

CARLSBAD BUSINESS DISTRICT

1932 Kellogg Avenue, Carlsbad, CA 92008



7,525 SF AVAILABLE FOR LEASE OR SALE

RICKY JAMES

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Voit

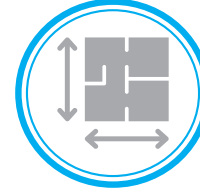
REAL ESTATE SERVICES



- » 7,525 SF available for lease or sale
- » New spec office improvements recently completed
- » Freshly painted exterior
- » Automatic grade level roll-up door
- » Potential for fenced yard
- » Convenient access to Interstate 5 and El Camino Real
- » Lease Rate: \$1.15/SF + CAM (±\$0.12/SF)
- » Sale Price: Negotiable



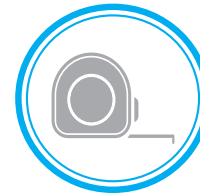
7,525 SF
Building Size



0.42 ACRES
Lot Size



PLANNED INDUSTRIAL
P-M Zoning



18-20'
Clear Height



12 SPACES
Free Parking 2.27/000 SF



1 PRIVATE DOOR
Grade Level Loading



INTERIOR
New Improvements

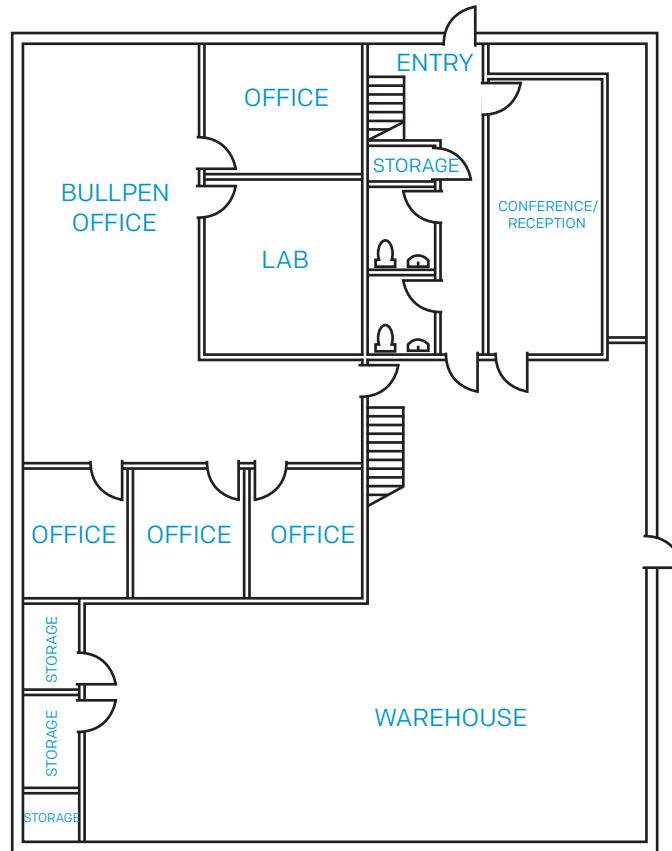
FLOOR PLANS



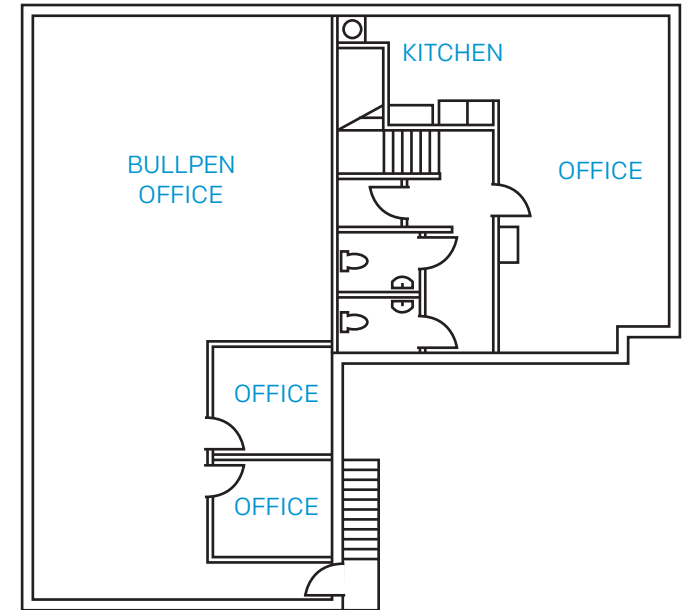
FIRST FLOOR

- CONFERENCE / RECEPTION AREA
- 4 PRIVATE OFFICES
- LARGE BULLPEN OFFICE
- 4 STORAGE CLOSETS
- OPEN WAREHOUSE
- RESTROOM

FIRST FLOOR



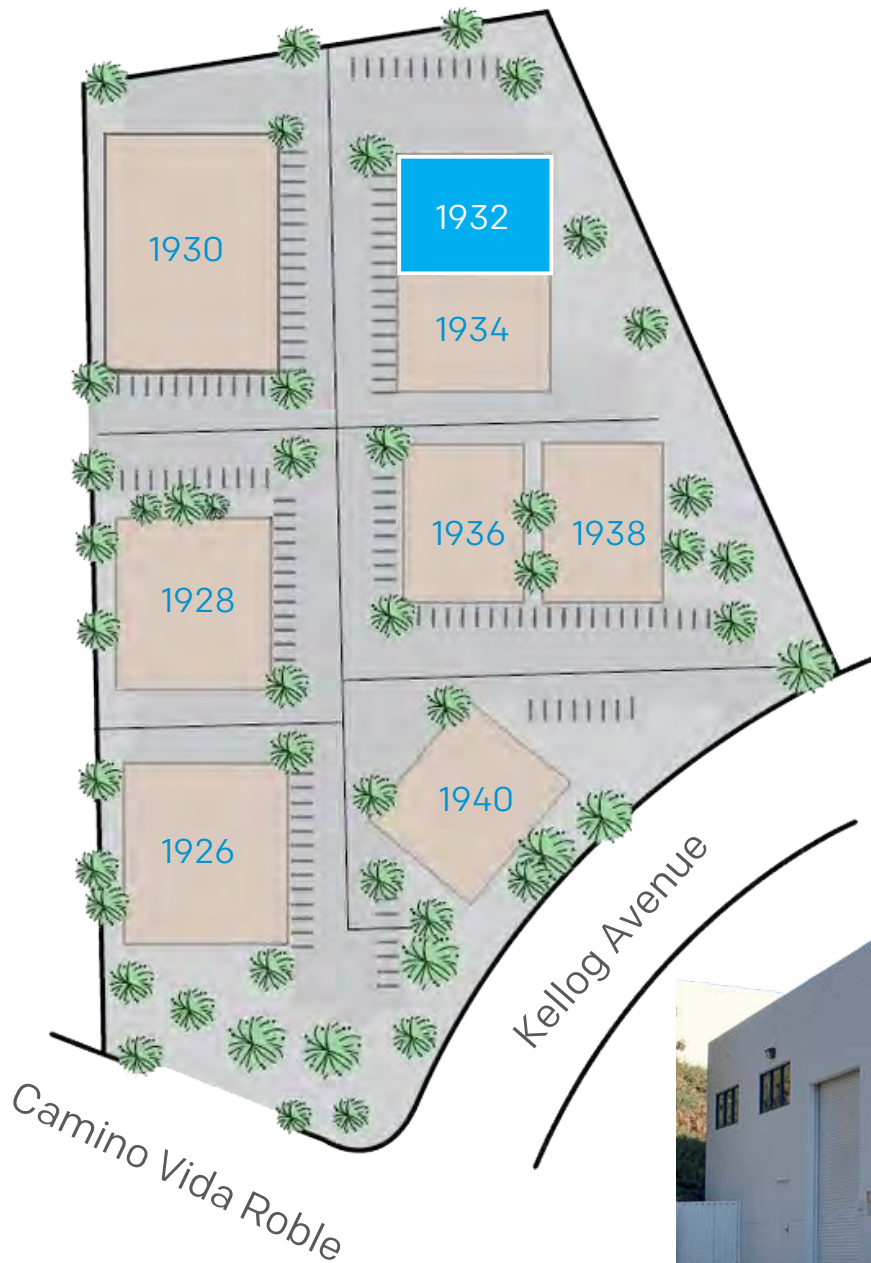
SECOND FLOOR



SECOND FLOOR

- LARGE BULLPEN OFFICE
- 3 PRIVATE OFFICES
- KITCHEN
- RESTROOMS

SITE PLAN



DEMOGRAPHICS (5 MILE RADIUS)



