

# FOR LEASE CARLSBAD OFFICE BUILDING

1241 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

*Carlsbad*  
Village Drive



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.



## PROPERTY SUMMARY

### AVAILABILITY

Suite 100: ± 975 RSF  
Suite 103: ± 350 RSF  
Smaller Suites Can Be Made Available in 100; 24-Hour Access

2nd Floor Suites Available at \$600 Per Month

### 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

### LEASE RATE

Rent Includes Electricity  
Call Listing Agent for Rate

### APN

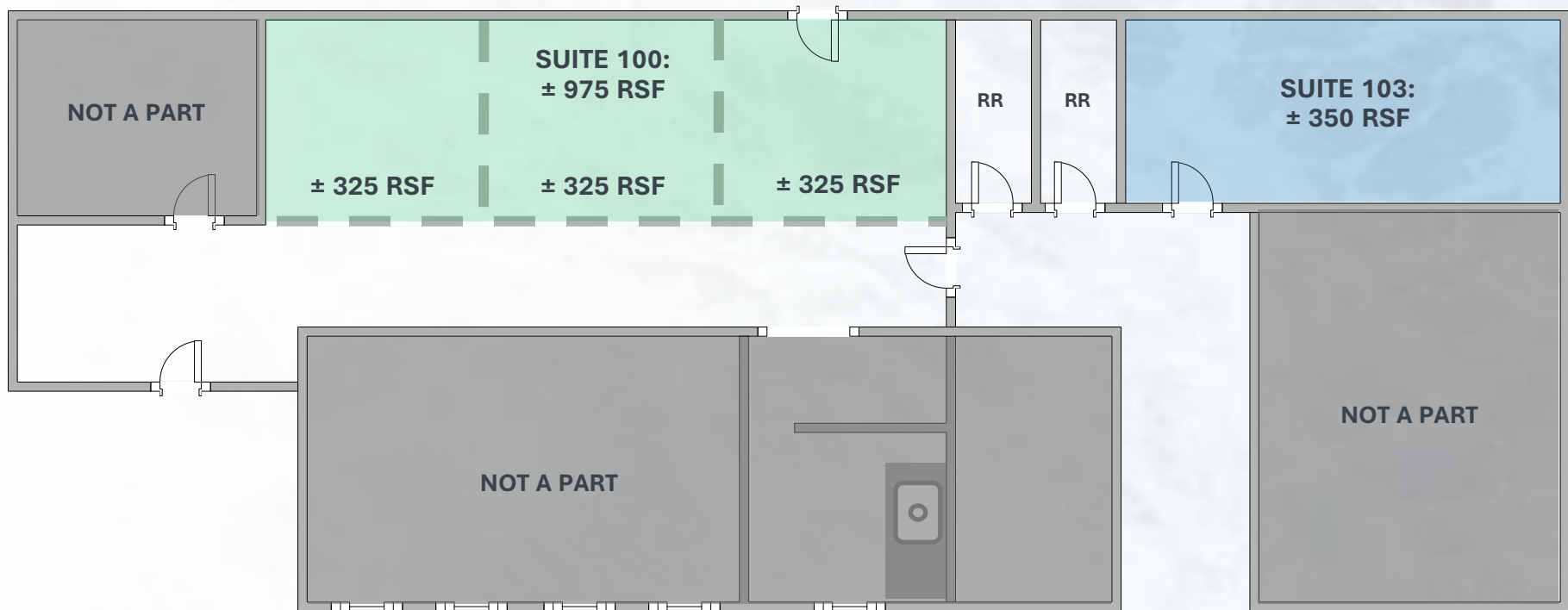
156-180-20-00

### USE


Various Office Uses Are Permitted



# FLOOR PLAN



- ⇒ Suite 100 can be demised into smaller suites as depicted
- ⇒ Ask listing agent about Tenant incentives

