

THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008



Carlsbad

OPPORTUNITY | FOR LEASE OR SALE



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THE NORMAN OFFICE CENTER

861-869 GRAND AVENUE, CARLSBAD, CA 92008

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

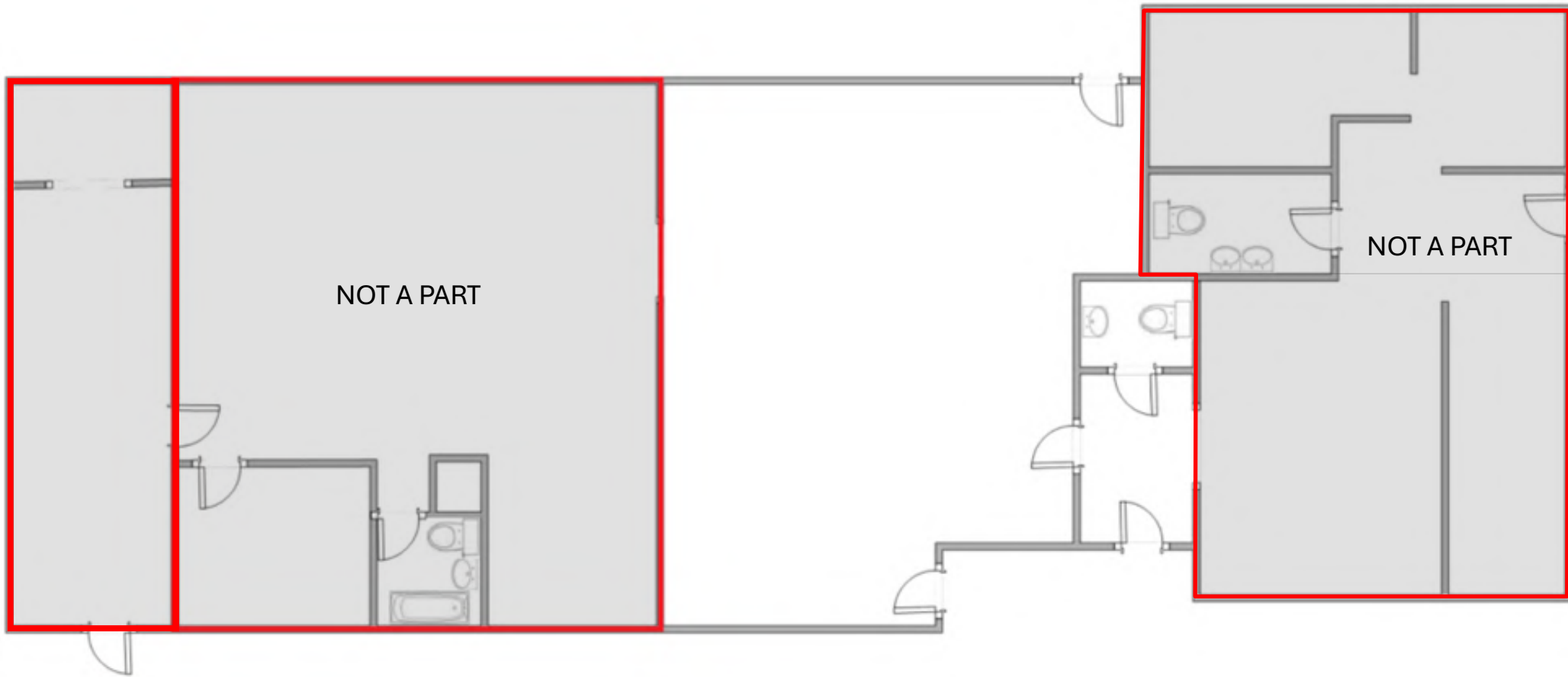
Carlsbad | Village & Barrio: V-C Zoning ([click for details](#))

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



\$753,316

3 MILE

\$687,639

5 MILE

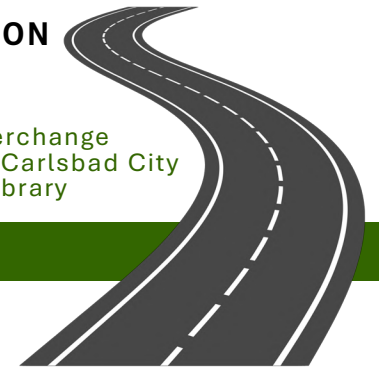
\$719,613

10 MILE

MEDIAN
HOME VALUE

EASY TRANSPORTATION CORRIDORS

Next to Freeway (I-5) interchange
and within minutes from Carlsbad City
Hall and Carlsbad City Library



