

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



PACIFIC COAST
COMMERCIAL
SALES - MANAGEMENT - LEASING

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Free-Standing Office or Retail Building

Availability: ±750 Square Feet

Total Building Size: ±3,653 Square Feet

Lot Size: ±9,587 Square Feet

APN#: 203-354-07

 **CONTACT AGENT FOR PRICING**

Excellent Freeway Access to Interstate 5

Close Proximity to Downtown Carlsbad

Parking: Onsite Spaces + Plenty of Street Parking

Corner Location: Harding Street and Grand Avenue

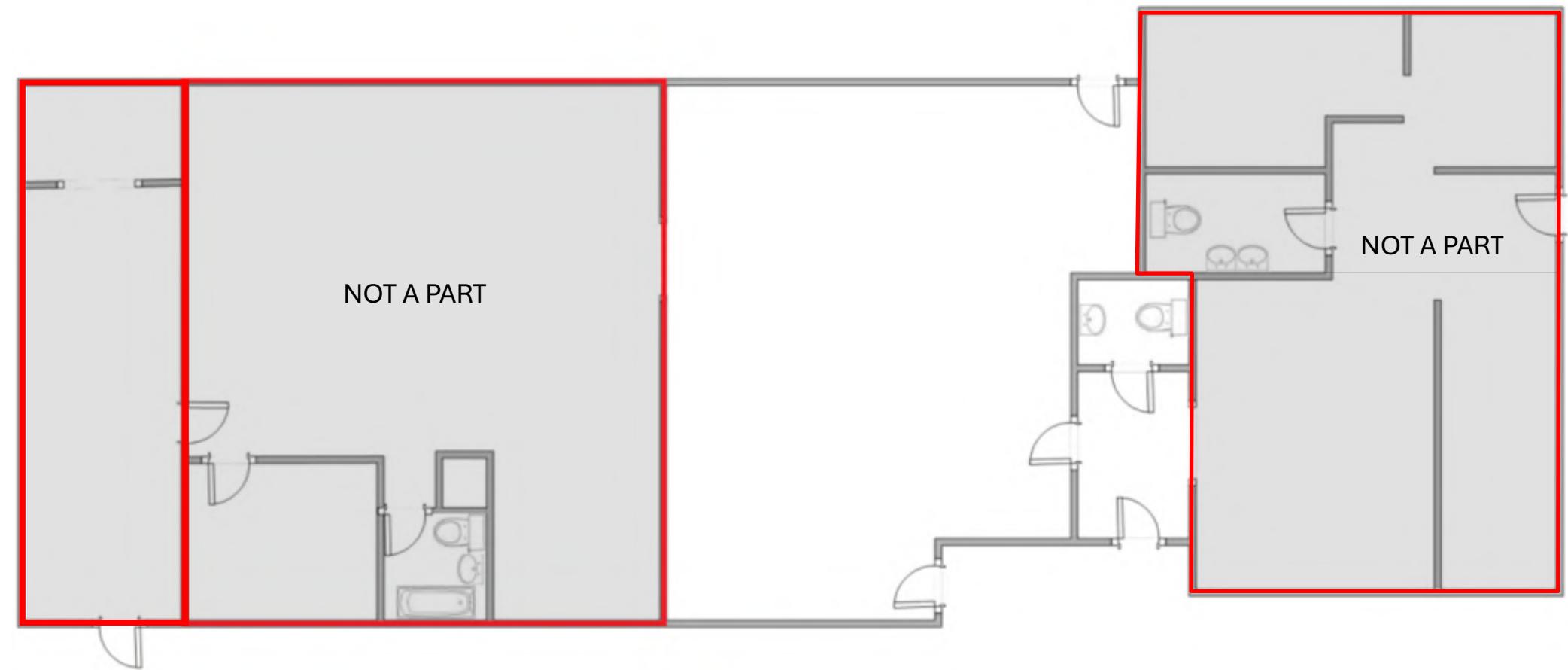
Carlsbad | Village & Barrio: V-C Zoning [\(click for details\)](#)

PROPERTY PHOTOS



FLOOR PLAN

Availability:
±750 Square Feet



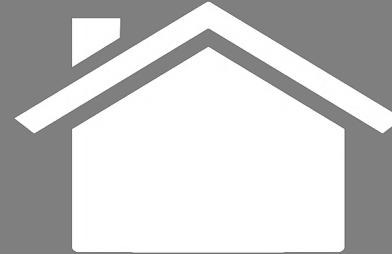
Floor Plan Not Fit to Scale;
for Reference Purposes Only.