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



## 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

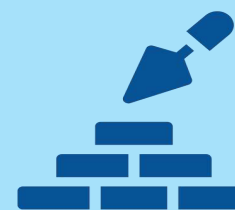
\$83,952

5 MILE

\$94,072

10 MILE

## MEDIAN HOUSE YEAR BUILT



1977

3 MILE

1981

5 MILE

1983

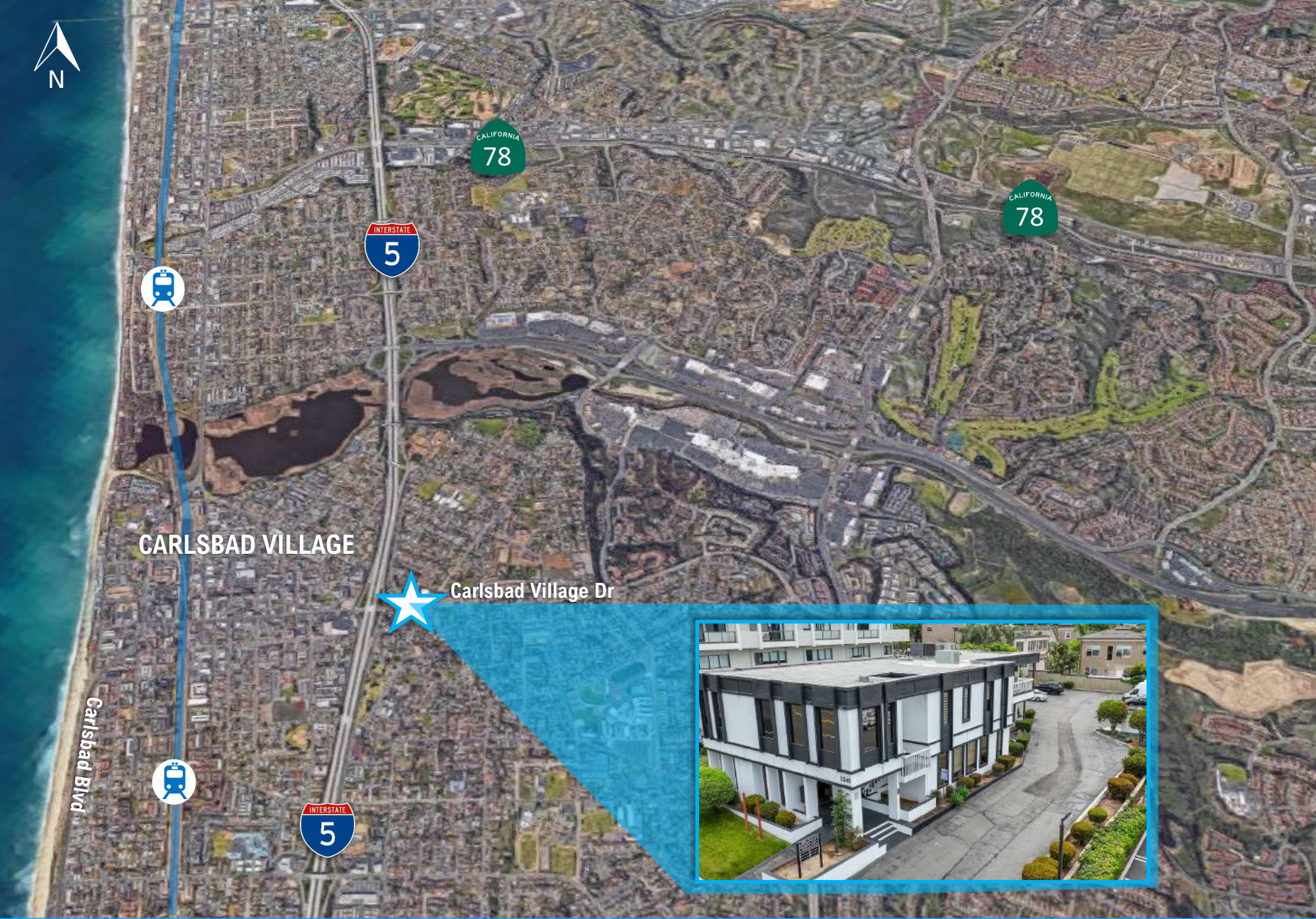
10 MILE



## 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





mikko sushi



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COMMERCIAL

SALES • MANAGEMENT • LEASING

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