

OFFERING

2585

PIO PICO DR  
CARLSBAD, CA

MEMORANDUM



CUSHMAN &  
WAKEFIELD



## DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 2585 Pio Pico Dr, Carlsbad, CA 92008 ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield U.S., Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.





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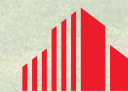
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# EXECUTIVE SUMMARY

Cushman & Wakefield San Diego, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 2585 Pio Pico Drive, Carlsbad, CA 92008, a rare 2,800 SF boutique office building strategically positioned in Carlsbad.

This property offers a premier owner-user opportunity, currently 100% leased to two tenants on short-term leases, providing flexibility for future occupancy or repositioning.

Located just 1.2 miles from Carlsbad Village Transit Station, the property benefits from strong demographics and a thriving local economy. Zoning allows for a wide range of professional office and medical uses, making it an ideal choice for diverse business needs. With Interstate-5 frontage and signage exposure to approximately 210,000 vehicles per day, tenants enjoy exceptional visibility and branding opportunities.



Owner-User  
Opportunity with Flexible  
Occupancy



Excellent Proximity to  
Carlsbad Beaches &  
Carlsbad Village



I-5 Freeway Frontage  
(Approx 210,000 cars per day)



Average income \$120K  
(Within 2 Miles)



Asking Price  
**\$1,950,000**

*DO NOT DISTURB TENANTS. CALL FOR SHOWING.*







# PROPERTY DESCRIPTION

|                   |  |
|-------------------|--|
| ADDRESS           | 2585 Pio Pico Drive, Carlsbad, CA 92008  |
| TOTAL SF          | Approximately 2,800 SF   |
| PROPERTY TYPE     | 2-Story Office Building  |
| LAND AREA         | 0.47 Acres / 20,478 SF   |
| APN               | 156-120-74-00  |
| YEAR COMPLETED    | 1987   |
| ZONING            | Office (O) - Allows a wide range of professional office and medical uses <a href="https://ecode360.com/44011021">https://ecode360.com/44011021</a> |
| SIGNAGE           | Building and Monument Signage  |
| LANDSCAPING       | Shrubs, Mature Trees, and Concrete Walkways  |
| PARKING           | 8 Reserved Parking Spaces plus Street Parking  |
| CONSTRUCTION TYPE | Combination of Wood Frame and Stucco   |
| HVAC              | Roof-Mounted System  |







Brubaker & Associates  
Independent Insurance Services

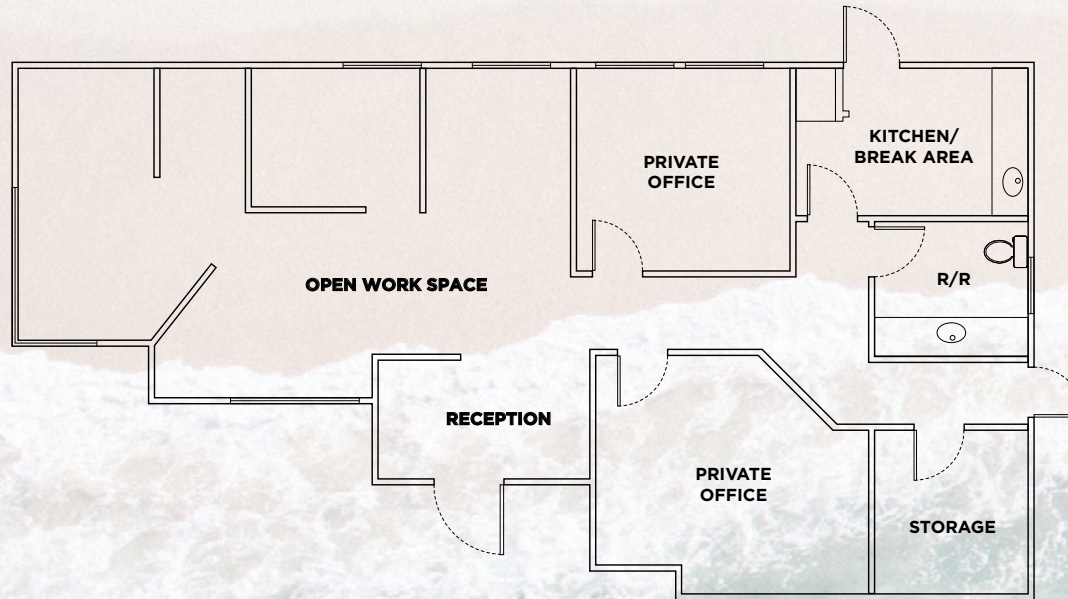
2595

Hair Addict  
A Personal Service Salon  
760.434.7073  
AltaVista  
INSURANCE AGENCY



