

# CARLSBAD OFFICE BUILDING

1241 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

*Carlsbad*  
Village Drive



**FOR SALE: \$3,750,000**



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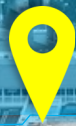
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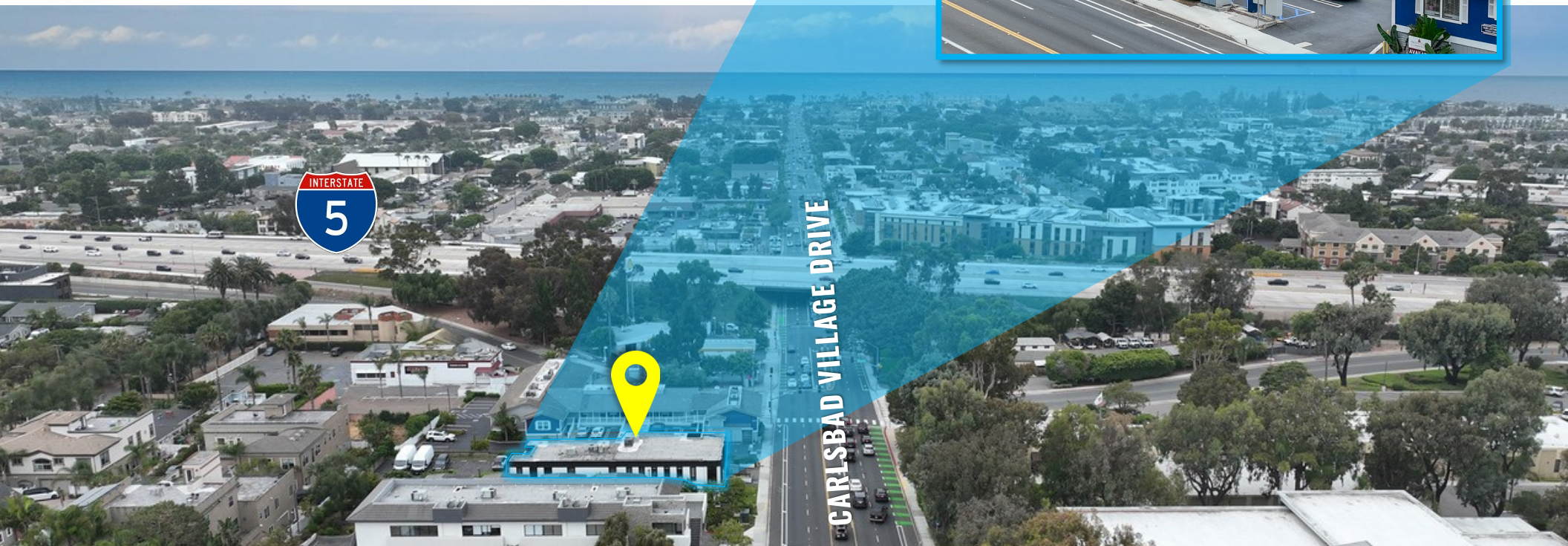
(619) 469-3600 | 10721 Trenea St., Suite 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. # 01209930

# PROPERTY SUMMARY

AVAILABILITY	Suite 100-E: ±325 RSF Suite 100-F: ±325 RSF Suite 103: ±350 SF
	Suites 100 E & F can be combined for a total of ± 650 RSF 24-Hour Access
LOCATION	Located Right Off Freeway 5 with Great Access to Highway 78 Serving Entire North County
PARKING	Onsite Parking and Just a Few Blocks From Downtown Carlsbad Eateries
SALE PRICE	\$3,750,000
APN	156-180-20-00
USE	Various Office Uses Are Permitted



