

**FOR
SUBLEASE**



560 CARLSBAD VILLAGE DRIVE, SUITE 200

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PROPERTY OVERVIEW

BUILDING HIGHLIGHTS

- > Second floor medical/professional office suite
- > Well-maintained, attractive professional building surrounded by coastal, restaurant and retail amenities
- > Easy access to I-5 and Coast Highway
- > High-end tenant improvements

BUILDING SPECIFICATIONS

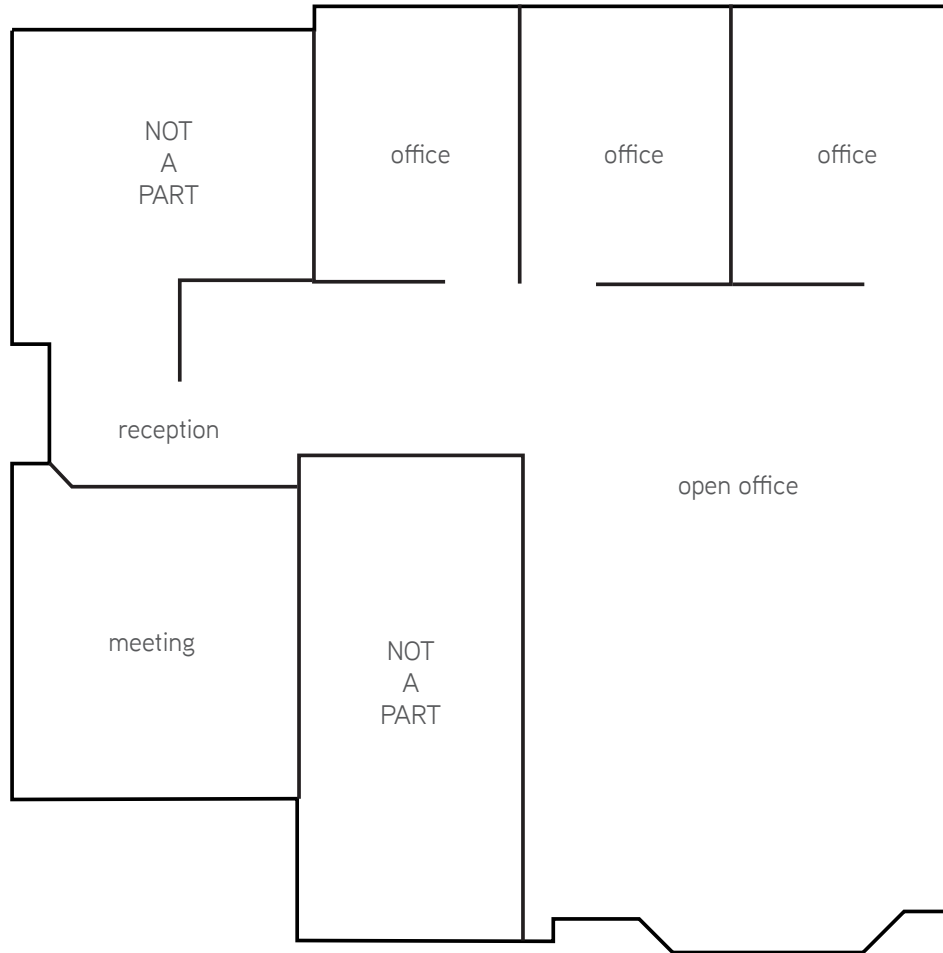
Year Built:	2009
Unit Size:	1,689 SF
Zoning	V-R; Zone 7 (Allows for medical/office uses)
Term	Sublease expires January 1, 2021

