

For Sale - Carlsbad Development Opportunity

Coastal Residential Mixed-Use Development Opportunity



Price: \$5,100,000

3050 Pio Pico Drive, Carlsbad, CA 92008

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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EXECUTIVE SUMMARY

CARLSBAD DEVELOPMENT OPPORTUNITY

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The subject offering presents an excellent mixed-use development opportunity to build residential townhomes or multi-family units plus commercial space. The property currently has a 6,200 SF building situated on a parcel of 35,719 SF. The building is currently leased to two restaurant tenants on short-term leases with approx. 2.5 years remaining each and no extension options. The northeast portion of the parcel of approx. 6,420 SF has a parking easement for shared use with the adjacent retail/office property, thus bringing the net developable area to approx. 29,300 SF. Seller had a Pre-Design Report completed by an architect, which has generated a couple of potential development options for townhomes, multi-family, ADU's, and commercial space. Report available upon request.

Price:	\$5,100,000
Total Land Size:	±35,719 (0.82 AC)
Shared Parking Area:	±6,420 SF
Net Development Area:	±29,300 SF (0.67AC)
Year Built:	1973
Occupancy:	2 Restaurant tenants (±2.5 yrs remaining, no Options)
Zoning:	C2 - Neighborhood Commercial (click for link)
APN:	156-180-44-00
Address:	3050 Pio Pico Drive, Carlsbad, CA 92008



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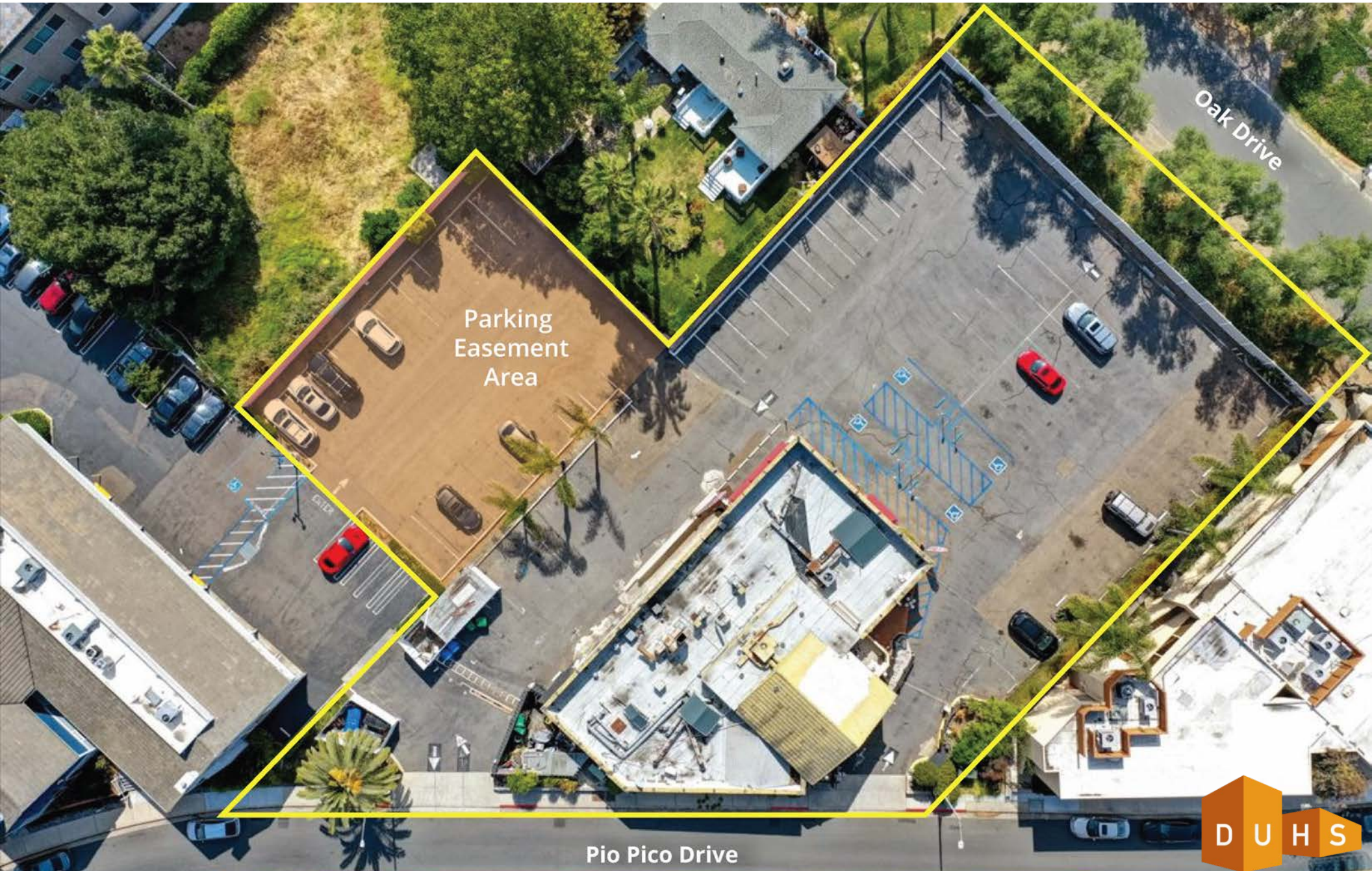
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Pio Pico Drive



