

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: \$1,500,000

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.

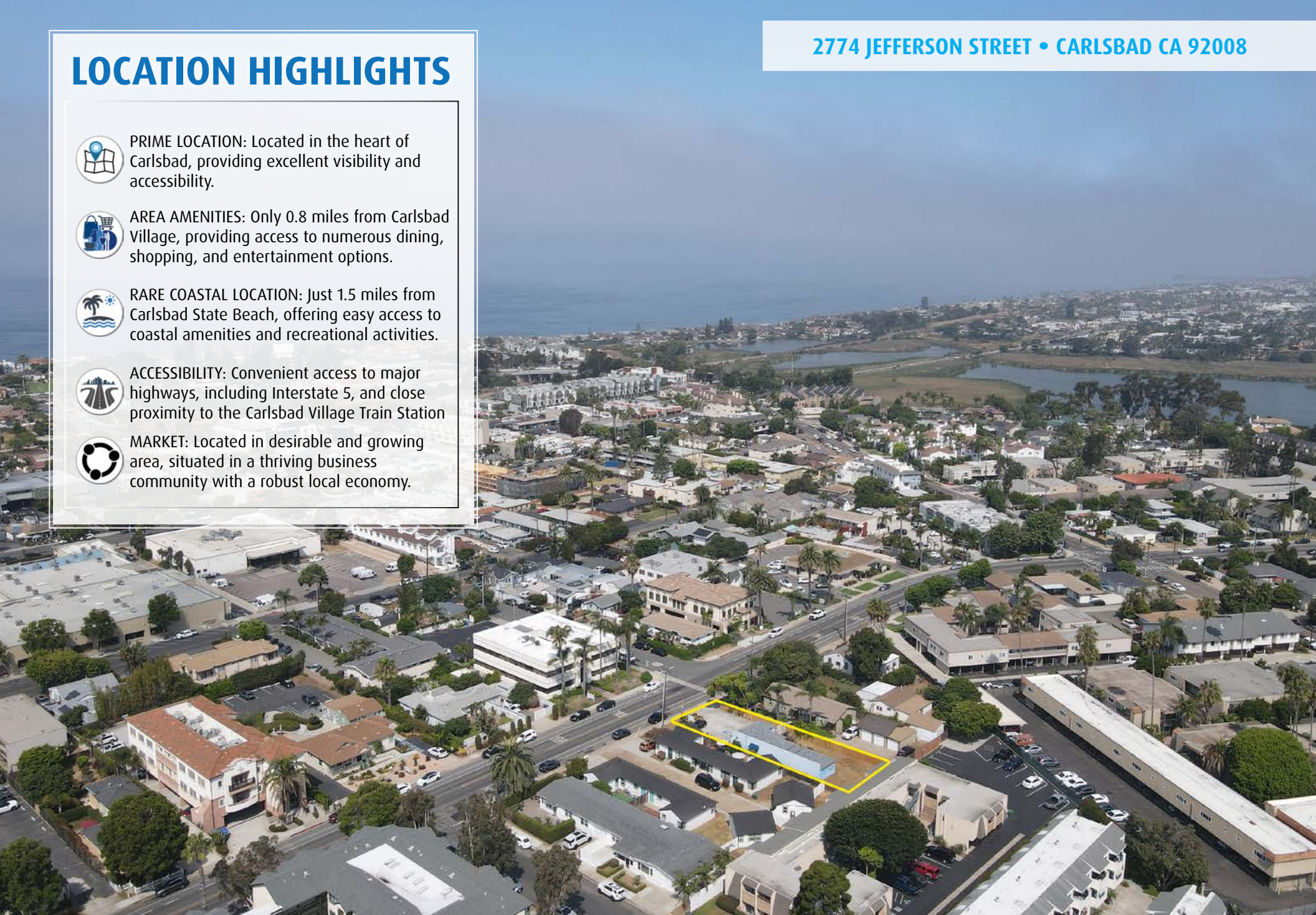


ACCESSIBILITY: Convenient access to major highways, including Interstate 5, and close proximity to the Carlsbad Village Train Station



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

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LOCATION

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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

Camp Pendleton N.

