

FOR SALE

± 1,350 SF OFFICE BUILDING

2774 JEFFERSON STREET, CARLSBAD CA 92008











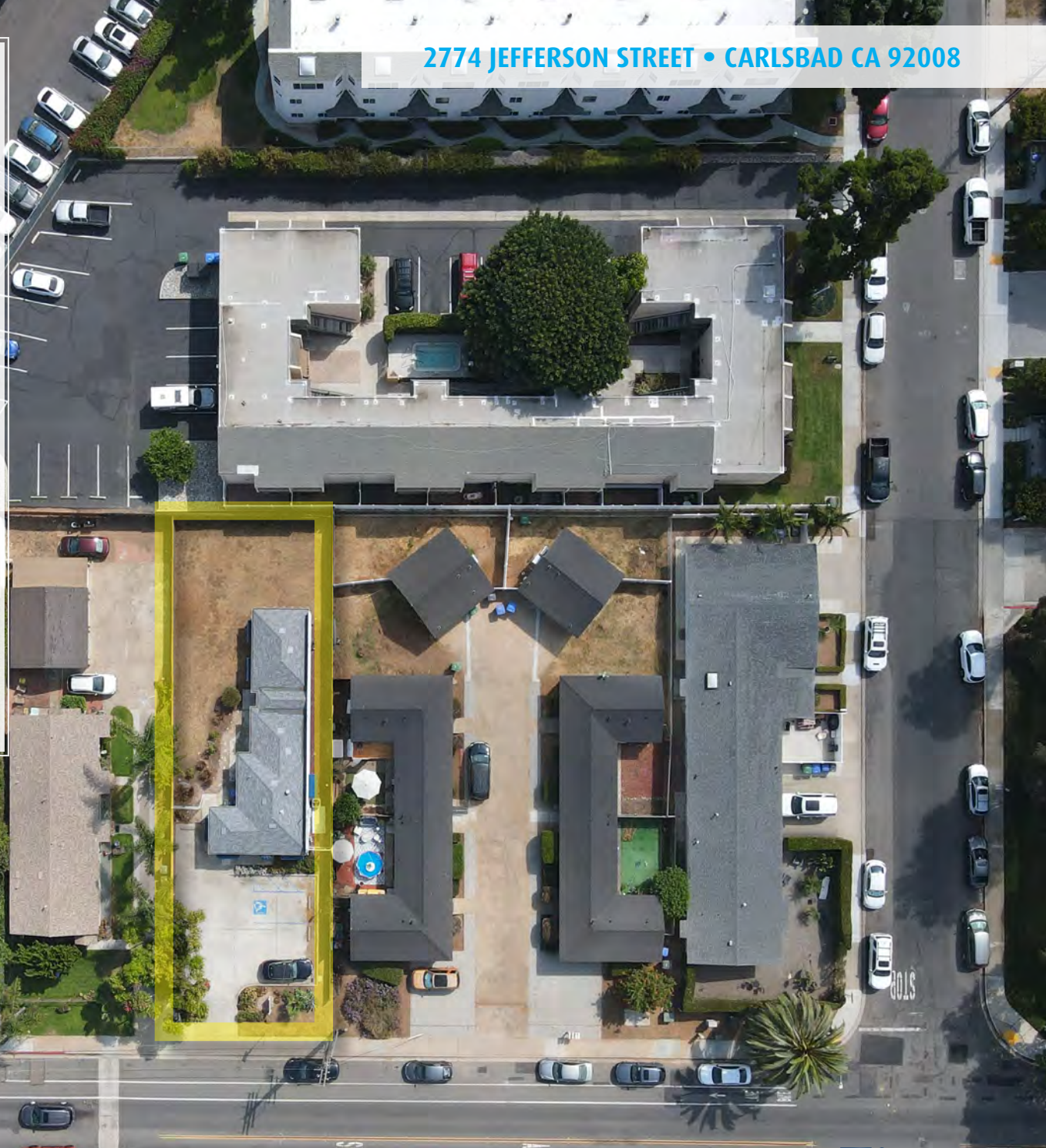
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PROPERTY FEATURES

-  BUILDING SIZE: ±1,350 SF Office Building
-  LOT SIZE: ±6,615 SF Lot
-  PARKING: Dedicated Parking in the Front of the Property (Includes One Accessible Parking Space)
-  ZONING: R-P-Q (Buyer to Confirm)
-  SPECS: Multiple Private Offices, Waiting Area/Lobby, and One (1) Restroom
-  HIGHLIGHT: Rare Owner/User Opportunity
-  APN: 203-201-04-00
-  SALE PRICE: \$1,800,000



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LOCATION HIGHLIGHTS



PRIME LOCATION: Located in the heart of Carlsbad, providing excellent visibility and accessibility.



