

— FOR LEASE —

750 SF RETAIL SPACE WITH CARLSBAD VILLAGE DRIVE FRONTAGE



578

carlsbad village drive

carlsbad, ca 92008



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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

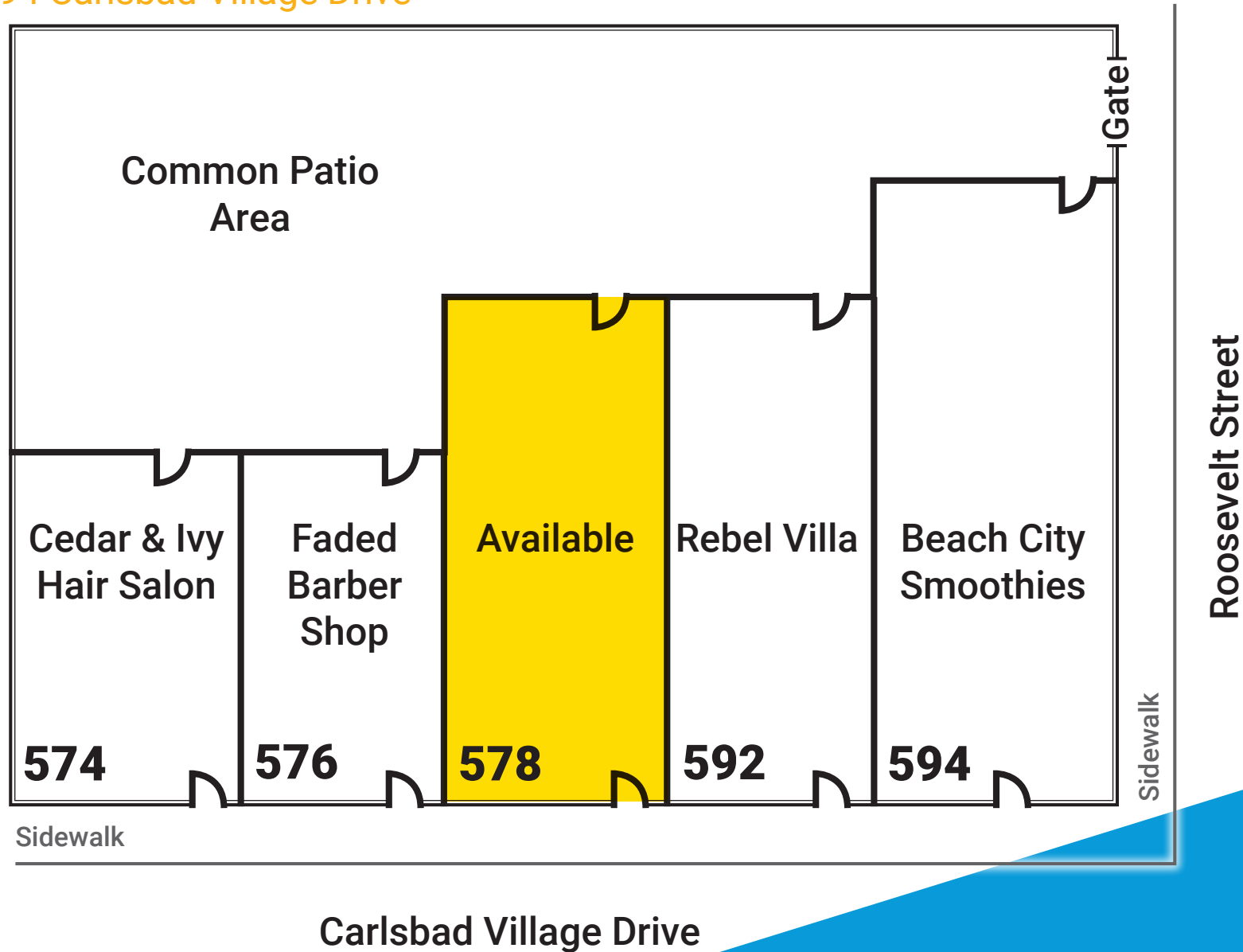
MONTHLY NNN FEES: \$530 (\$0.71/SF) per month

AVAILABILITY April 1 2023



site plan

574-594 Carlsbad Village Drive



location overview



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