



SUITES FOR LEASE

3150

EL CAMINO REAL
CARLSBAD, CA 92008

±12,631 SF 2-STORY MEDICAL AND PROFESSIONAL OFFICE BUILDING | ±1.28 AC Lot



1902 Wright Place, Suite 180
Carlsbad, CA 92008
760.929.9700 | Corporate Lic. 01096996

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PROPERTY OVERVIEW

AVAILABILITY

Suite I : 1,822 RSF

LEASE RATE

\$2.50 NNN



Newly installed elevator



Tenant base are medical centric



Next to diverse retail corridor



Signalized intersection monument signage available for new tenant



Dedicated on-site parking spaces



Easy access to Hwy 78 and Interstate 5



Constructed in 1984



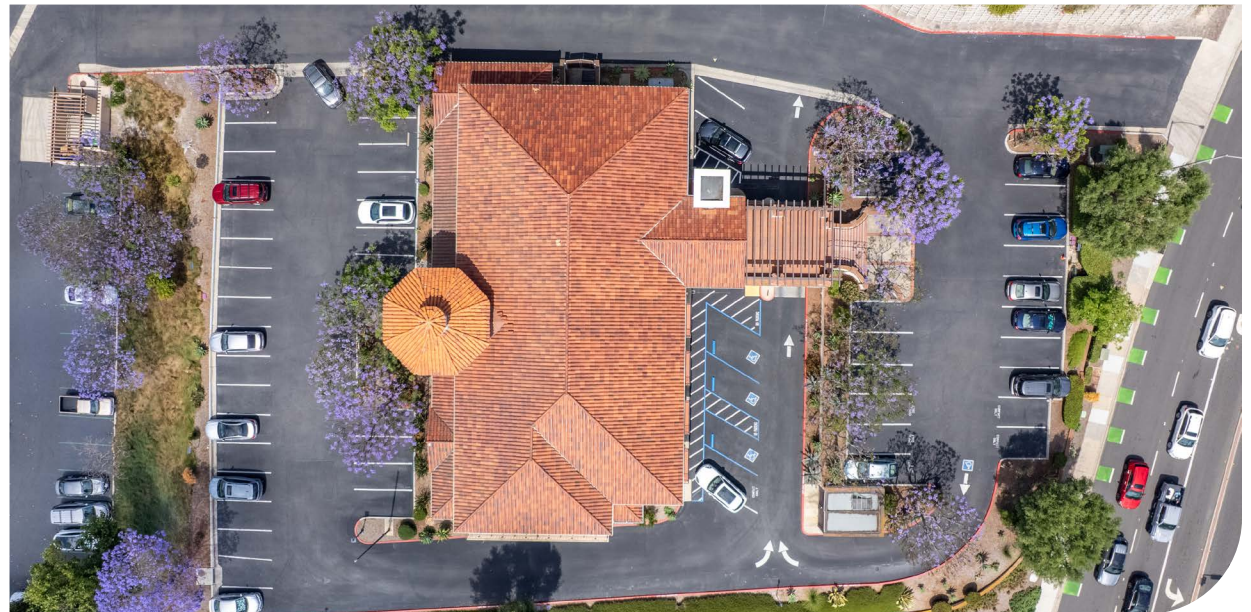
APN – 167-090-58-00 / C Zoning



Traffic: El Camino Real ±28,704 ADT
Carlsbad Village Dr ±17,332 ADT

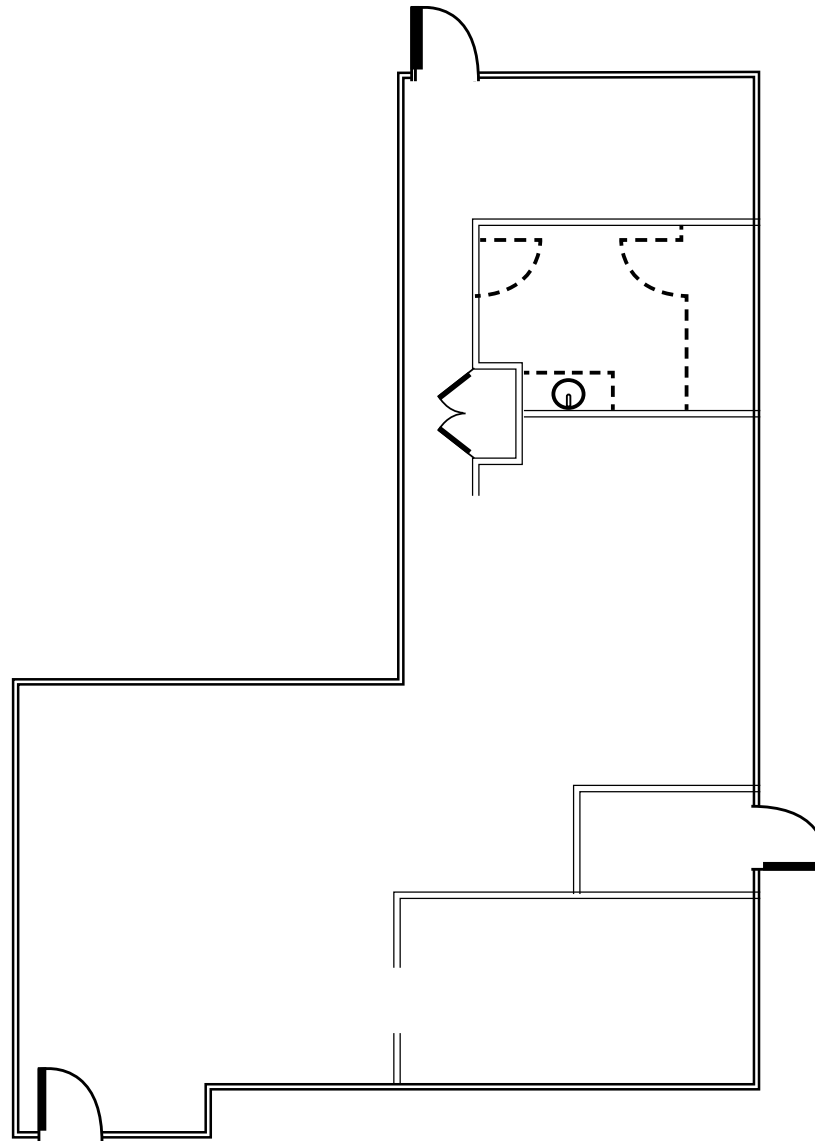


PROPERTY PHOTOS



Suite I

Approx. 1,822 RSF





OCEANSIDE
±2.2 mi

2.1 mi

CARLSBAD VILLAGE
1.7 mi

CARLSBAD

HOSP GROVE
PARK

El Camino Real | 49,800 VPD

CARLSBAD MEDICAL
DENTAL PLAZA

EL CAMINO
COUNTRY CLUB



DEMOGRAPHICS

Traffic Counts
28,704 ADT

*El Camino Real

Population
114,746

Employees
40,335

Median household income
\$185,121

Median age
40.4



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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