AREA AMENITIES: Only 0.8 miles from Carlsbad Village, providing access to numerous dining, shopping, and entertainment options.



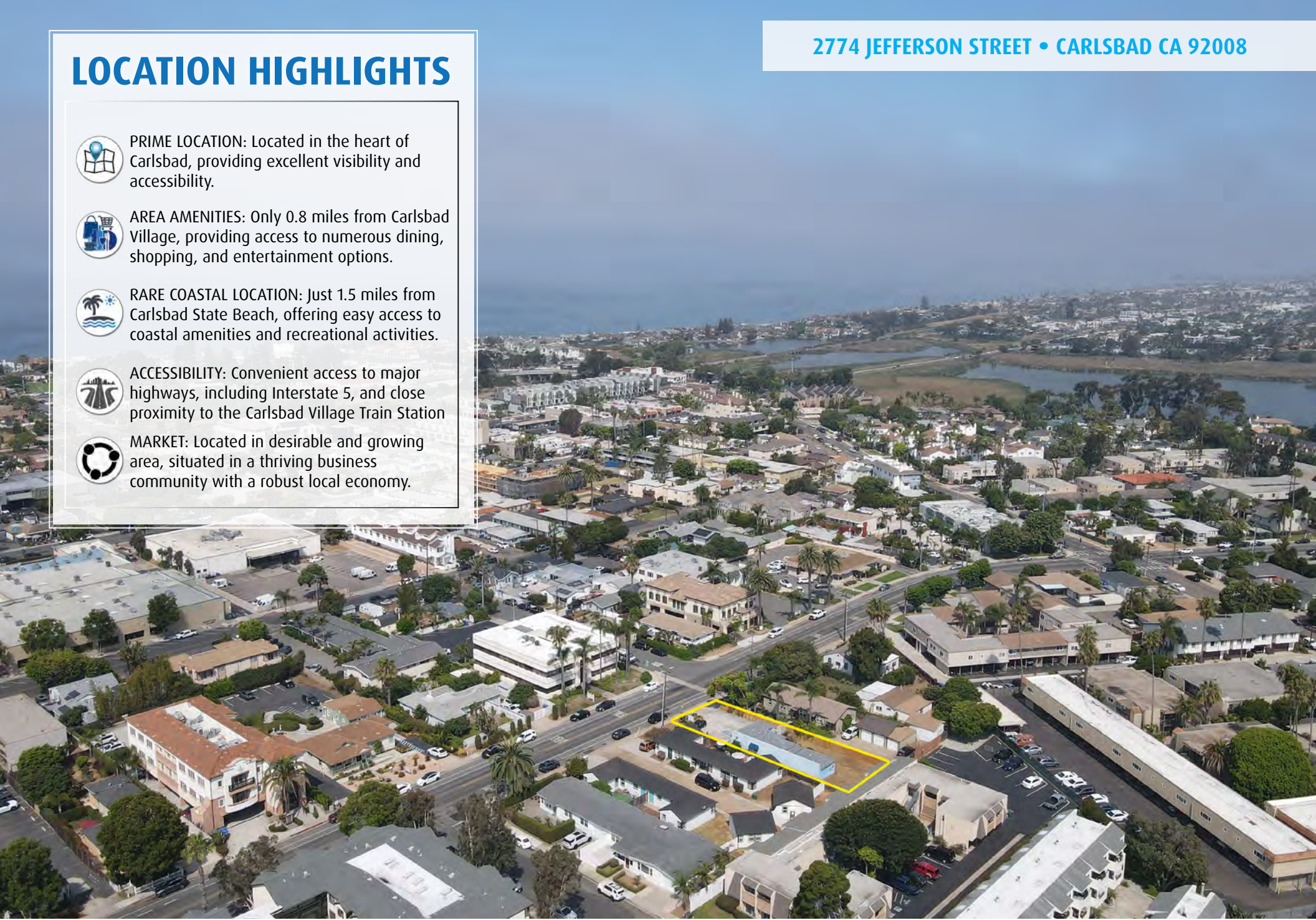
RARE COASTAL LOCATION: Just 1.5 miles from Carlsbad State Beach, offering easy access to coastal amenities and recreational activities.



