

FOR LEASE CARLSBAD OFFICE BUILDING

1241 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

Carlsbad
Village Drive



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

PROPERTY SUMMARY

AVAILABILITY

Suite 100: ± 1,550 RSF
Suite 100-C: ± 275 RSF with sink
Suite 205: ± 120 RSF
Suite 208: ± 420 RSF
Smaller Suites Can Be Made Available Suite Has Exterior Access

LOCATION

Located Right Off Freeway 5 with Great Access to Highway 78
Serving Entire North County

PARKING

Onsite Parking and Just a Few Blocks From Downtown
Carlsbad Eateries

LEASE RATE

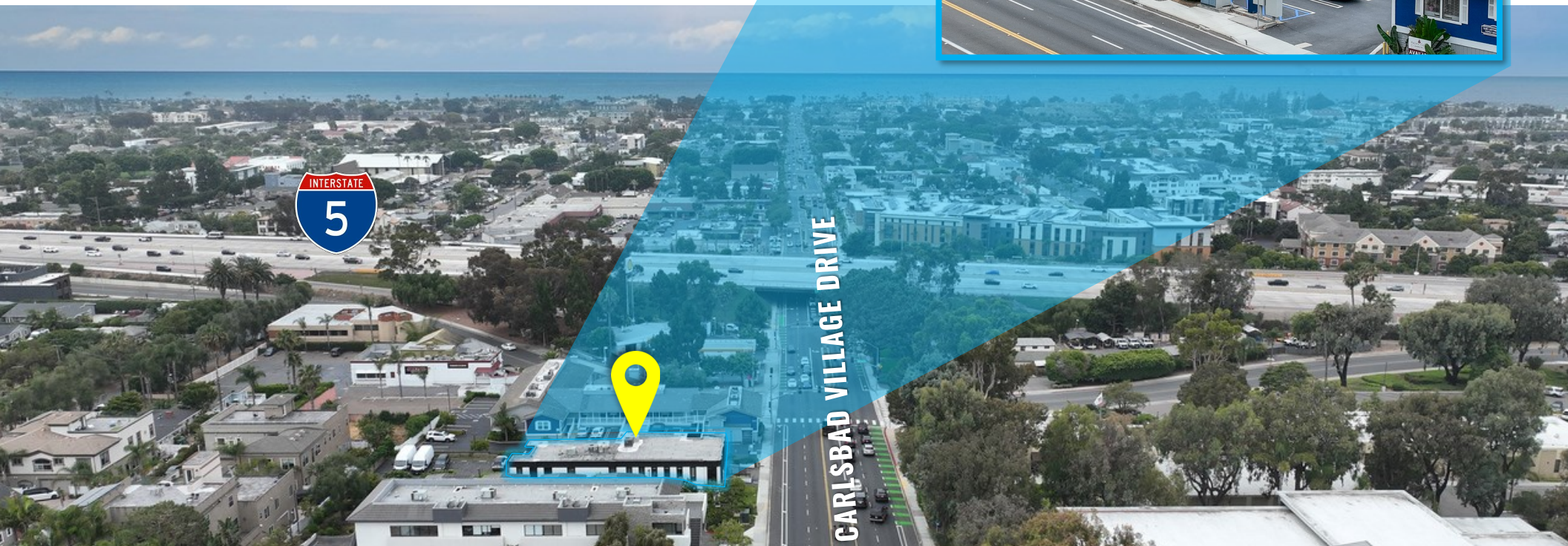
Rent includes electricity
Call listing agent for rate