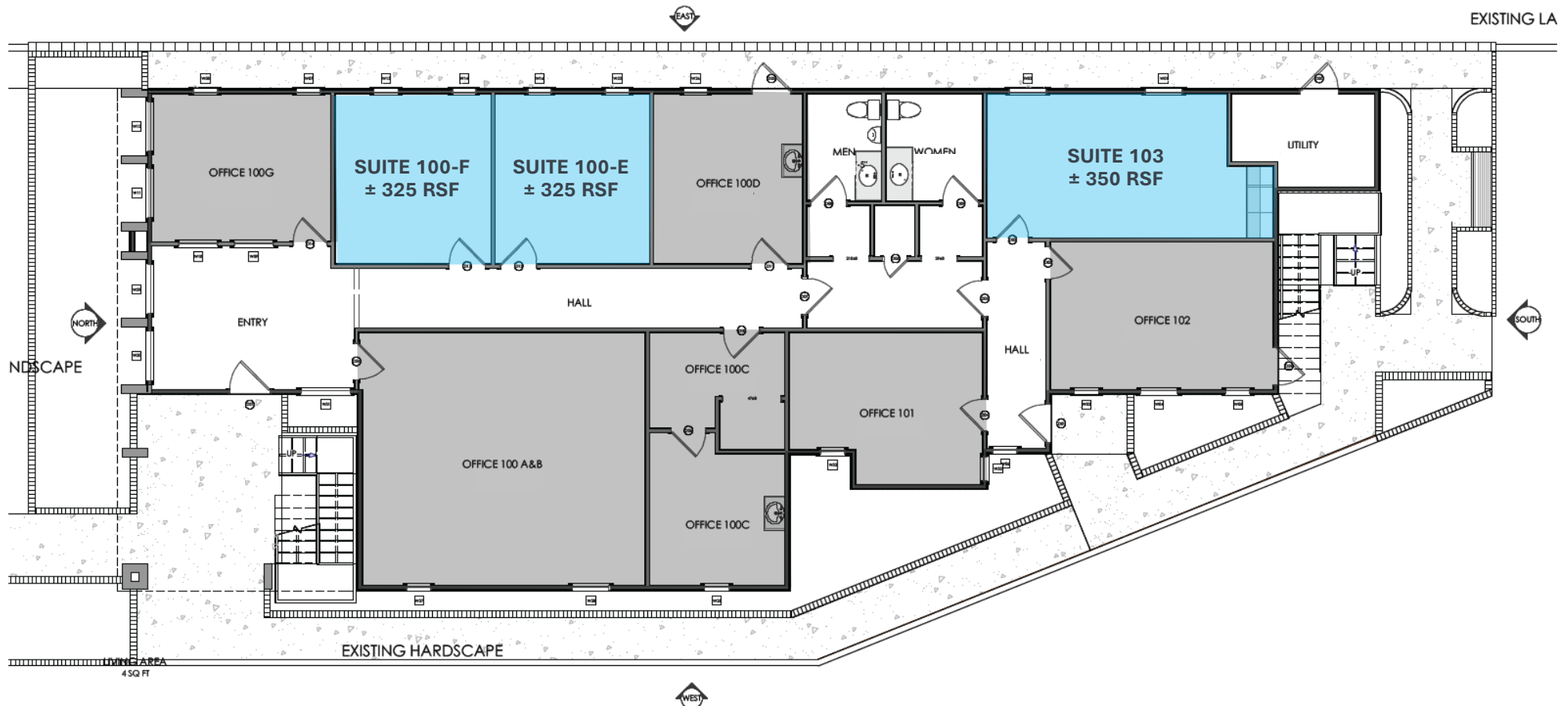
CARLSBAD VILLAGE DRIVE



# FLOOR PLAN | 1ST FLOOR


 AVAILABLE

 LEASED



⇒ Suites 100 E & F can be combined to deliver a total of ± 650 SF

⇒ Ask listing agent about Tenant incentives

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

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## DEMOGRAPHICS



### POPULATION

**84,311**  
3 MILE

**199,412**  
5 MILE

**536,920**  
10 MILE



