

OWNER-USER OPPORTUNITY | COASTAL MIXED-USE RETAIL + OFFICE | CARLSBAD, CA

**10,850 SF
LEASED TO BENIHANA**

**7,782 SF
AVAILABLE OFFICE SPACE**

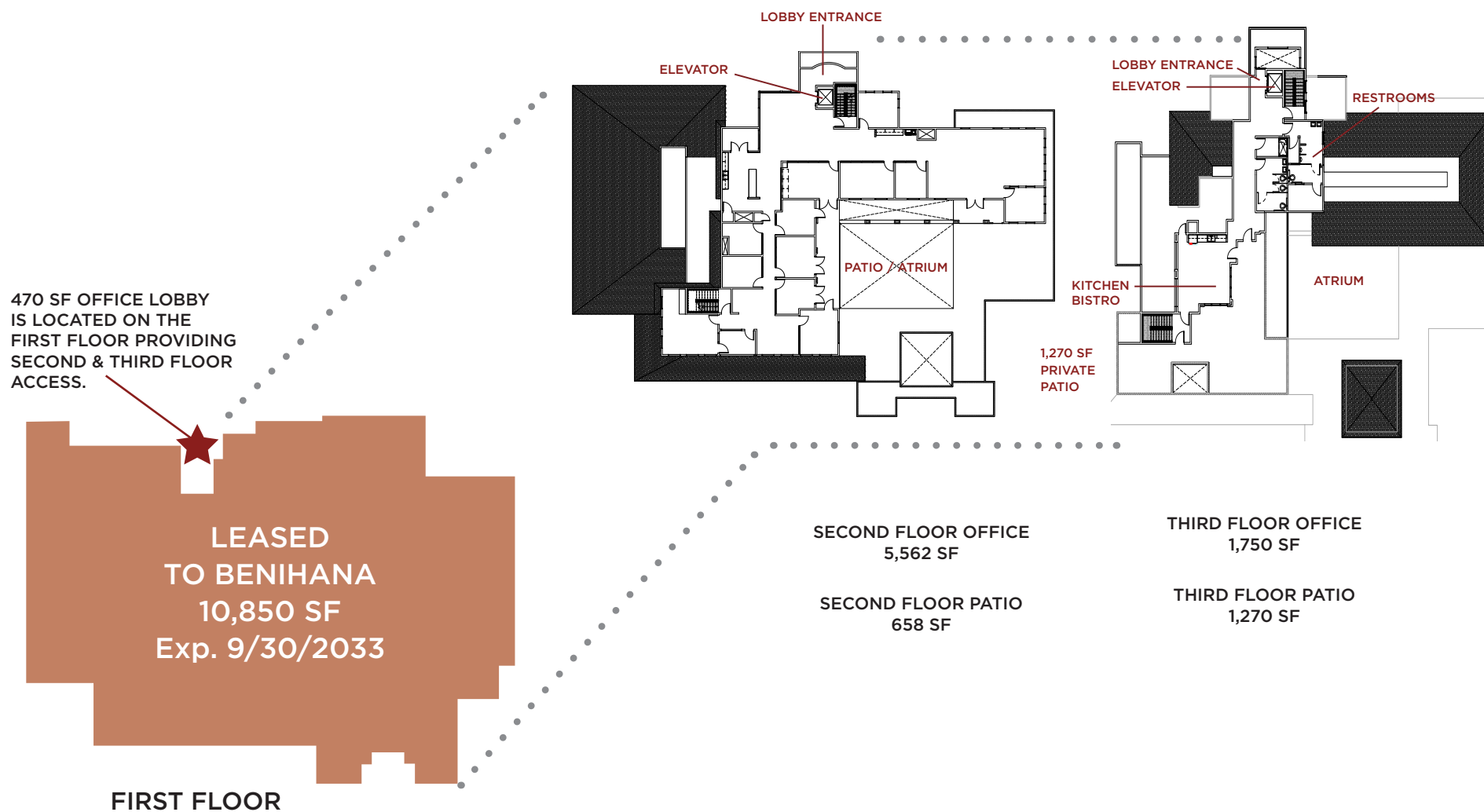


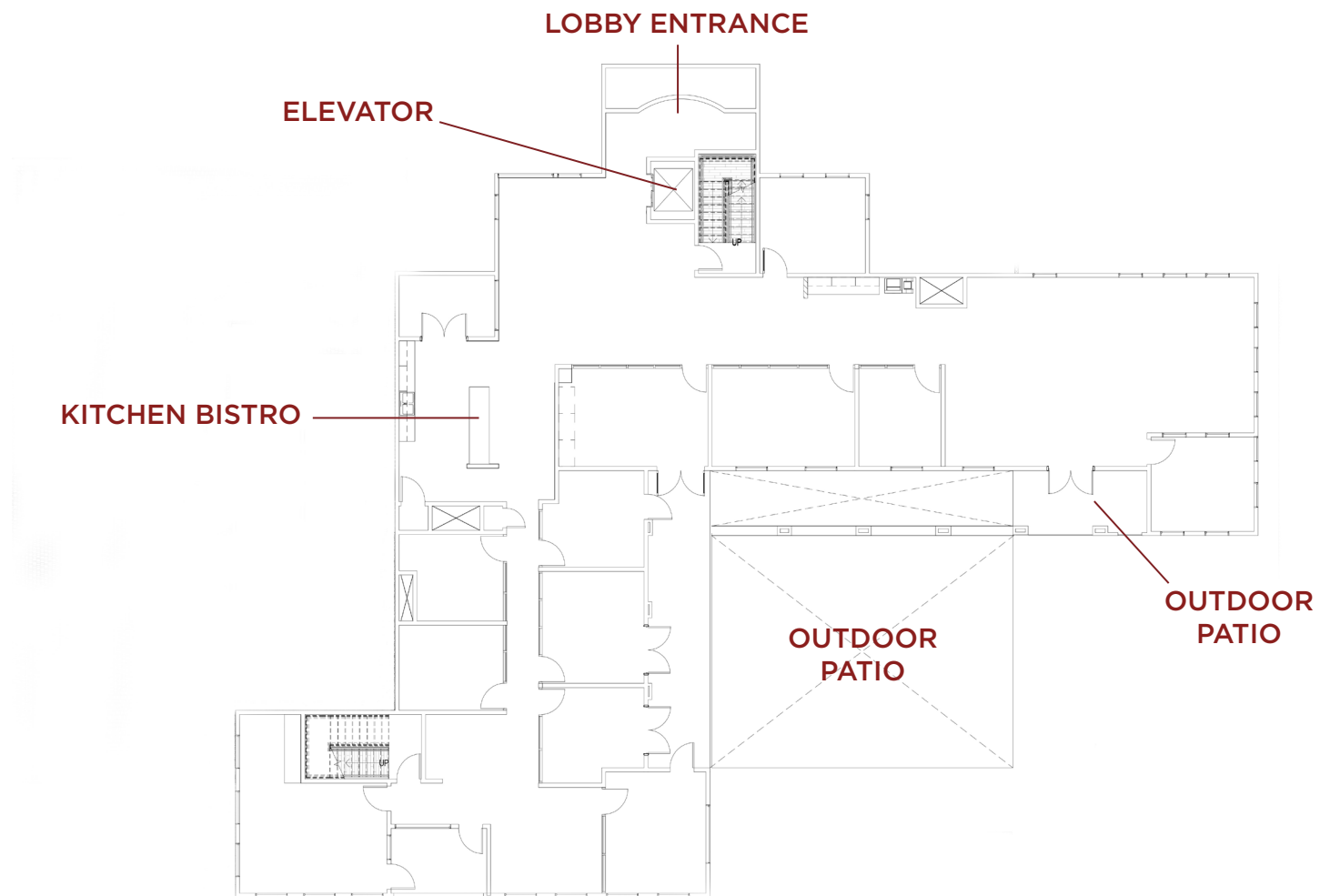
FOR SALE
\$5,869,000 // \$315 PSF

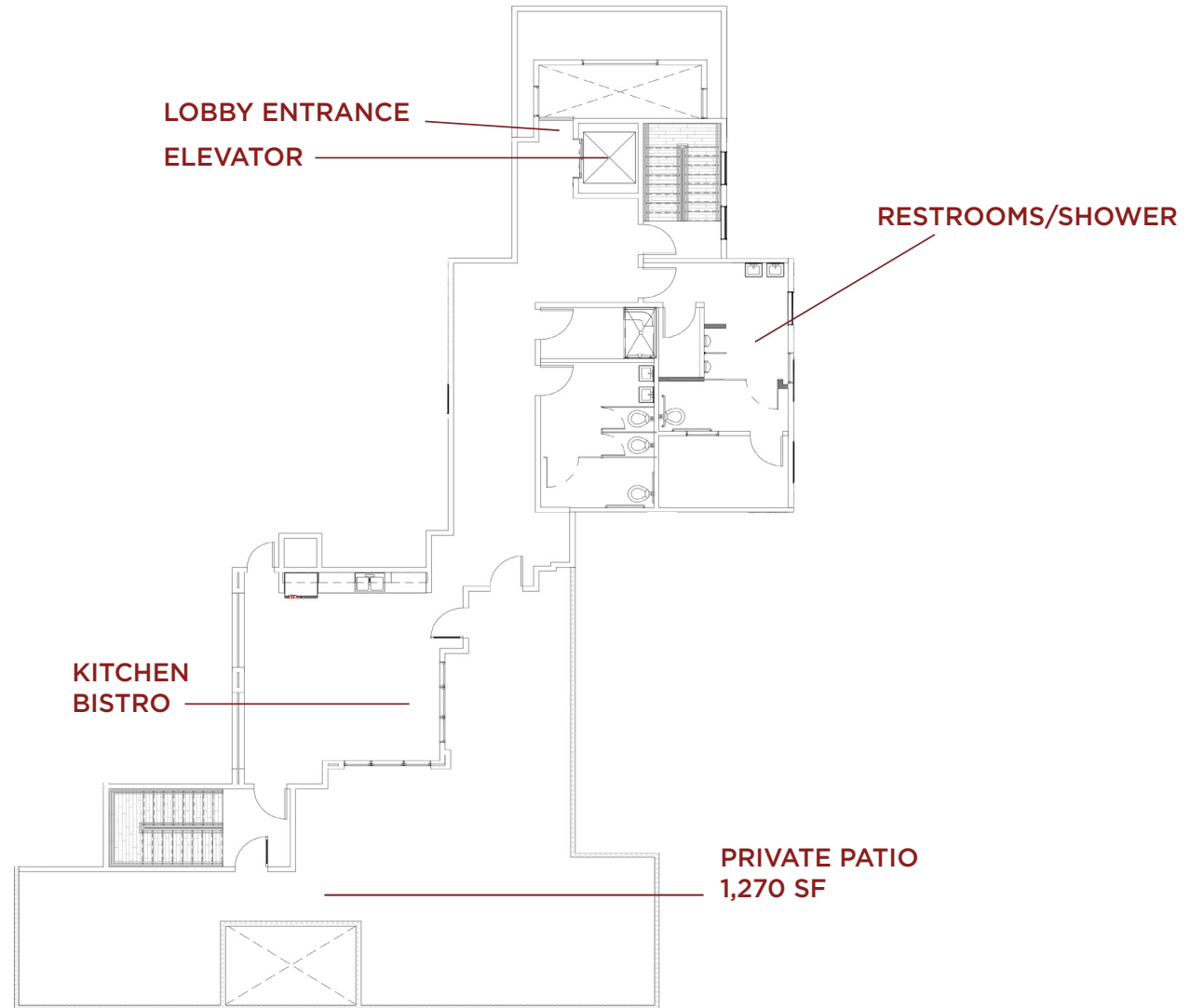
LOCATION



AVAILABLE OFFICE SPACE







755

EXTERIOR