APN

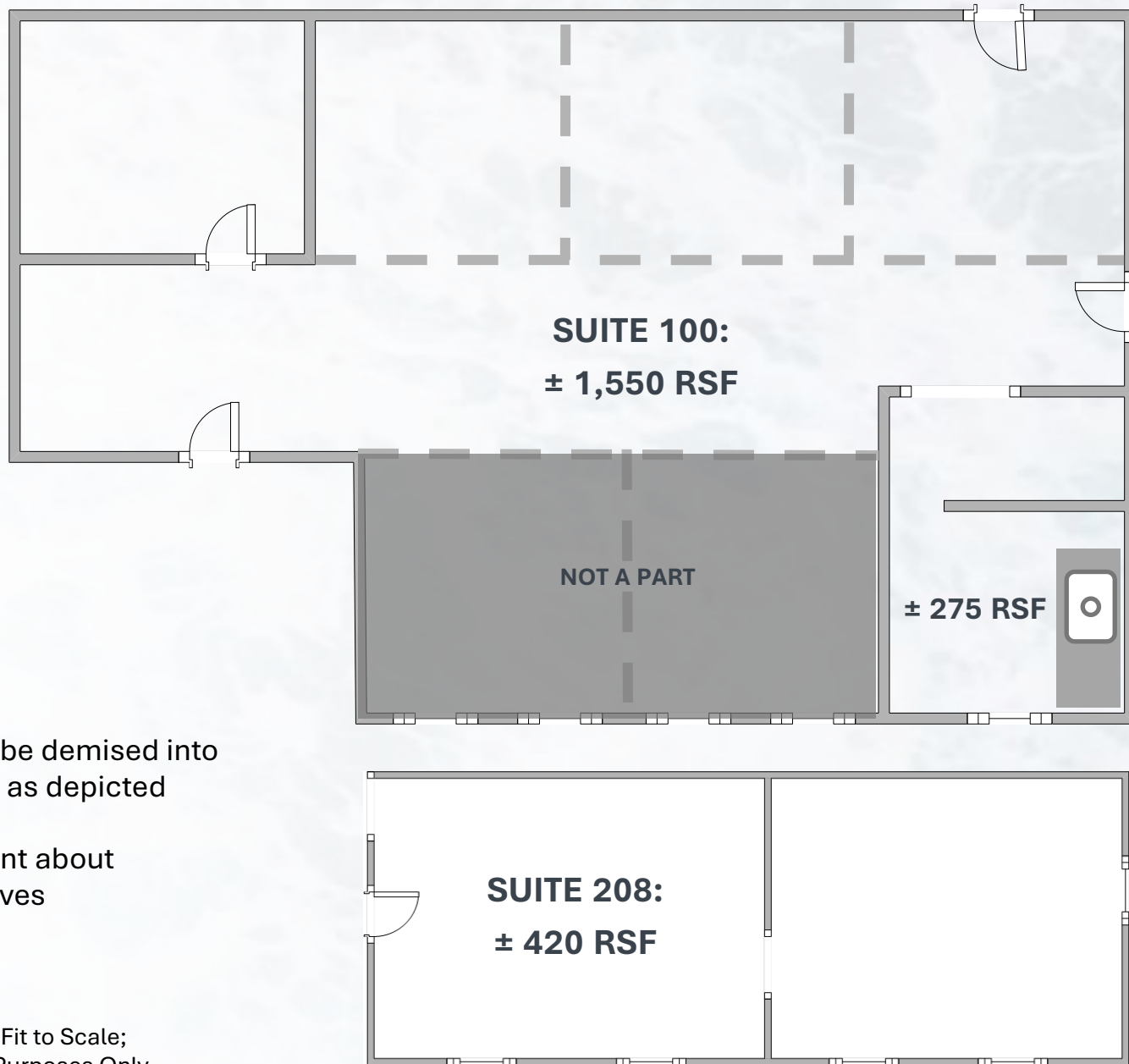
156-180-20-00

USE

Various Office Uses Are Permitted




FLOOR PLAN



⇒ Suite 100 can be demised into smaller suites as depicted

⇒ Ask listing agent about Tenant incentives

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

DEMOGRAPHICS



POPULATION

84,311

3 MILE

199,412

5 MILE

536,920

10 MILE



NUMBER OF HOUSEHOLD

33,491

3 MILE

73,842

5 MILE

186,368

10 MILE

NUMBER OF EMPLOYEES



35,030

3 MILE

97,031

5 MILE

220,911

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 across from Carlsbad City Hall and Carlsbad City Library



