GRAND MADISON

725 GRAND AVE | CARLSBAD

RETAIL

GRANDMADISONCARLSBAD.COM

Colliers INTERNATIONAL

introducing

GRAND MADISON

Picture the heart of Southern California, its casual lifestyle, blending seamlessly with a cutting-edge community that is changing the world. Grand Madison is a mixed-use project located in the Village of Carlsbad. It contains residential units on the top floors and a retail base. The building's concept derives from interaction with the public streetscape on the retail level, and stepping back at the second floor with balconies that follow the angles of the site. Grand Madison offers unparalleled opportunities to locate your business in the heart of the Carlsbad Village.

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it's about experience...

PROPERTY HIGHLIGHTS

Colliers International is pleased to represent a new retail mixed use development in the highly desirable Village of Carlsbad. Grand Madison will consist of highly visible and high image retail space on the ground floor with three levels of upscale residential above.

Grand Madison is located at the Southeast corner of Grand Avenue and Madison Street in the heart of the Village of Carlsbad. Grand Avenue is quickly becoming the main pedestrian corridor with popular restaurants and retail shops. Numerous luxury residential projects have recently been built with many more under construction and planned. Grand Madison is just a few blocks from the beach and access to Interstate 5.

PROPERTY DETAILS

- 935 SF – 3,548 SF Available
- Huge patio area available for outdoor dining
- Shallow bay depths
- High ceilings with extensive window line
- Attractive store fronts
- Excellent signage available
- Proximity to street parking and public parking lots

GRAND MADISON

a building is not just a place to be but a way to be.

-FRANK LLOYD WRIGHT

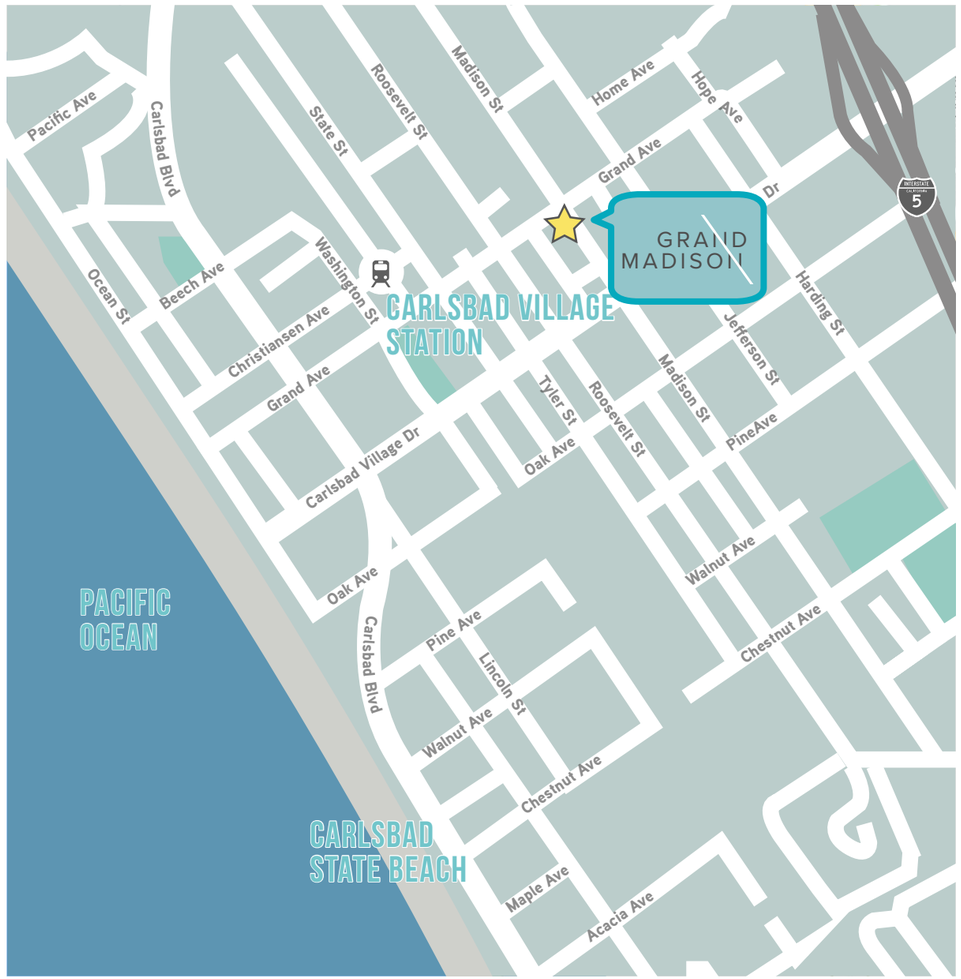
be here.

