

# 2515 PIO PICO DRIVE

CARLSBAD, CA 92008



**1,208 – 1,546 SF DENTAL / MEDICAL OFFICE SUITE FOR LEASE**



2515 PIO PICO DRIVE, CARLSBAD, CA



# PROJECT HIGHLIGHTS

Address

2515 Pio Pico Drive  
Carlsbad, CA 92008



Rentable SF

1,208-1,546 SF



Parking Available  
Surface & Street



Year Built

1982



Asking Rent

\$2.85/SF + NNN  
(NNN est. \$0.53/SF)







TAKE A VIRTUAL TOUR



## LOCATION HIGHLIGHTS

- Immediate access to I-5 freeway via Las Flores
- Excellent access to 78 freeway
- Bike-ride proximity to downtown Carlsbad Village, Coaster Station & Carlsbad State Beaches

## AMENITIES

- Common area that includes kitchen, break room, laundry room, & outdoor deck with ocean views
- 2nd floor private doctor's office
- Ample patient parking via dedicated surface lot & street parking



## SUITE B

1,208 - 1,546 SF

Asking Rent:

**\$2.85/RSF + NNN**  
(NNN est. \$0.53/SF)

- » Private Waiting Room
- » 4 Operatories
- » Separate Equipment Room
- » Sterilization Room
- » Fully plumbed including Nitrous

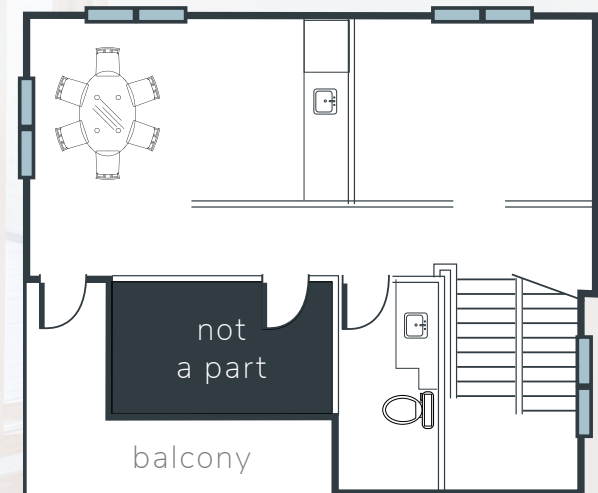


TAKE A VIRTUAL TOUR



FIRST FLOOR

SECOND FLOOR





2515 PIO PICO DRIVE, CARLSBAD, CA





2515 PIO PICO DRIVE, CARLSBAD, CA





WITHIN 5 MILES OF THE SUBJECT PROPERTY



POPULATION

204,387



MEDIAN HOUSEHOLD  
INCOME

\$81,021



AVERAGE HOUSEHOLD  
INCOME

\$104,698



EMPLOYEES

23,100+



AVERAGE AGE

37.3

# Carlsbad

7 miles of  
Pacific Ocean  
Coastline

A great place to make a living. And a life.

This quaint city has beautiful sandy beaches, three unique lagoons, outstanding shopping and world-class sporting events. It also boasts the LEGOLAND® theme park with rides, shows and attractions and the Flower Fields of Carlsbad Ranch that sports 50 acres of spectacular blooming flowers every spring.



TOP RANKED  
SCHOOL DISTRICT



LOWEST CRIME  
RATE IN SAN DIEGO

## CARLSBAD'S OUTDOOR RECREATION



9,500

acres of open space



67

miles of trails



41

recreational parks





**1**

**2**

THE SHOPPES AT CARLSBAD

**3**

**4**

THE ISLANDS AT CARLSBAD







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