

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



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Free-Standing Office or Retail Building

Availability: ±750-1,700 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



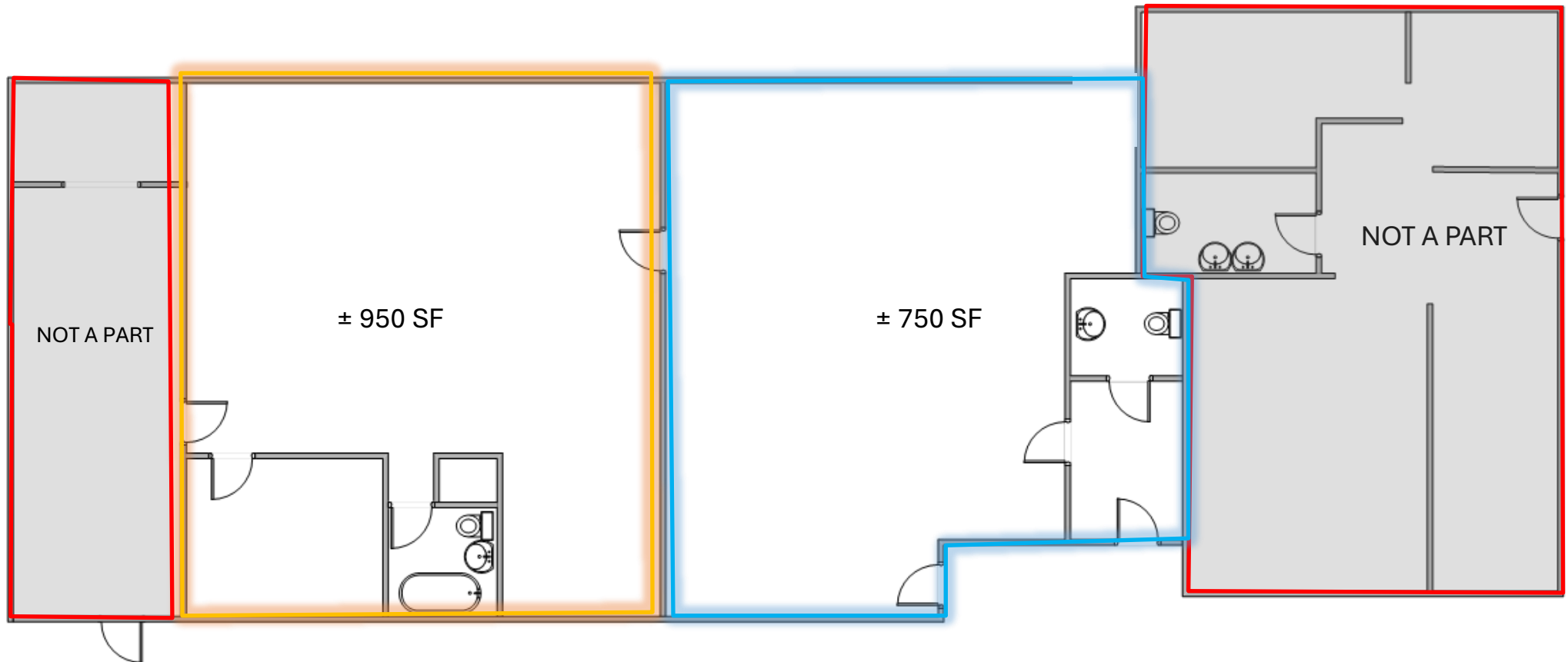
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FLOOR PLAN

Availability:
±750—1,700 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



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

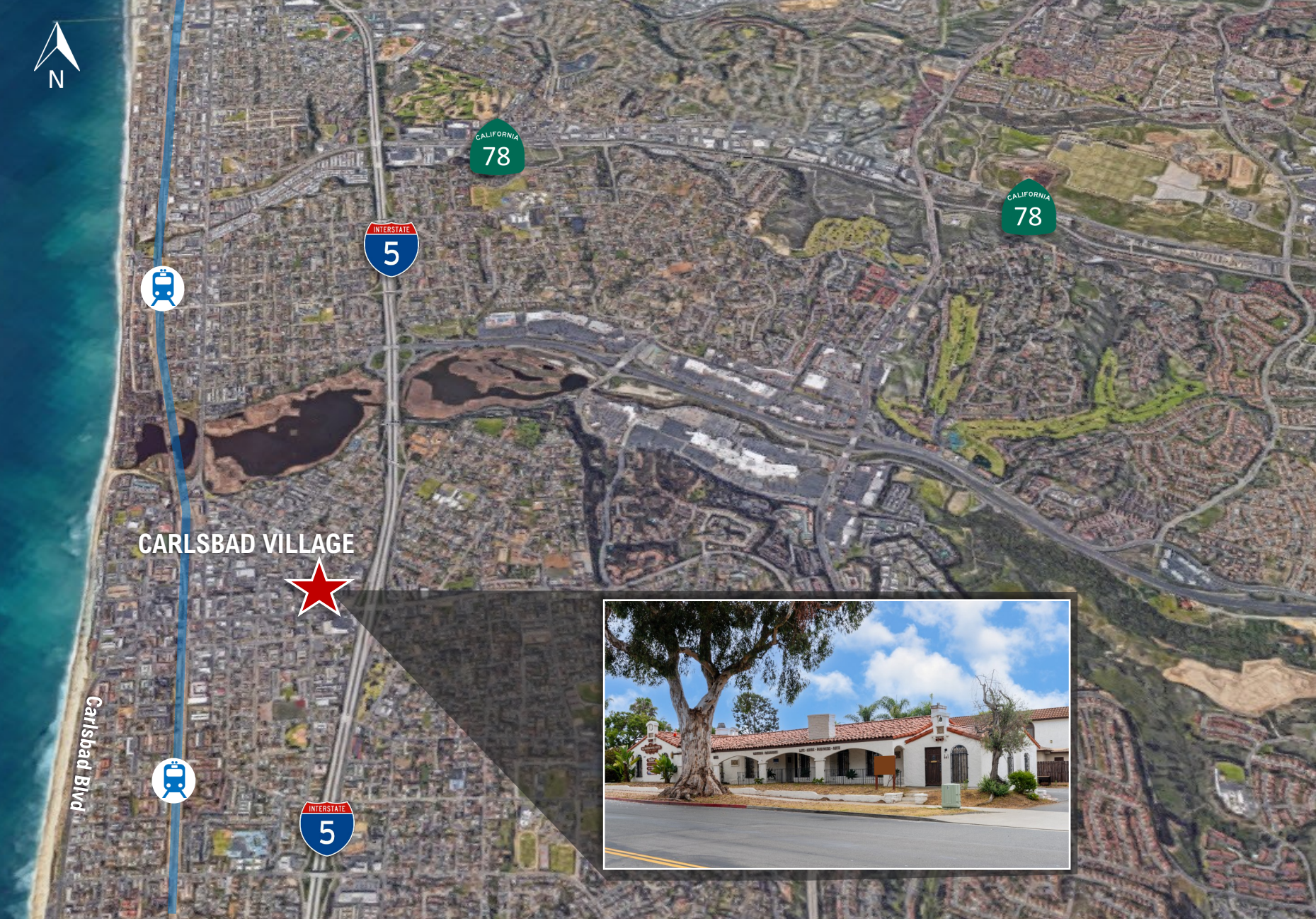
1981
5 MILE

1983
10 MILE



TRAFFIC COUNTS (CARS / DAY)

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



Smart & Final



mikko sushi



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