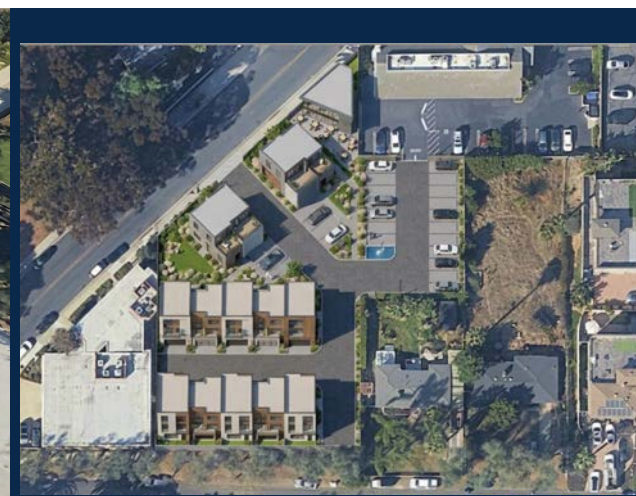
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PROPOSED DEVELOPMENT A

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Development 'A' (2-phases)

Resulting in 1,000sf of commercial space and ~26,000sf of residential space, including:

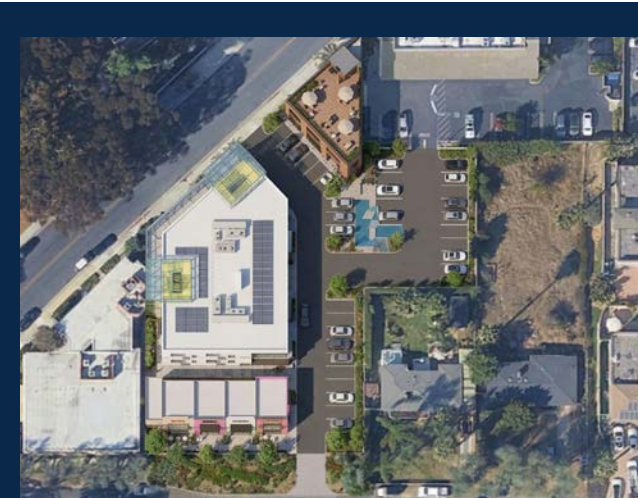
- (1) commercial building (restaurant), 1,000sf
- (8) townhomes, 2,100sf, 4 bedroom / 3.5 bathroom, + a (2) car garage
- (2) townhomes, 1,700sf, 3 bedroom / 2.5 bathroom, + a (2) car garage
- (4) ADUs, 850sf, 2 bedroom / 1 bathroom, + a (2) car garage
- (6) ADUs, 400sf, studio / 1 bathroom
- additional parking spaces in lot



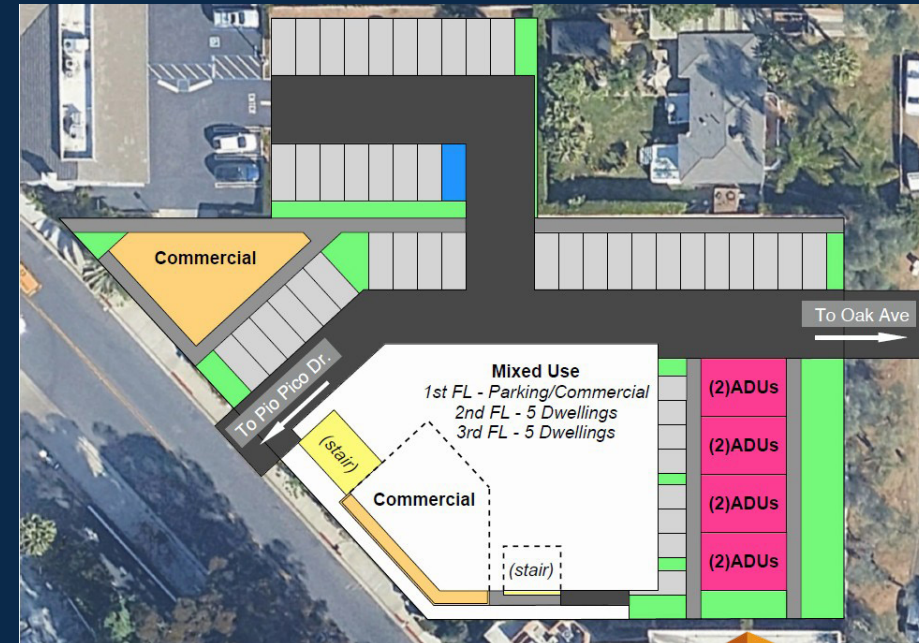
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SITE SOURCE



