



3039 Jefferson St

Carlsbad, CA



Kambiz Marashi

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3039 Jefferson St

\$3,900,000

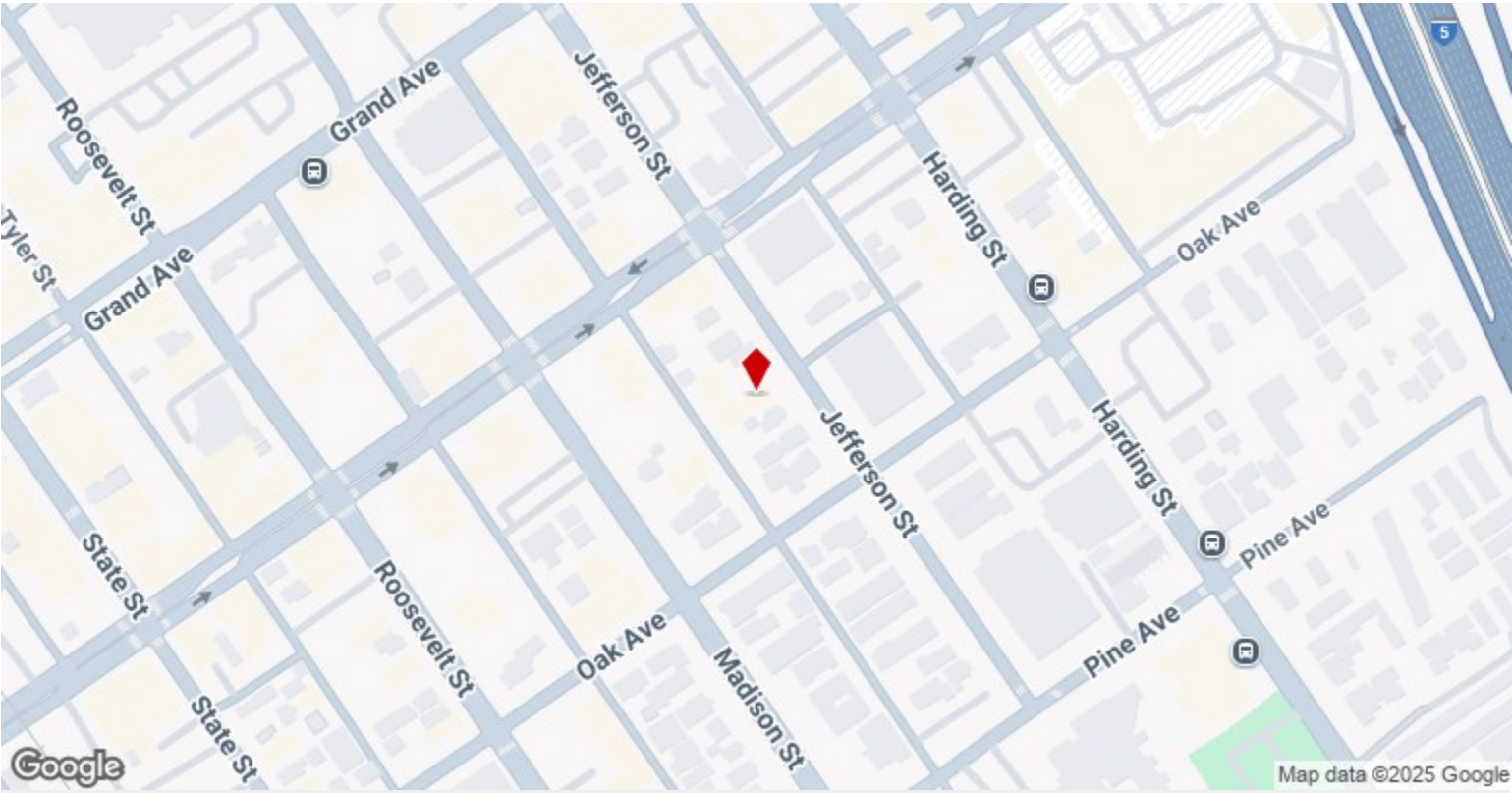
Fully-occupied retail property in the heart of Carlsbad Village, sitting on an approx. 14,000 SF lot with four income-producing structures totaling 4,800 SF. This rare corner of downtown comes with approved plans for a mixed-use redevelopment consisting of 17 residential units and 2,185 SF of ground-floor retail with on-site ground-level parking.

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- Prime location in heart of Downtown Carlsbad Village
- 100% Fully Occupied
- Development Opportunity - Approved plans for mixed-use 4 story project



Price:	\$3,900,000
Price / SF:	\$674.39 / SF
Cap Rate:	4.35%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	4
Total Building Size:	4,800 SF



3039 Jefferson St

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 3039 Jefferson St Bldg B, Carlsbad, CA	Office	1,748		
 3039 Jefferson St Bldg D, Carlsbad, CA	Office	1,503		
 3039 Jefferson St Bldg E-G, Carlsbad, CA	Office	1,723		
 3039 Jefferson St Bldg A, Carlsbad, CA	Office	809		

Property Photos



attachment (2)



attachment (13)

Property Photos



attachment (14)



3039 Jefferson St

Property Photos



Property Photos



attachment (8)



attachment (9)

Property Photos