NUMBER OF BUSINESSES



4,983

3 MILE

12,116

5 MILE

27,188

10 MILE



\$87,623

3 MILE

\$83,952

5 MILE

\$94,072

10 MILE

MEDIAN
HOUSEHOLD INCOME

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

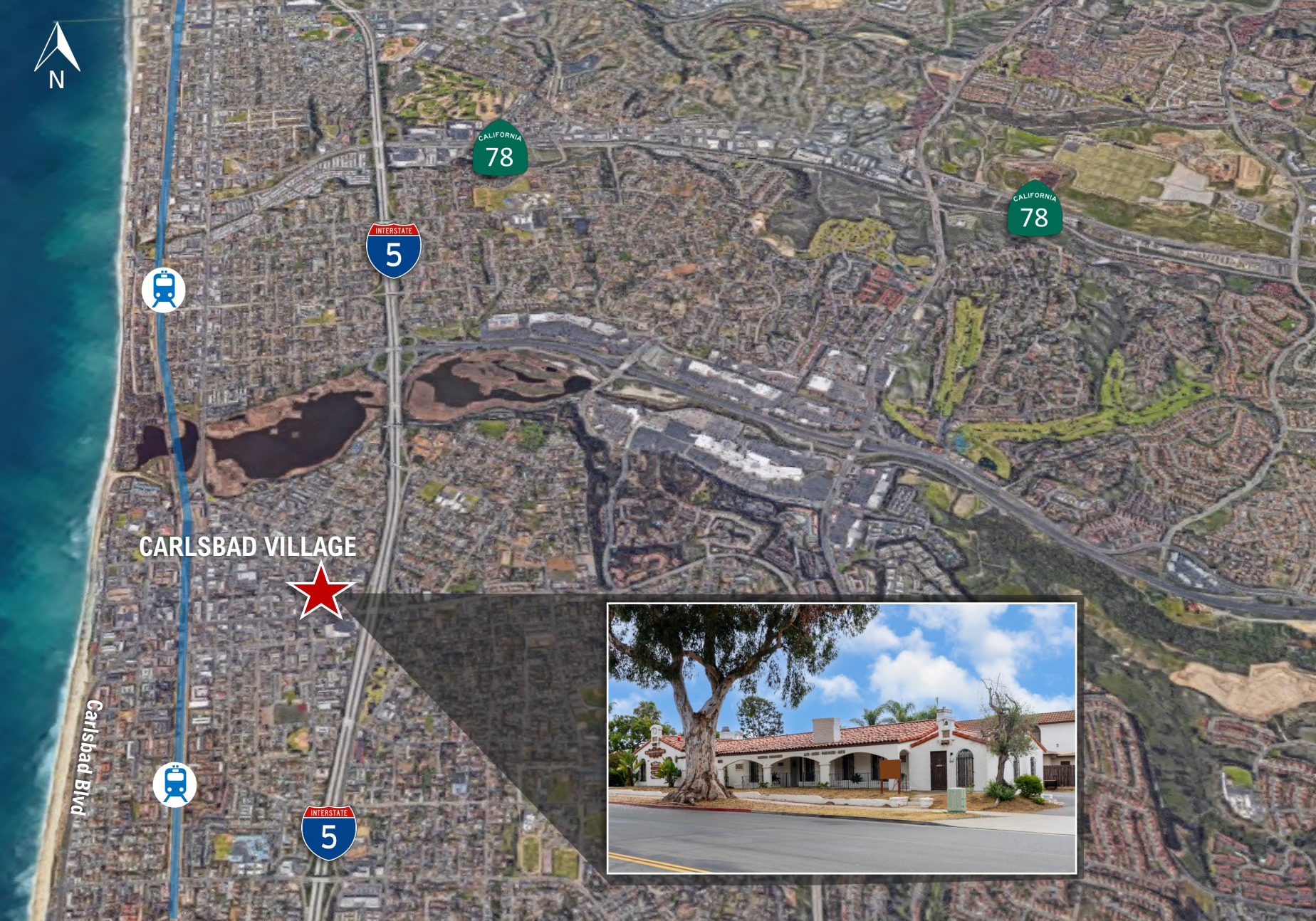
TRAFFIC VOLUME

20,742

15,027

7,671

30,386



Smart & Final.



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