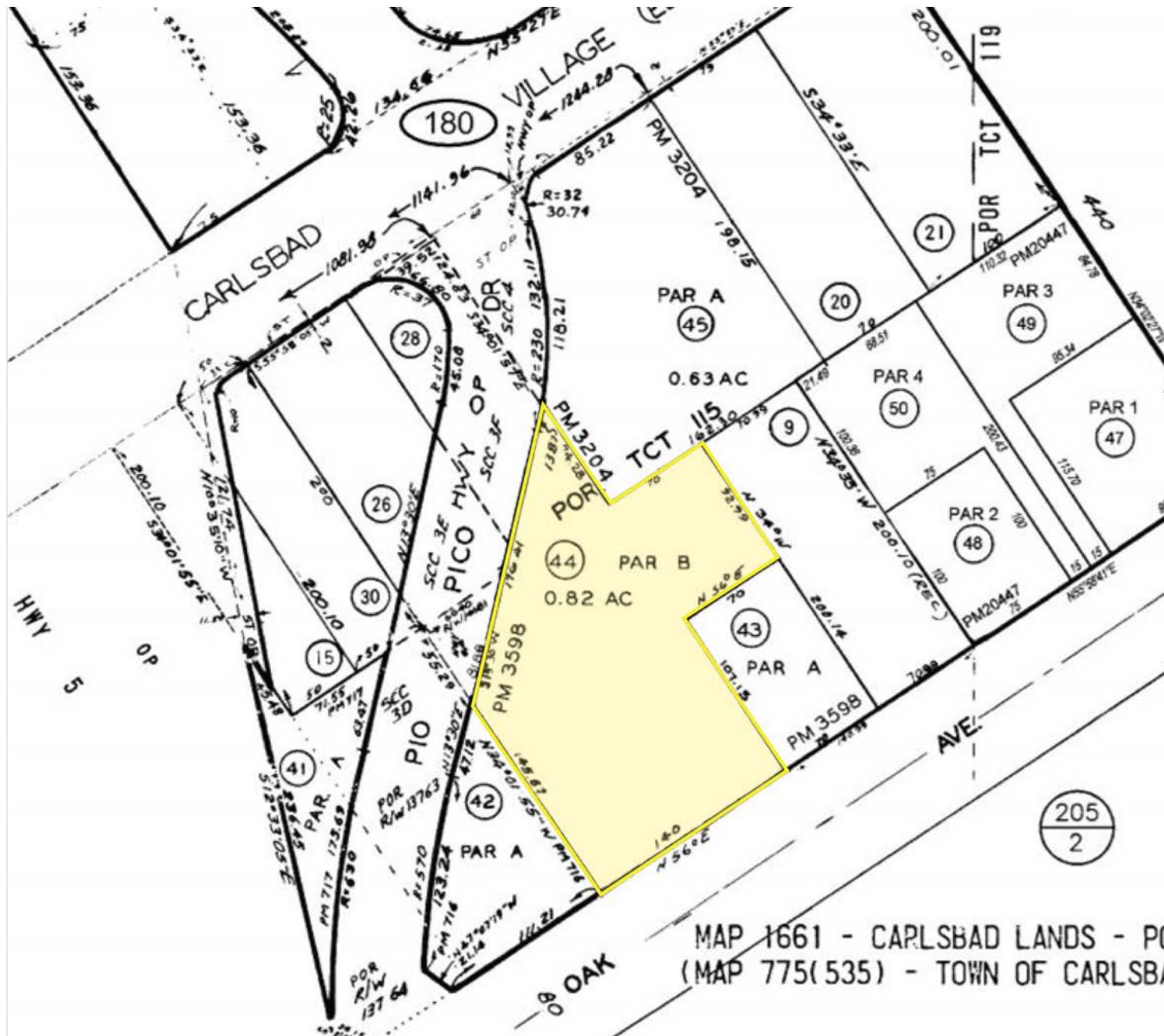
- Resulting in ~3,700sf of commercial space and 17,800sf of residential space, including:
- (1) mixed-use building of
- (1) commercial space (restaurant), 2,200sf
- (10) dwelling units, 1,300sf, 3 bedroom / 2 bathroom
- parking spaces on the ground floor
- (1) commercial building (restaurant), 1,500sf
- (4) ADUs, 700sf, 2 bedroom / 1 bathroom
- (4) ADUs, 500sf, 1 bedroom / 1 bathroom
- additional parking spaces in lot