# FLOOR PLANS

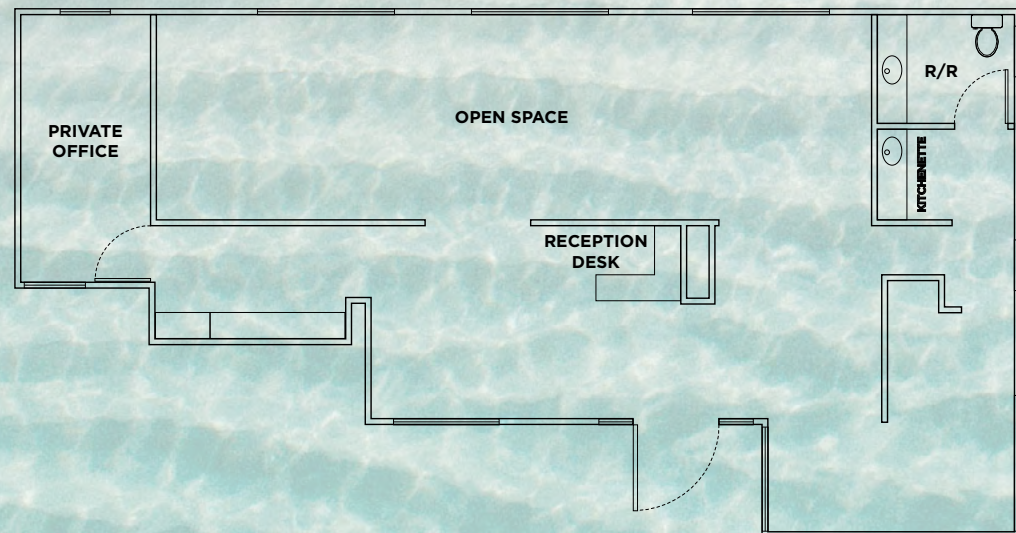
## FIRST FLOOR



[CLICK HERE FOR  
VIRTUAL TOUR OF  
THE FIRST FLOOR](#)

## SECOND FLOOR

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THE SECOND FLOOR](#)





# FINANCIALS

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*CONTACT BROKERS FOR RENT ROLL  
AND FINANCIAL INFORMATION.*



# RETAIL AMENITIES

PACIFIC OCEAN



OCEANSIDE

OCEANSIDE PIER

INTERSTATE 5

WAL-MART

BEST BUY

ARMY & NAVY ACADEMY

BUENA VISTA LAGOON

PCH / 101

WILDLAND

JEUNE ET JOLIE

LILLO

SWAMI'S CAFE

CARRUTH WINERY

CAMPFIRE

US POST OFFICE

NICK'S ON STATE

LAS OLAS MEXICAN

TRAIN STATION

VILLAGE THEATRE

GRAND AVE GRILL

SAME SAME & COYOTE GRILL

NAKED CAFE

VIGILUCCI'S

PAON

SHOOTS

BLUE OCEAN ROBATA

264 FRESCO

NORTE MEXICAN

SUN DIEGO

SENIOR GRUBBY'S JALISCO CANTINA

STATE STREET

CARLSBAD VILLAGE DRIVE

JEFFERSON ST.

LAS FLORES DR



PIO PIO DR

EXTENDED STAY

DENNY'S

MOTEL 6

PUBLIC LIBRARY

CITY HALL

7-ELEVEN

MIKKO SUSHI

CHEVRON

SUBWAY

TACO BELL

AL'S CAFE

BANK OF AMERICA

CAFE TOPES

BLUEWATER GRILL

PIZZA PORT

CAFE PANINI

OAK AVENUE

MADISON STREET

HARDING STREET

FRENCH BAKERY

SMART & FINAL

POLLOS MARIA

ROOSEVELT ST.

INTERSTATE 5



# RETAIL AMENITIES

*From beaches and theaters, to fine dining and new hip casual eateries, Carlsbad Village is your North County destination of choice.*



**Jeune et Jolie**









# MARKET OVERVIEW

## CARLSBAD VILLAGE OFFICE MARKET SUMMARY (2,000 SF+ Bldgs)

| TOTAL INVENTORY | OCCUPANCY | VACANCY         | SMALLEST VACANCY | LARGEST VACANCY | AVERAGE RATE |
|-----------------|-----------|-----------------|------------------|-----------------|--------------|
| 464K SF         | 95.7%     | 19.8K SF (4.3%) | 500 SF           | 4,600 SF        | \$3.28/SF/Mo |

CARLSBAD VILLAGE is Carlsbad's cultural center. Influenced by historic roots, proximity to beautiful beaches, and an unbeatable climate, The Village is a favorite destination of locals and tourists alike.

Over the past few years, the City of Carlsbad has grown to new heights, with innovation bringing an increased quality of life, that still works to preserve the historic and small town feel of this coastal community. With incredible momentum in the downtown district of Carlsbad Village, new developments are continuing to enhance a pedestrian-friendly neighborhood with easy access to multiple modes of transportation.

Not only does Carlsbad have easy access to both downtown San Diego and Los Angeles, but the property located at 390 Oak Avenue lies at the heart of Carlsbad. A bustling yet quaint town attracts high-skilled workers and beach-goers alike, and being at the center of this activity will allow for a diverse redevelopment project with many seeking tenancy in this highly desirable area. With other mixed-use developments on the horizon, 390 Oak Avenue provides the opportunity to join the action in this ideal location.

In recent years, the already thriving Carlsbad has been rediscovering its historic downtown as a center of civic life and economic vitality as new firms and residents have begun migrating to the area. The Village neighborhoods have exploded with new development projects focused on redefining the beachside urban atmosphere with new restaurants, shopping, mixed-used projects and transit-oriented development.





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