ACCESSIBILITY: Convenient access to major highways, including Interstate 5, and close proximity to the Carlsbad Village Train Station



MARKET: Located in desirable and growing area, situated in a thriving business community with a robust local economy.



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COMMERCIAL
ASSET
ADVISORS

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LOCATION

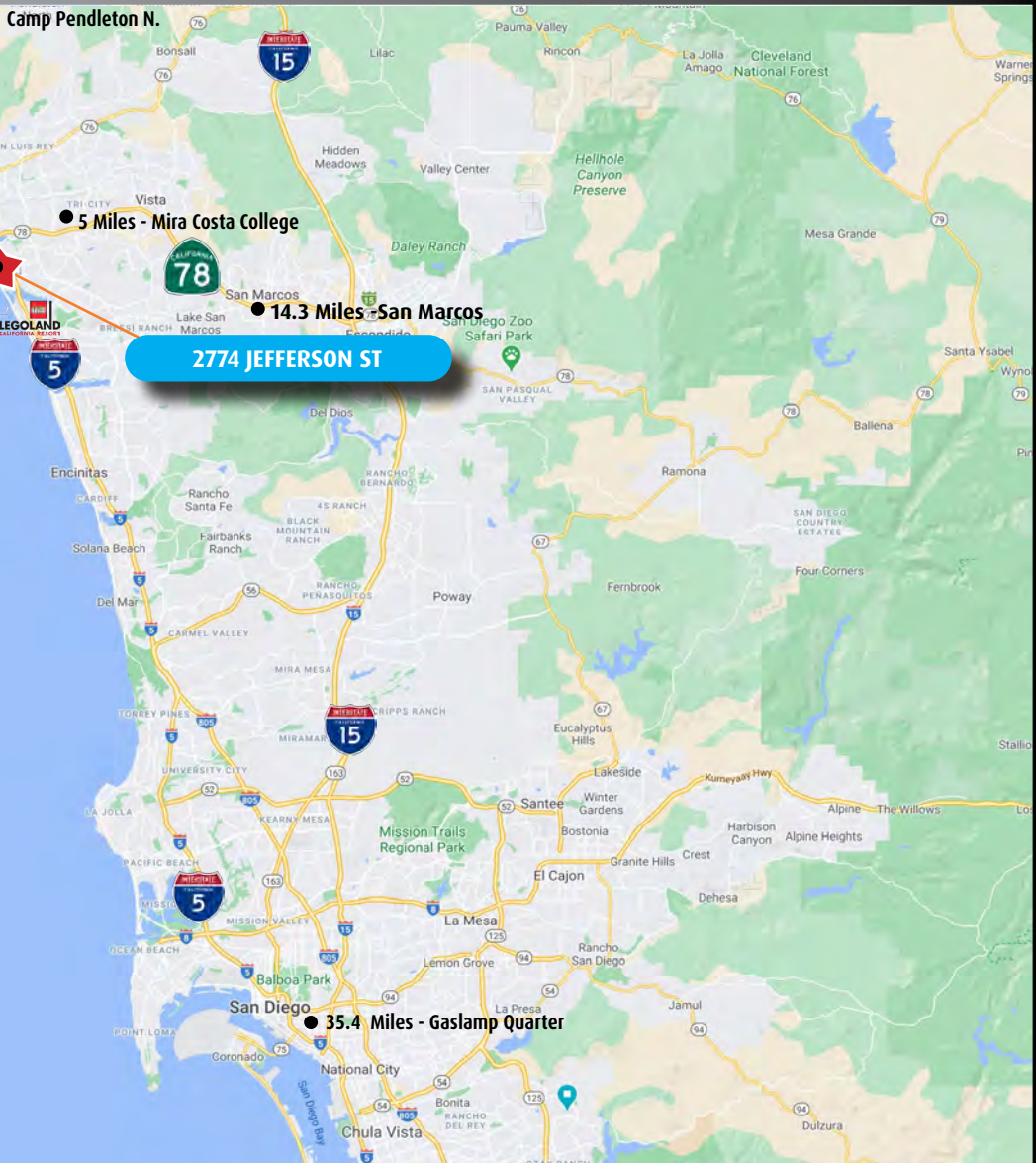


- 7.1 Miles - Camp Pendleton S.
- 4.7 Miles - Oceanside Pier
- 4 Miles - Oceanside Transit Cntr
- 1.2 Miles - Carlsbad Village Station
- 0.6 Miles - Carlsbad Village
- 1.9 Miles - Carlsbad State Beach
- 5 Miles - Mira Costa College
- 14.3 Miles - San Marcos

2774 JEFFERSON ST

