

± 3,323 SF
with ± 2,000 SF available

FOR SALE OR LEASE



2515 PIO PICO DRIVE

CARLSBAD, CA 92008

RECENTLY REFURBISHED

2,000 SF FULLY IMPROVED DENTAL SUITE
(ALSO SUITABLE FOR MEDICAL OFFICE)

RENTAL INCOME FROM NEIGHBORING TENANT

REDUCED PRICE

CARLSBAD DENTAL BUILDING



For additional information:

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Parking Lot and Staff Entrance



Across from Elementary School



Front Entrance



Staff Entrance

FOR SALE AT ~~\$1,575,000~~ \$1,400,000
 FOR LEASE WITH OPTION TO PURCHASE

PROPERTY FEATURES

- Recently refurbished building and interior
- Rare opportunity to lease a fully improved dental office
- Suitable for a variety of medical tenants
- Immediate access from I-5 at Las Flores Drive, and 1 mile from beach
- Attractive free-standing building offers unique identity and signage
- Former home of one of North County's top-producing dentists
- Open beam ceilings with skylights to maximize light and open feel
- Windows and pleasant views in each operatory room
- Private office, staff room, laundry and view deck on second floor
- Beautiful established landscaping
- Abundant on and off-street parking
- Across the street from an elementary school

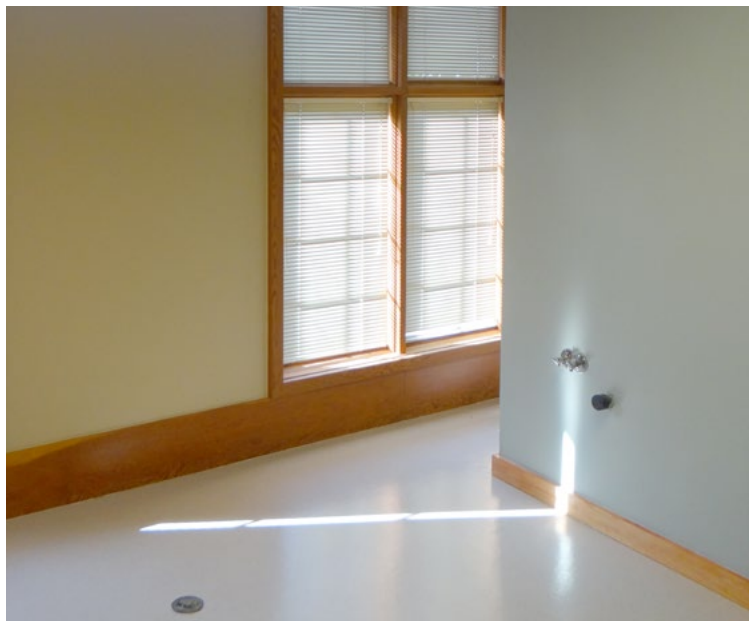
2,000 SF Available - NEW LEASING INCENTIVE

Year 1	\$3,500 +U	\$1.75 / SF
Year 2	\$5,300 +U	\$2.65 / SF
Year 3+	3% annual increases	



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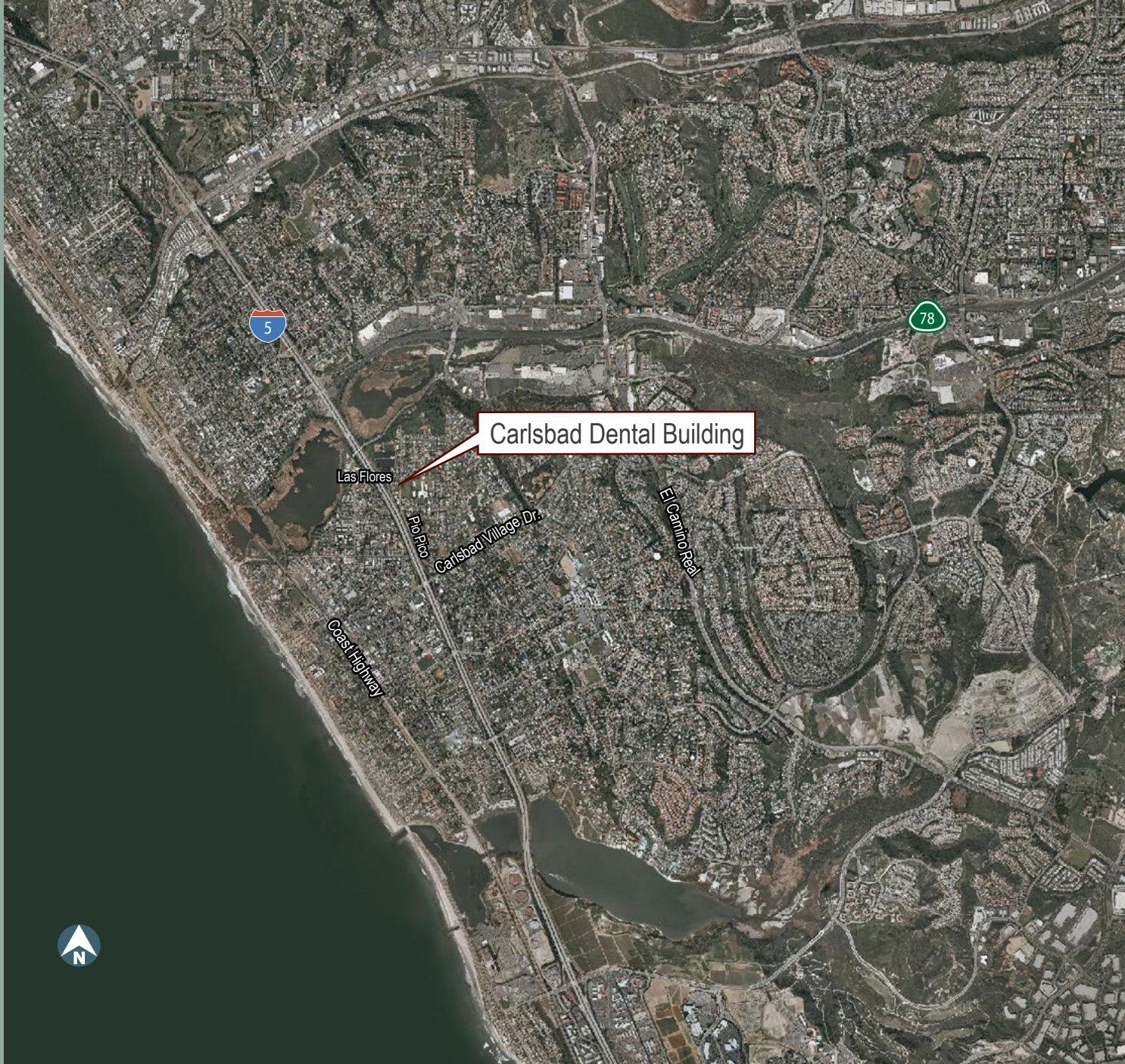
BEAUTIFUL PROFESSIONALLY
DESIGNED INTERIOR FINISHES
RECENTLY RENOVATED
READY TO OCCUPY

- New flooring throughout
- Re-textured walls and new paint throughout
- New granite in the reception area
- Refinished interior millwork
- New door hardware and cabinetry pulls
- Refurbished restroom with new sink, toilet and accessories



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LOCATION MAP

3-Mile Radius

- 16,958 children ages 0-17 (20%)
- 46,791 residents ages 21-59 (56%)
- Carlsbad is one of the fastest growing communities in Southern California

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CONTACT US TODAY TO ARRANGE A TOUR:

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