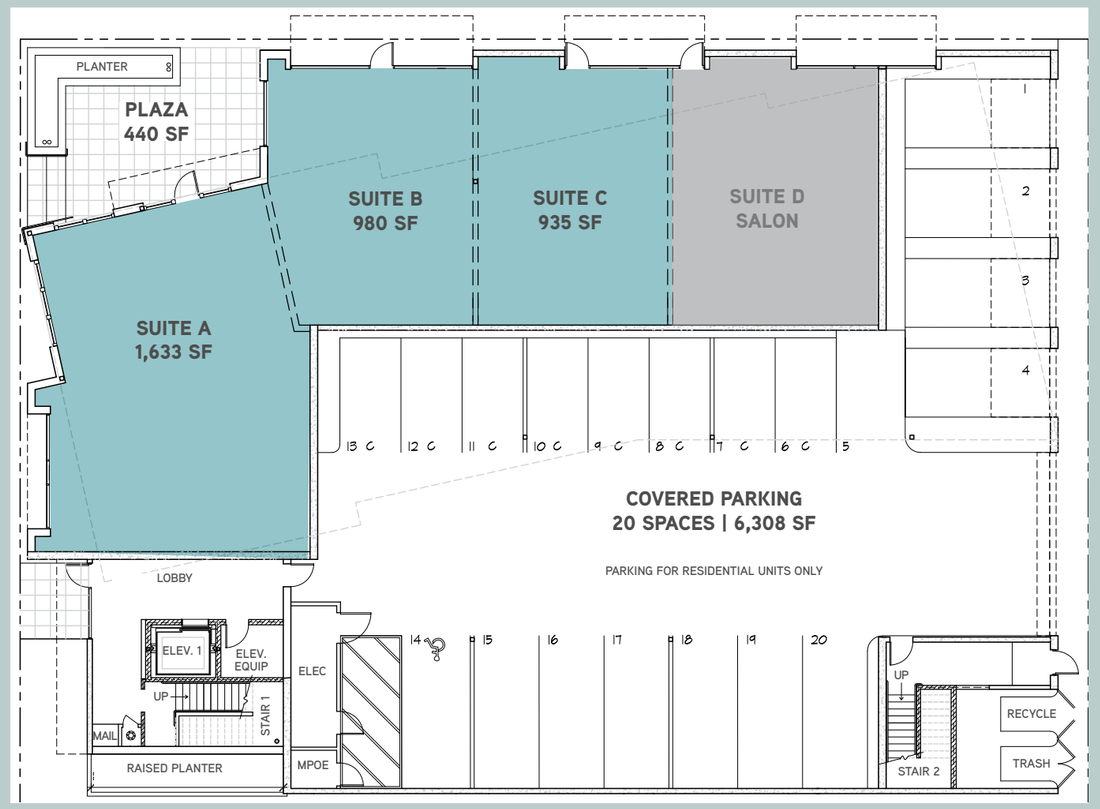
AREA ATTRACTIONS

- Carlsbad State Beach
- Legoland
- Leo Carillo Ranch Historic Park
- Flower Fields
- Batiquitos Lagoon
- Carlsbad Premium Outlets

in good company.

The City of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.