NUMBER OF BUSINESSES



4,983

3 MILE

12,116

5 MILE

27,188

10 MILE



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

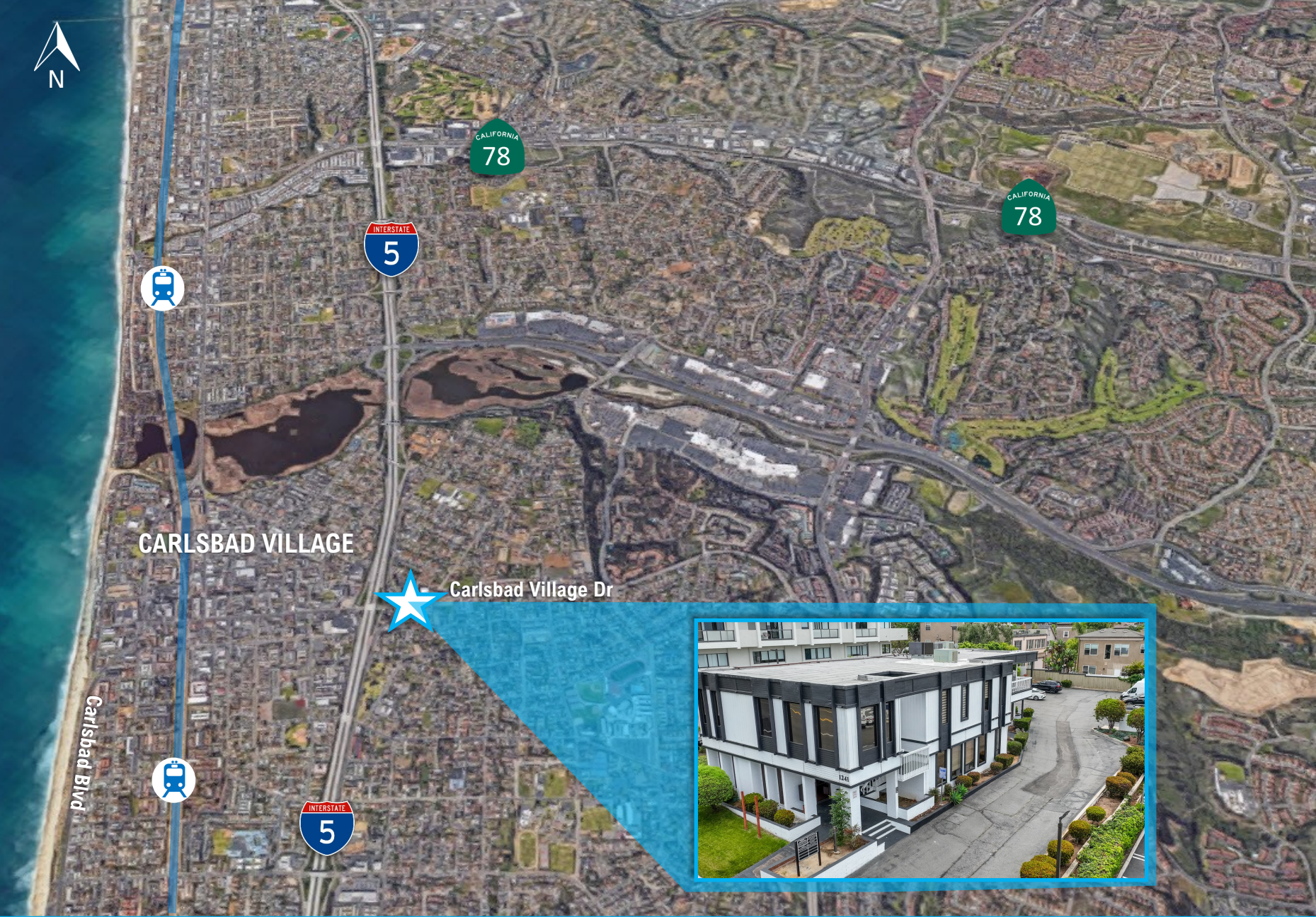
1983

10 MILE



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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SALES · MANAGEMENT · LEASING

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