213,091
Population



\$88,510
Household Income

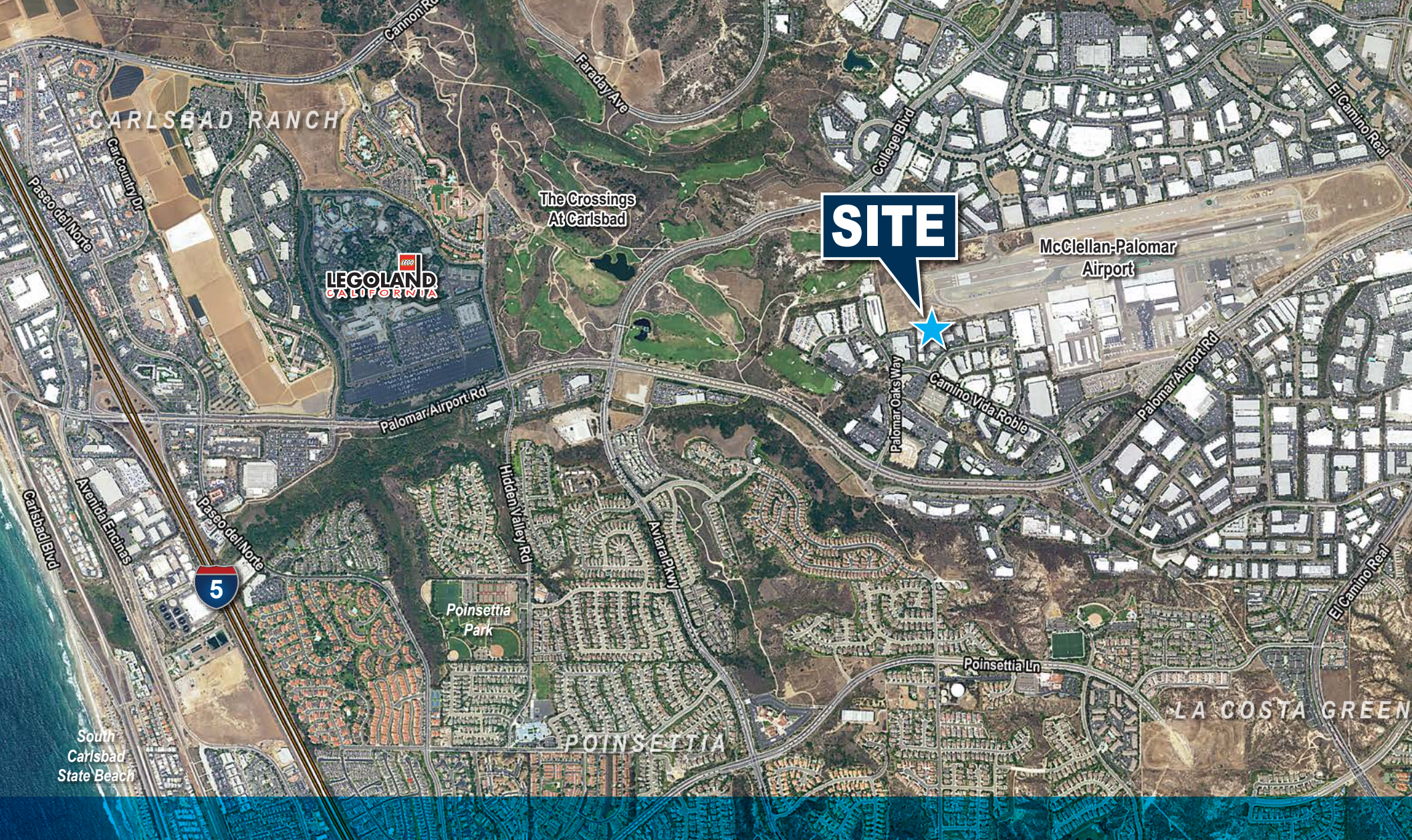


82,728
of Households

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	DAILY TRAFFIC
Camino Vida Roble	Kellogg Avenue	5,676
Palomar Airport Road	Camino Vida Roble	33,722
Palomar Airport Road	Laurel Tree Lane	31,955
College Boulevard	Rockefeller Road	13,238
Palomar Airport Road	Aircraft Road	31,831
Palomar Airport Road	Yarrow Drive	38,139
College Boulevard	Aston Avenue	27,594





SITE

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REAL ESTATE SERVICES

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