755

EXTERIOR



755

RESTAURANT

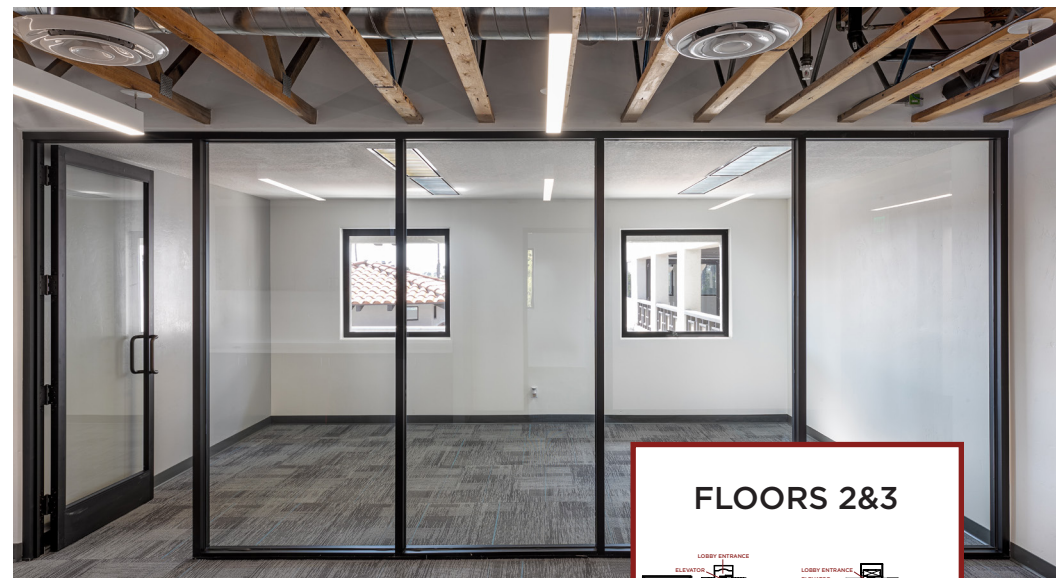


FLOOR 1

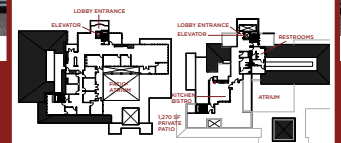
LEASED
TO BENIHANA
10,850 SF
Exp. 9/30/2033

755

AVAILABLE OFFICE



FLOORS 2&3

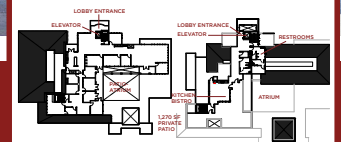


755

AVAILABLE OFFICE



FLOORS 2&3



755

AERIALS



755

TOURISM ACCOMMODATIONS



1. Holiday Inn
5. Carlsbad Seapointe Resort
9. Hilton Garden Inn Carlsbad

2. Ramanda by Wyndham
6. Grand Pacific Palisades Resort & Hotel
10. LEGOLAND California Resort Hotel

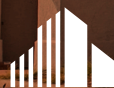
3. Motel 6
7. Hilton Grand Vacations Club at Marbrisa
11. Sheraton

4. La Quinta
8. Park Hyatt Aviara Resort
12. Four Seasons



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