PARCEL MAP

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Carlsbad Development Opportunity

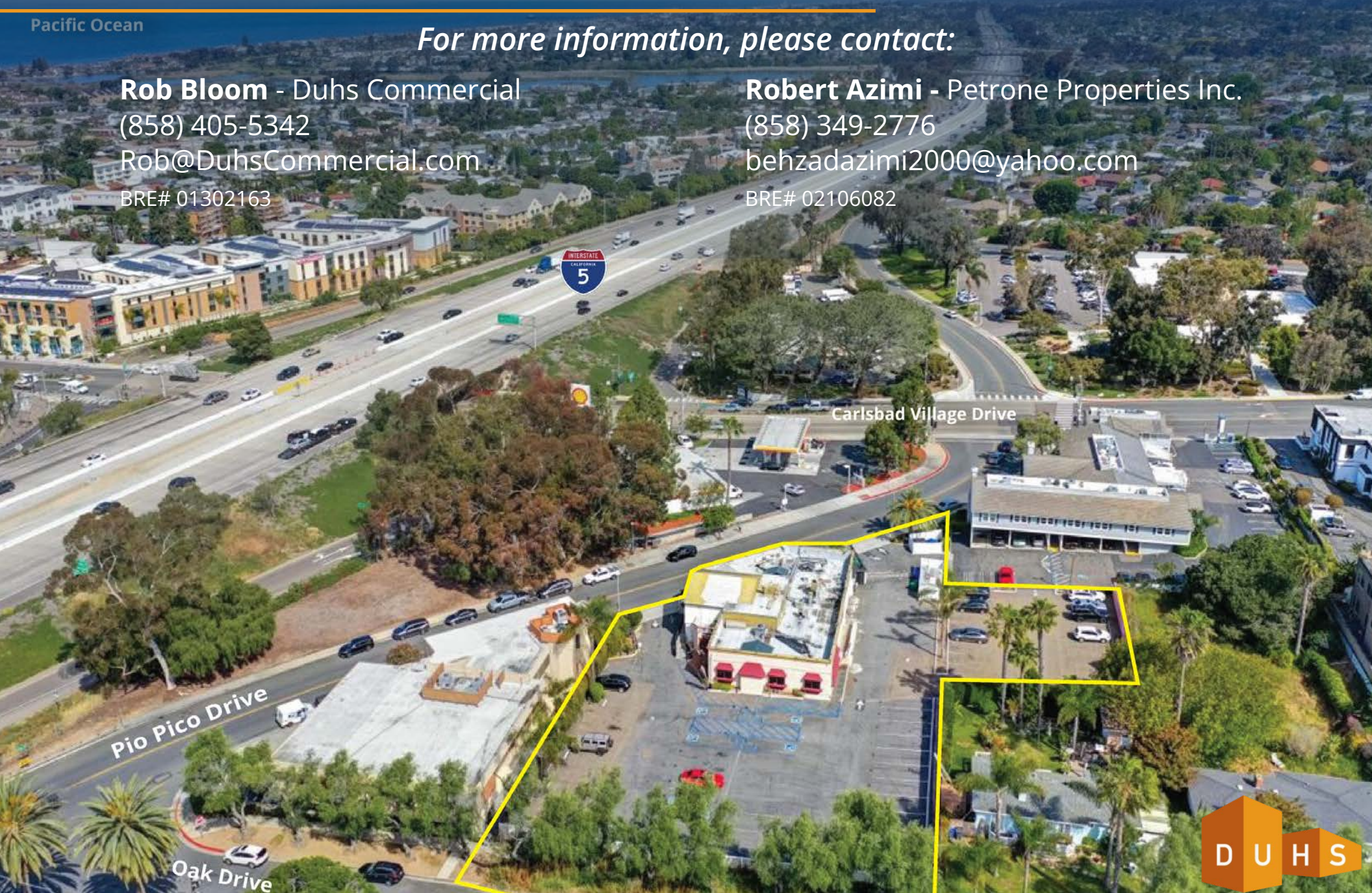
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For more information, please contact:

Rob Bloom - Duhs Commercial
(858) 405-5342
Rob@DuhsCommercial.com
BRE# 01302163

Robert Azimi - Petrone Properties Inc.
(858) 349-2776
behzadazimi2000@yahoo.com
BRE# 02106082



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SITE SOURCE