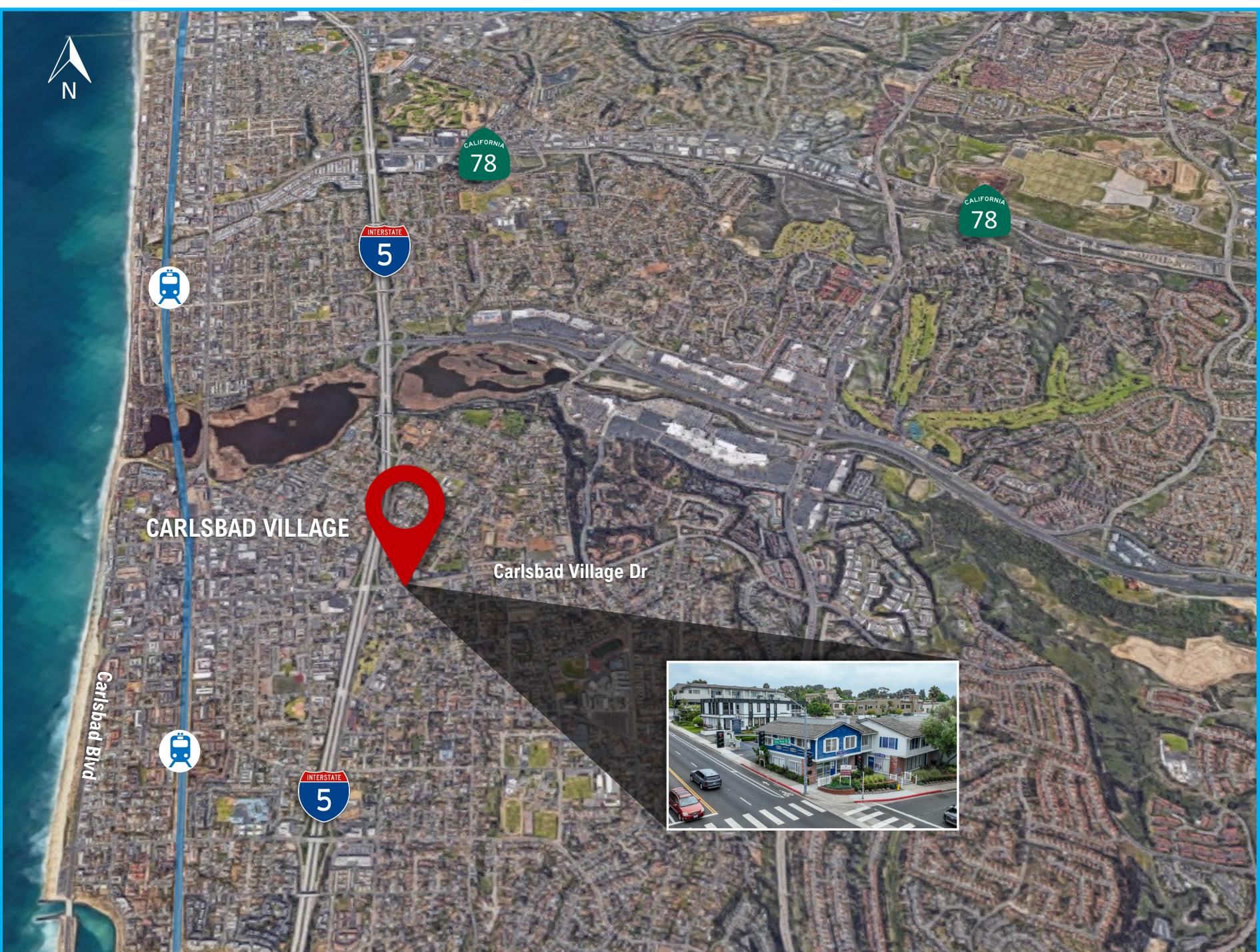
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VONS

Lotus Thai
San Diego



**RITE
AID**

Carl's Jr.

mikko sushi



Smart & Final.

SUBWAY



CONTACT INFORMATION

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Carlsbad
Village Drive

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