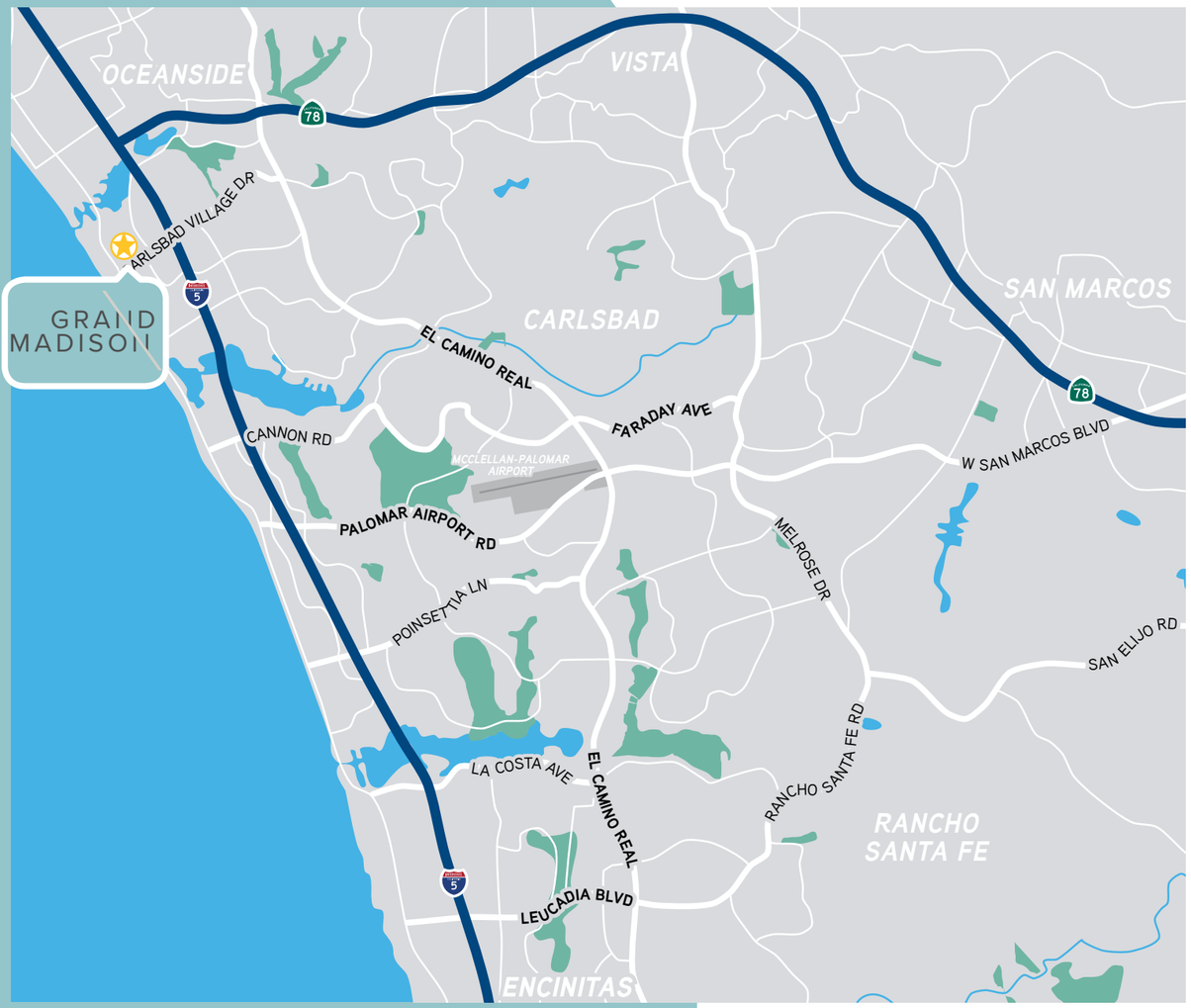


FLOOR PLAN

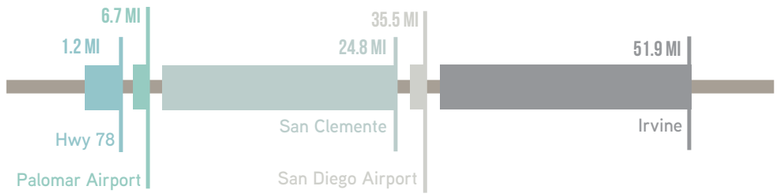
SUITE	SF	Notes
Retail/Restaurant		
A	1,633 SF	
B	980 SF	
C	935 SF	
D	1,036 SF	Salon
Total	**4,584 SF**	

GRAND MADISON

LOCATION



DISTANCE



FITNESS
FITNESS
BOUTIQUE
COFFEE SHOP
COFFEE SHOP
FITNESS
Boutique
Coffee Shop

CARLSBAD AT A GLANCE

Employment Rate	Labor Force	Average Household Income	Education Bachelors Degree	Population	Carlsbad Square Miles	People in 1 Mile Radius
96.6%	63%	$96,346	54%	113,952	39	14,293

CITY OF CARLSBAD

A scenic coastal community in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

97% of residents approve of	**95%** of businesses thought that Carlsbad offered the	**85%** of businesses agreed the city was an
CARLSBAD'S QUALITY OF LIFE	HIGHEST QUALITY OF LIFE	EXCELLENT PLACE TO DO BUSINESS

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