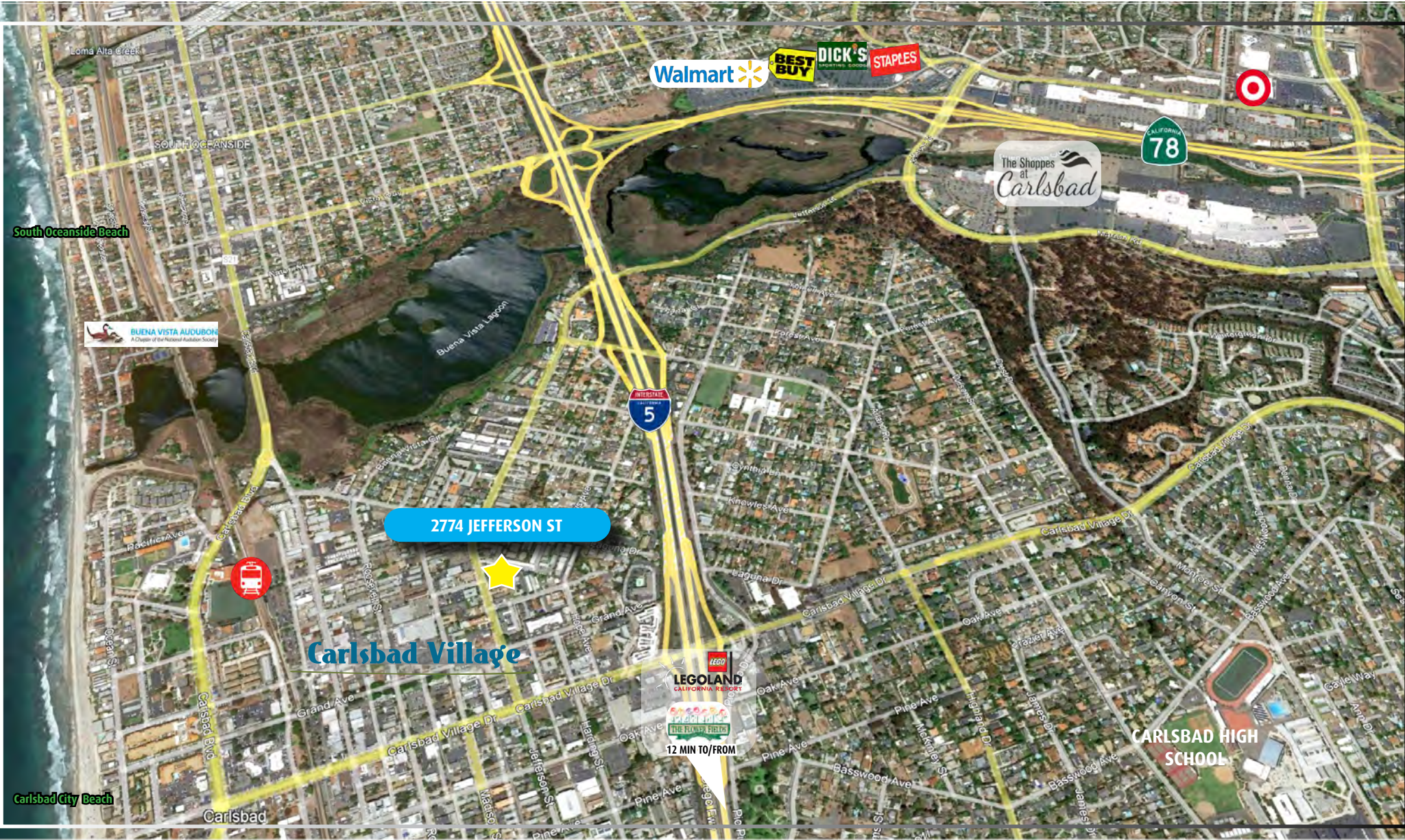
Carlsbad is a seaside resort city stretched along 7 miles of the Pacific Coastline in North San Diego County. Known as "The Village by the Sea," the city of Carlsbad offers the charm of a European town with the conveniences of a modern California city. Many of the streets are lined with antique stores, boutique shops, and sidewalk cafes, along with newer mixed-use developments. Annually, more than 100,000 people attend one of the largest one-day festivals in the nation, Carlsbad Village Street Faire. Steps away sit clean, uncrowded beaches for swimming, sunbathing and surfing as well as beautiful lagoons for fishing, bird-watching and nature trail hikes.

Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse economy, highly desirable demographics, and a strong tourism and hospitality industry. Having some 115,000 residents, the city of Carlsbad has also been able to maintain its gorgeous open spaces, while providing a friendly small-town atmosphere and unmatched amenities. There are 25 notable corporate headquarters in Carlsbad, including Callaway Golf Company, Life Technologies, Via Sat, Inc. and Gemological Institute of America. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.



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CARLSBAD LOCATION



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NEIGHBORHOOD



Carlsbad Village

NEARBY RETAILERS & PROJECTS



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DEMOGRAPHIC SUMMARY

Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	38,682	76,185	183,085
2023 Estimate	39,228	77,021	184,753
2010 Census	37,443	72,240	171,449
Growth 2023 - 2028	-1.39%	-1.09%	-0.90%
Growth 2010 - 2023	4.77%	6.62%	7.76%
2023 Population by Hispanic Origin	8,989	22,877	60,022
2023 Population	39,228	77,021	184,753
White	33,980 86.62%	64,936 84.31%	150,436 81.43%
Black	870 2.22%	2,443 3.17%	7,758 4.20%
Am. Indian & Alaskan	499 1.27%	1,096 1.42%	2,614 1.41%
Asian	1,924 4.90%	4,446 5.77%	12,886 6.97%
Hawaiian & Pacific Island	202 0.51%	499 0.65%	1,780 0.96%
Other	1,754 4.47%	3,601 4.68%	9,279 5.02%
U.S. Armed Forces	546	1,083	9,426
Households			
2028 Projection	16,297	30,586	67,788
2023 Estimate	16,526	30,926	68,417
2010 Census	15,747	28,996	63,459
Growth 2023 - 2028	-1.39%	-1.10%	-0.92%
Growth 2010 - 2023	4.95%	6.66%	7.81%
Owner Occupied	7,595 45.96%	14,260 46.11%	35,019 51.18%
Renter Occupied	8,931 54.04%	16,666 53.89%	33,398 48.82%
2023 Households by HH Income	16,525	30,928	68,418
Income: <\$25,000	1,832 11.09%	3,657 11.82%	8,454 12.36%
Income: \$25,000 - \$50,000	2,558 15.48%	5,351 17.30%	12,314 18.00%
Income: \$50,000 - \$75,000	2,744 16.61%	4,817 15.57%	10,881 15.90%
Income: \$75,000 - \$100,000	2,100 12.71%	3,886 12.56%	8,989 13.14%
Income: \$100,000 - \$125,000	1,693 10.25%	3,302 10.68%	7,858 11.49%
Income: \$125,000 - \$150,000	1,323 8.01%	2,505 8.10%	5,197 7.60%
Income: \$150,000 - \$200,000	1,694 10.25%	2,953 9.55%	6,404 9.36%
Income: \$200,000+	2,581 15.62%	4,457 14.41%	8,321 12.16%
2023 Avg Household Income	\$117,665	\$113,288	\$107,269
2023 Med Household Income	\$88,434	\$85,544	\$82,120



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