

FOR LEASE

750 SF RETAIL SPACE WITH CARLSBAD VILLAGE DRIVE FRONTAGE



578

carlsbad village drive
carlsbad, ca 92008



COMMERCIAL REAL ESTATE SERVICES



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project highlights



Irreplaceable Location

- Located on a signalized intersection
- Signage and exposure on Carlsbad Village Drive
- In the heart of the highly coveted Carlsbad Village

Nearby Amenities

- Free City Parking Lot across the street
- Walking distance to the beach
- Proximity to major retail and restaurants

Unique Property Features

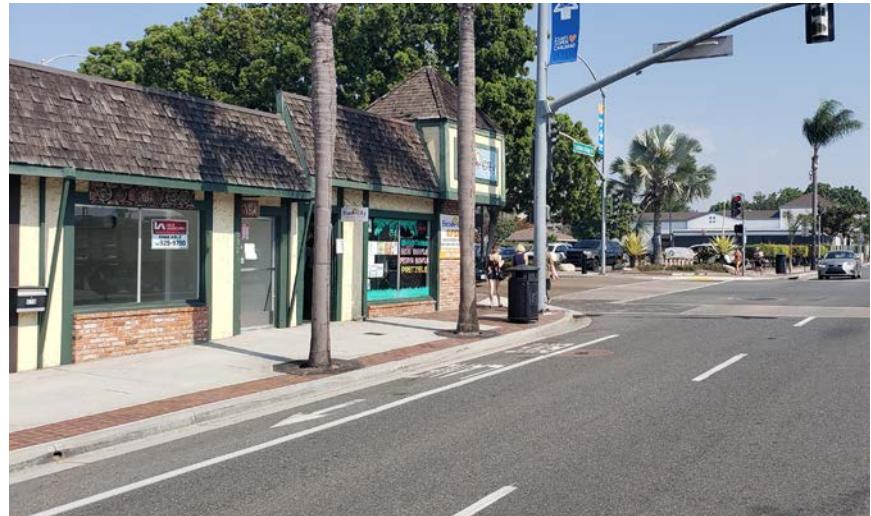
- Fully air-conditioned suite
- Large private common area patio in back
- Suite was recently renovated

Thriving Carlsbad Village

- Major new high-density residential projects under construction nearby
- Foot traffic and car counts are on the rise in the Village
- Healthy surrounding demographics

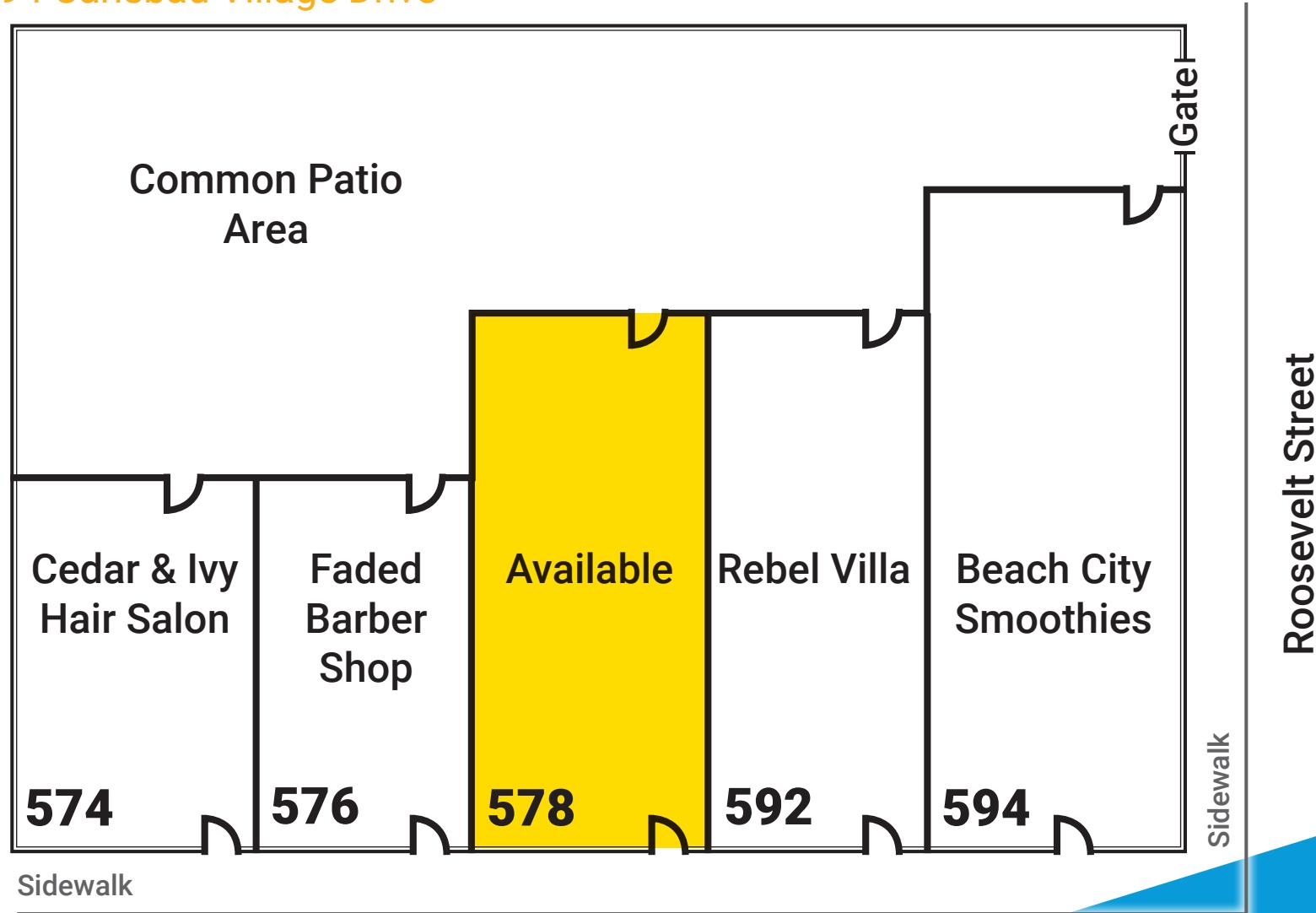
premises overview

ADDRESS:	578 Carlsbad Village Drive Carlsbad, CA 92008
PROPERTY NAME:	Roy Pace Building
PREMISES RENTABLE SF:	750 Square Feet
CLIMATE CONTROL:	Air Conditioned
RESTROOM:	1 Private restroom
CONDITION:	Recent interior renovations
BASE RENT:	\$2,963 (\$3.95/SF) per month
MONTHLY NNN FEES:	\$530 (\$0.71/SF) per month
AVAILABILITY	April 1 2023



site plan

574-594 Carlsbad Village Drive



Carlsbad Village Drive

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location overview





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