5 Miles - Mira Costa College

2774 JEFFERSON ST

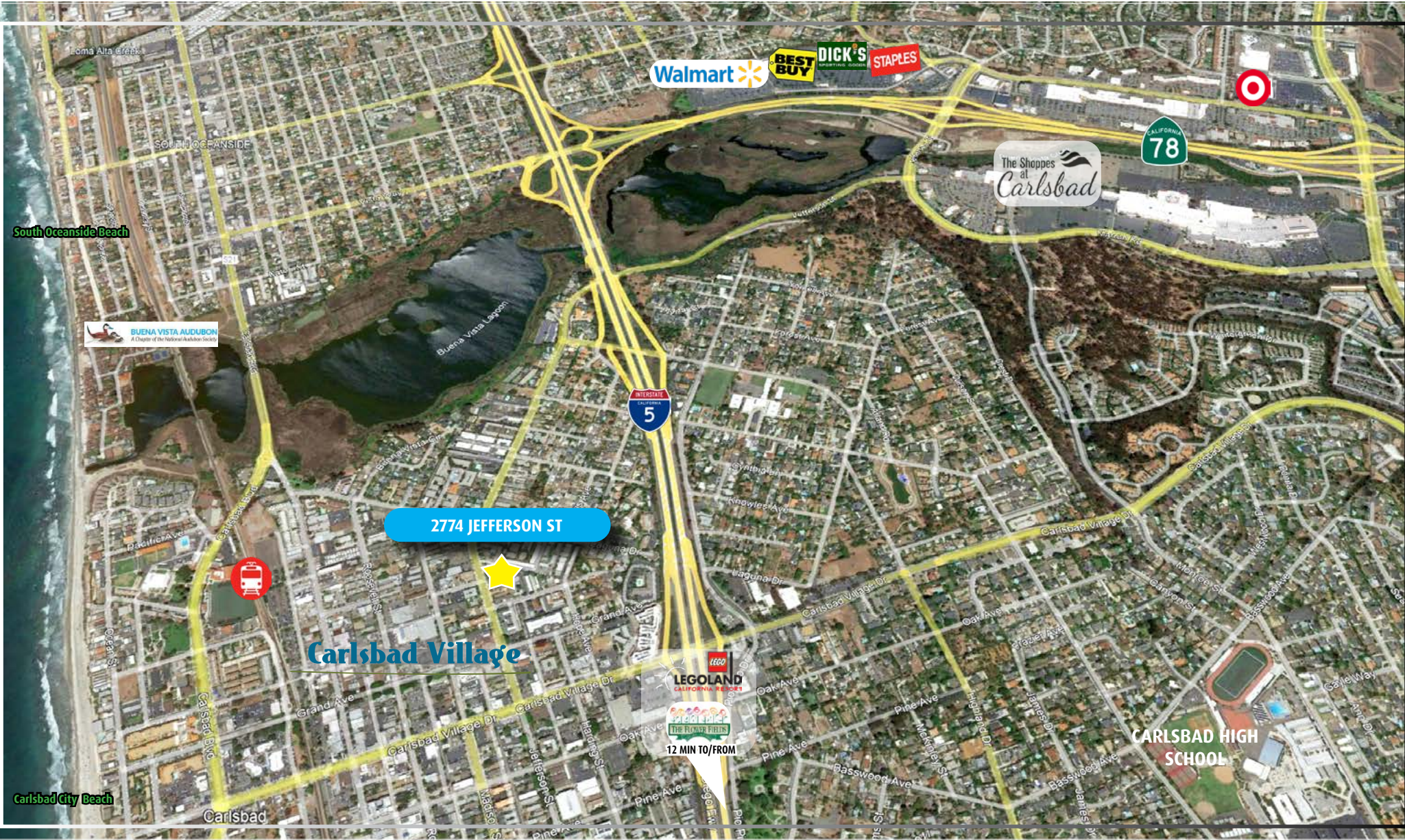
14.3 Miles - San Marcos

35.4 Miles - Gaslamp Quarter

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.

CARLSBAD LOCATION



NEIGHBORHOOD

Carlsbad Village

NEARBY RETAILERS & PROJECTS



2774 JEFFERSON ST



JEFFERSON ST

ROOSEVELT ST



GRAND AVE

Carlsbad Village

CARLSBAD BLVD



CARLSBAD VILLAGE DR



COASTAL RAIL TRAIL



CARLSBAD STATE BEACH



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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