

5152  
AVENIDA ENCINAS  
CARLSBAD, CA 92008

±2,961 SF OFFICE  
BUILDING FOR SALE



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**Voit**  
REAL ESTATE SERVICES

Voit Real Estate Services is pleased to exclusively offer for sale 5152 Avenida Encinas, an approximate 2,961 square foot office property located west of the Interstate 5 in the heart of the Carlsbad Submarket. Situated on a ±3,049 SF Lot, this property offers an excellent opportunity in a strategic location.

This property is zoned PM which serves to fit a broad range of owner users.



## PROPERTY HIGHLIGHTS

- » Excellent Leased Location
- » Ample Parking
- » **Sale Price: \$1,925,000**

# BUILDING SPECIFICATIONS



Office Building



±2,961 SF  
Total Building SF



Single (1)  
Tenancy



±3,049 SF  
Lot Size



210-090-27-00  
Assessor's Parcel Number



PM  
Zoning



±5.4/1,000 SF Parking Ratio  
Parking



Fully Improved Office Space  
Condition



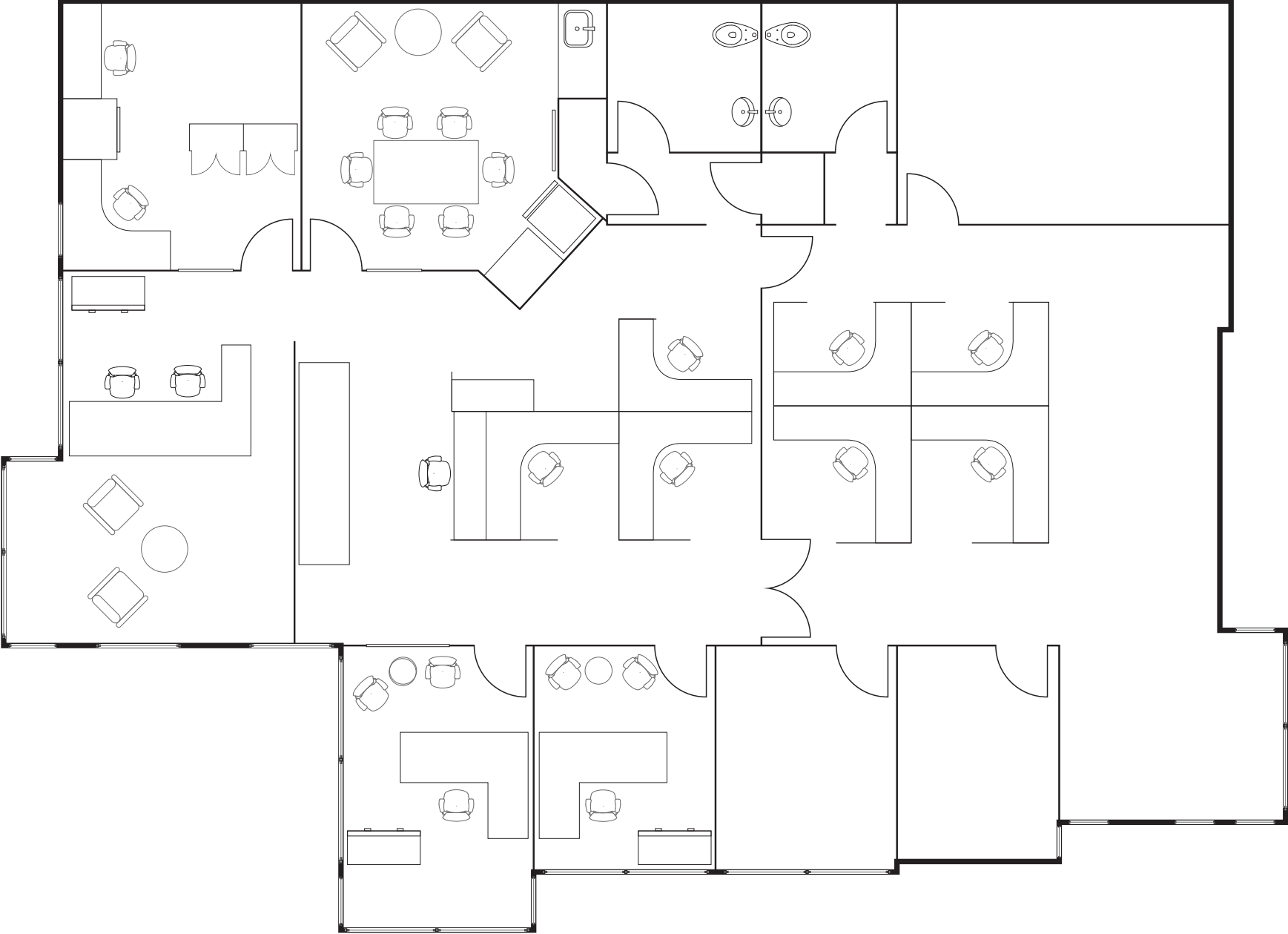
1982  
Year Built



Location  
Close Proximity to Interstate 5



# FLOOR PLAN





## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	55,742	144,525	565,601
2029 POPULATION PROJECTION	55,596	143,733	561,805
2024 HOUSEHOLDS	22,717	57,572	197,941
2029 HOUSEHOLD PROJECTION	22,652	57,219	196,470
MEDIAN HOUSEHOLD INCOME	\$114,416	\$107,943	\$100,396
MEDIAN HOME VALUE	\$1,009,751	\$908,636	\$822,096
MEDIAN YEAR BUILT	1984	1984	1984

## TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
Aveida Encinas	Cannon Road	8,694
Interstate 5	Cannon Road	216,969
Interstate 5	Palomar Airport Road	211,154
Cannon Road	Aveida Encinas	12,416





## CARLSBAD OVERVIEW

Carlsbad is a seaside city with 7 miles of beaches and 113,725 residents. Home to some of the region's most innovative companies and industries, Carlsbad is one of the more educated cities, with more than 42 percent of its population holding a Bachelor's degree or higher.

In 2019, Niche named Carlsbad one of the best places to live in America. With an unparalleled quality of life comes strong industry clusters such as information & communications technology, life sciences, action sports manufacturing and clean technology. These industries represent some of the most innovative companies in San Diego – from genome sequencing, to manufacturing of advanced satellites and the development of robotic vehicles used for the military and the future of transportation.

In addition to its innovation economy, Carlsbad is home to some of the region's most iconic attractions: LEGOLAND California and the Carlsbad Flower Fields.



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