DEMOGRAPHICS



84,311
3 MILE
199,412
5 MILE
536,920
10 MILE

POPULATION



33,491
3 MILE
73,842
5 MILE
186,368
10 MILE

NUMBER OF HOUSEHOLD

NUMBER OF EMPLOYEES



35,030
3 MILE
97,031
5 MILE
220,911
10 MILE

NUMBER OF BUSINESSES



4,983
3 MILE
12,116
5 MILE
27,188
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
and within minutes from Carlsbad City Hall and Carlsbad City Library



MEDIAN
HOUSEHOLD INCOME

\$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

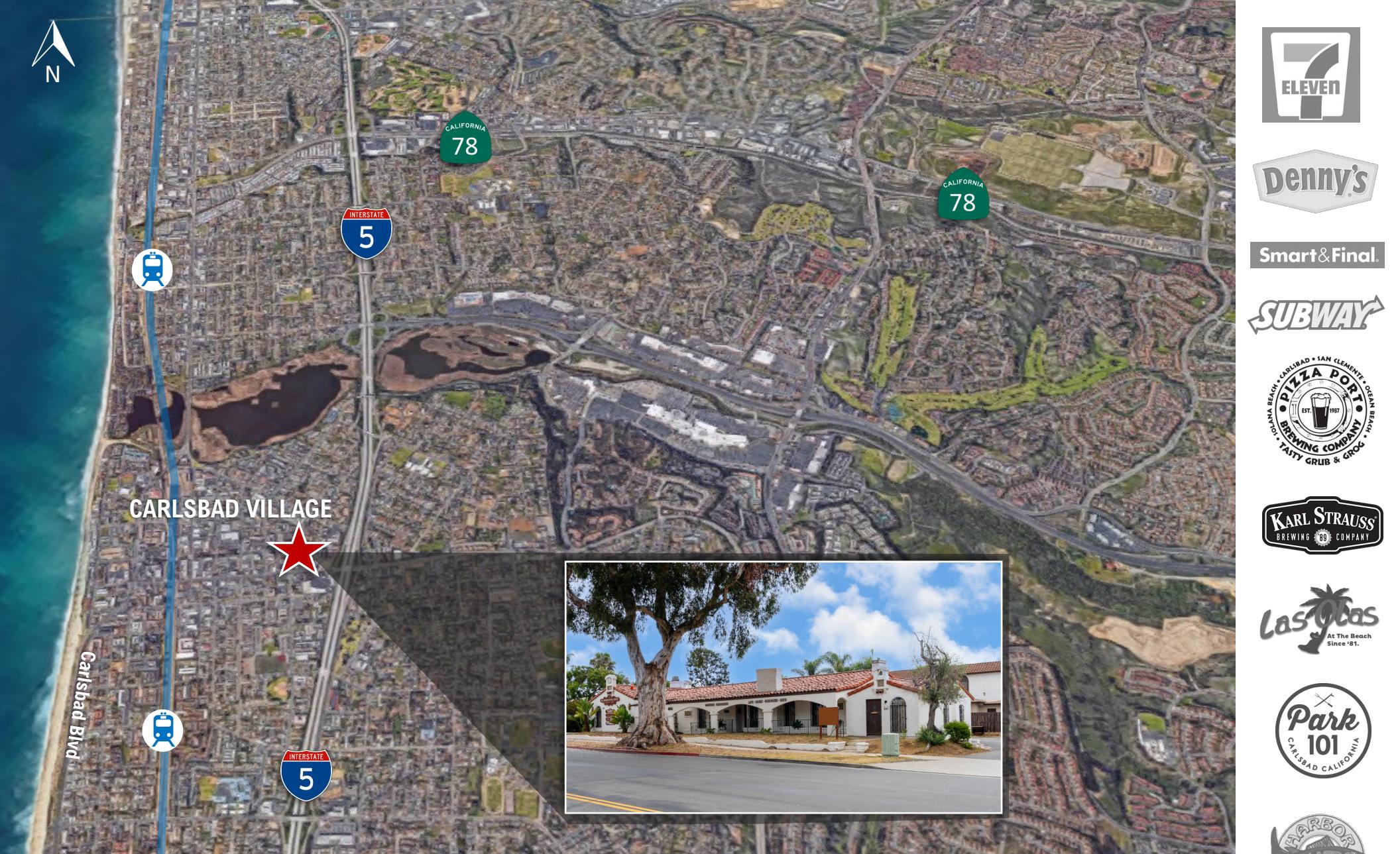


COLLECTION ST



TRAFFIC COUNTS (CARS / DAY)

CROSS ST	Elm Ave	Elm Ave	I-5	Elm Ave
TRAFFIC VOLUME	Pio Pico Dr NE	Pio Pico Dr SW	Elm Ave NW	I- 5 SW
20,742	15,027	7,671	30,386	



Board & Brews



VONS

Lotus Thai
San Diego



Car's Jr.

mikko sushi



Smart & Final.

SUBWAY



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