

1.87 ACRES COMMERCIAL DEVELOPMENT PAD

EL CAMINO REAL & KELLY DRIVE CARLSBAD, CA 92008

PRICE \$2,600,000



1.87 Acres
81,457 Square Feet

Zoned Community Facility (CF)

Robertson Ranch Master Plan

Approved Uses:

Child Daycare (Required Use)
Senior Daycare
Adult Daycare
Community Center
Religious Facility
Social Club
Dog Park / Doggie Daycare
Rehabilitation Center
Community Garden
Farmers Market

Asking Price \$2,600,000

GEORGIA MONTAGUE

CLASSIC COMMERCIAL REAL ESTATE

PH: 760-807-5955 / EMAIL: GEORGIAMONTAGUE@GMAIL.COM / BRE#01431423

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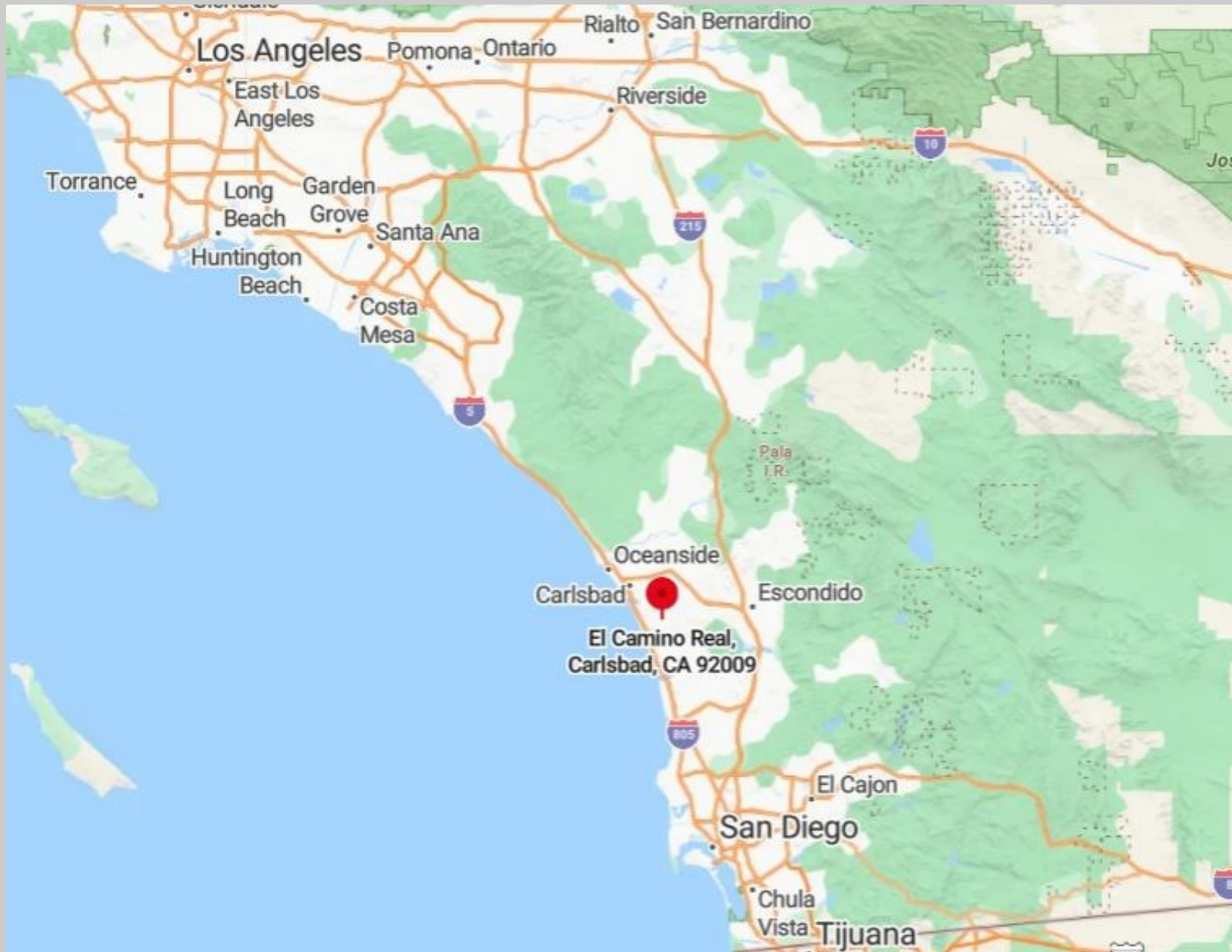
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Carlsbad Highlights

Carlsbad was incorporated in 1952 an up-scale and picturesque community, beautiful beaches, seaside cliffs, flat-topped coastal areas and rolling hills. Carlsbad encompasses the communities of New & Old Encinitas, Cardiff-by-the-Sea, Encinitas, Olivenhain, and Leucadia. A unique blend of businesses, residences and amenities. Spanning approximately 20 miles along the coast in San Diego's North County, Carlsbad is considered "One of the Best Surf Towns in the World". Legoland is year round enjoyment for the whole family.

"The Flower Capital of the World", due to its extensive collection of unique nurseries and gardens. Highlighted by San Diego Botanic Garden with nearly 4,000 plant types from all over the world and over 37 acres of exhibits.

The coast offers a variety of family activities, from whale and dolphin watching, fishing, kite surfing, kayaking, surfing, swimming, hiking, bicycle riding, strolling through the unique shops, and a historic old theater.

Carlsbad offers a mass transit station with service by North County Coaster Commuter and Amtrak's Pacific Surfliner passenger train. Together provide an ideal alternative for visitor and residents access to Orange County, Lost Angels and Downtown San Diego.

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