### 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 across 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

**\$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



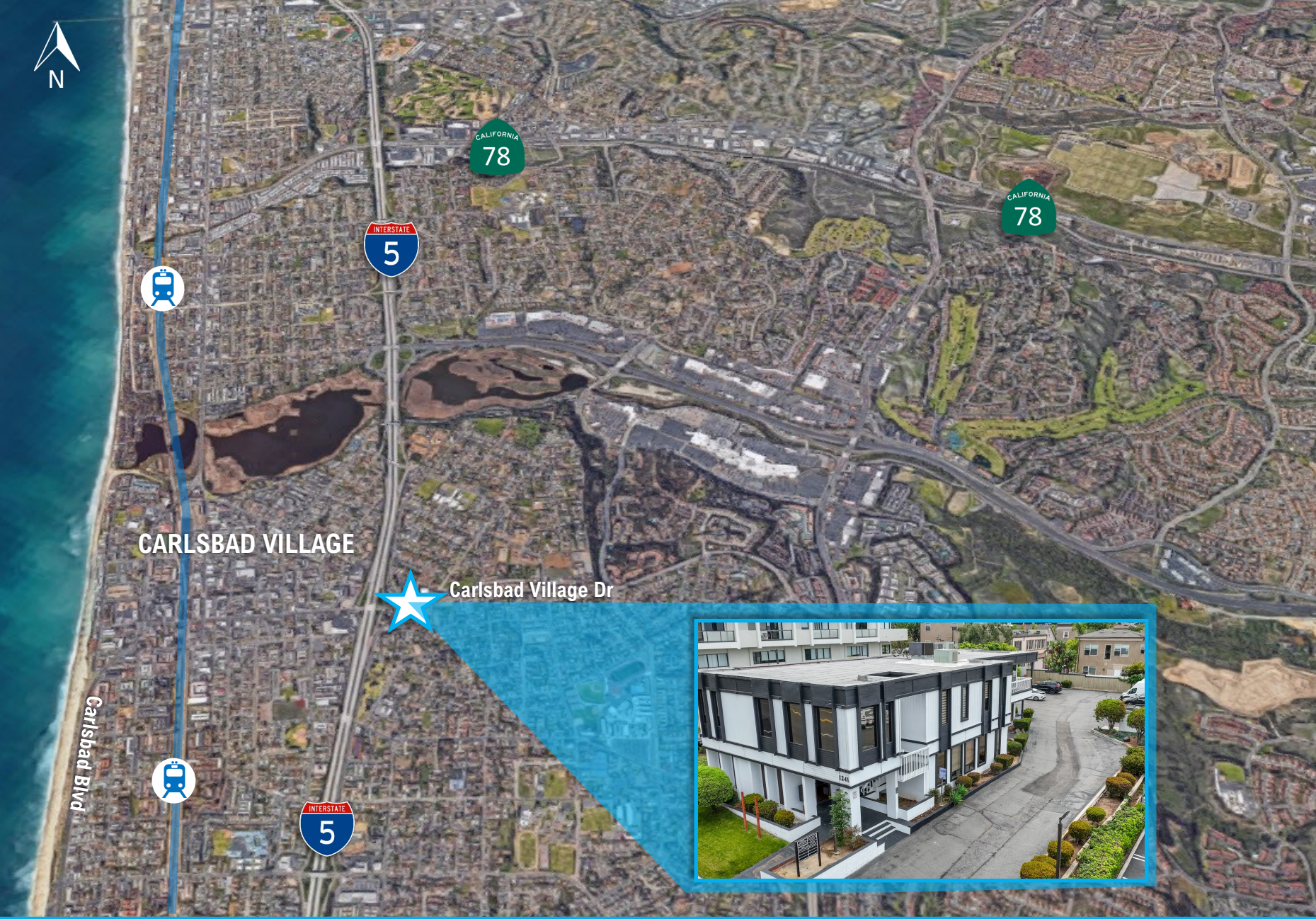
## TRAFFIC COUNTS (CARS / DAY)

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

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Smart & Final



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# Carlsbad

Village Drive

  
PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING

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