LEASE RATE: \$3.25/SF Modified Gross



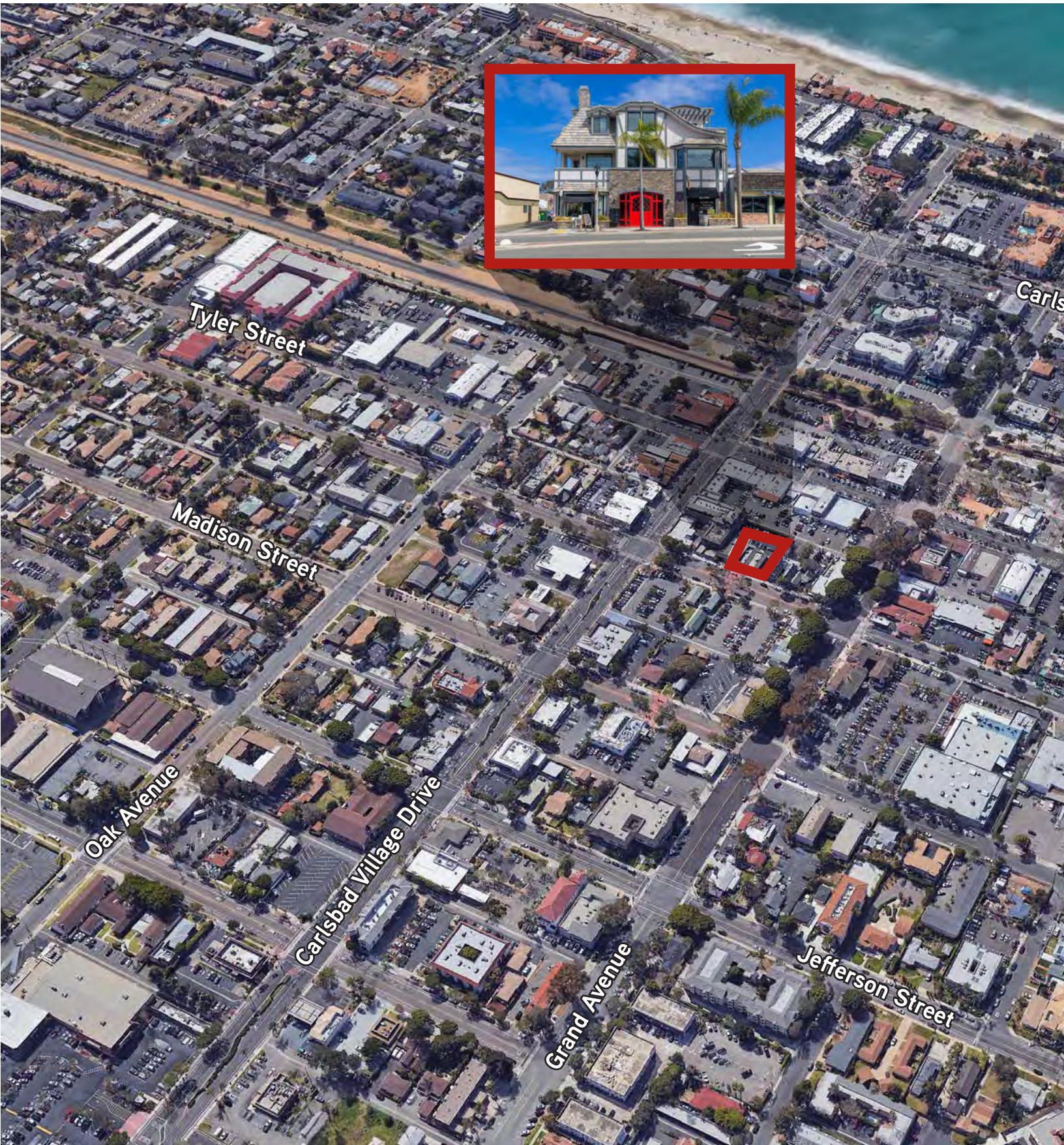
560 FLOORPLAN

SUITE 200 - APPROXIMATELY 1,689 SQUARE FEET





560 LOCATION | AREA AMENITIES



Tyler Street

Madison Street

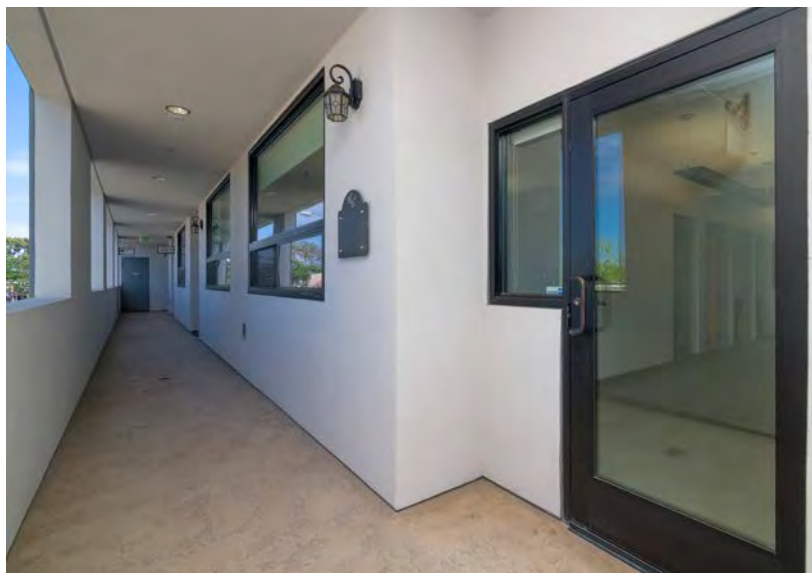
Oak Avenue

Carlsbad Village Drive

Grand Avenue

Jefferson Street

Carls



560 LOCATION | AREA AMENITIES

DISTANCE:

560 CARLSBAD VILLAGE DRIVE TO :

I-5 : 1/2 MILE

CA-78 : 1.1 MILES

ORANGE COUNTY - 20 MILES

SAN DIEGO - 34 MILES



Oceanside

Carlsbad Village Dr

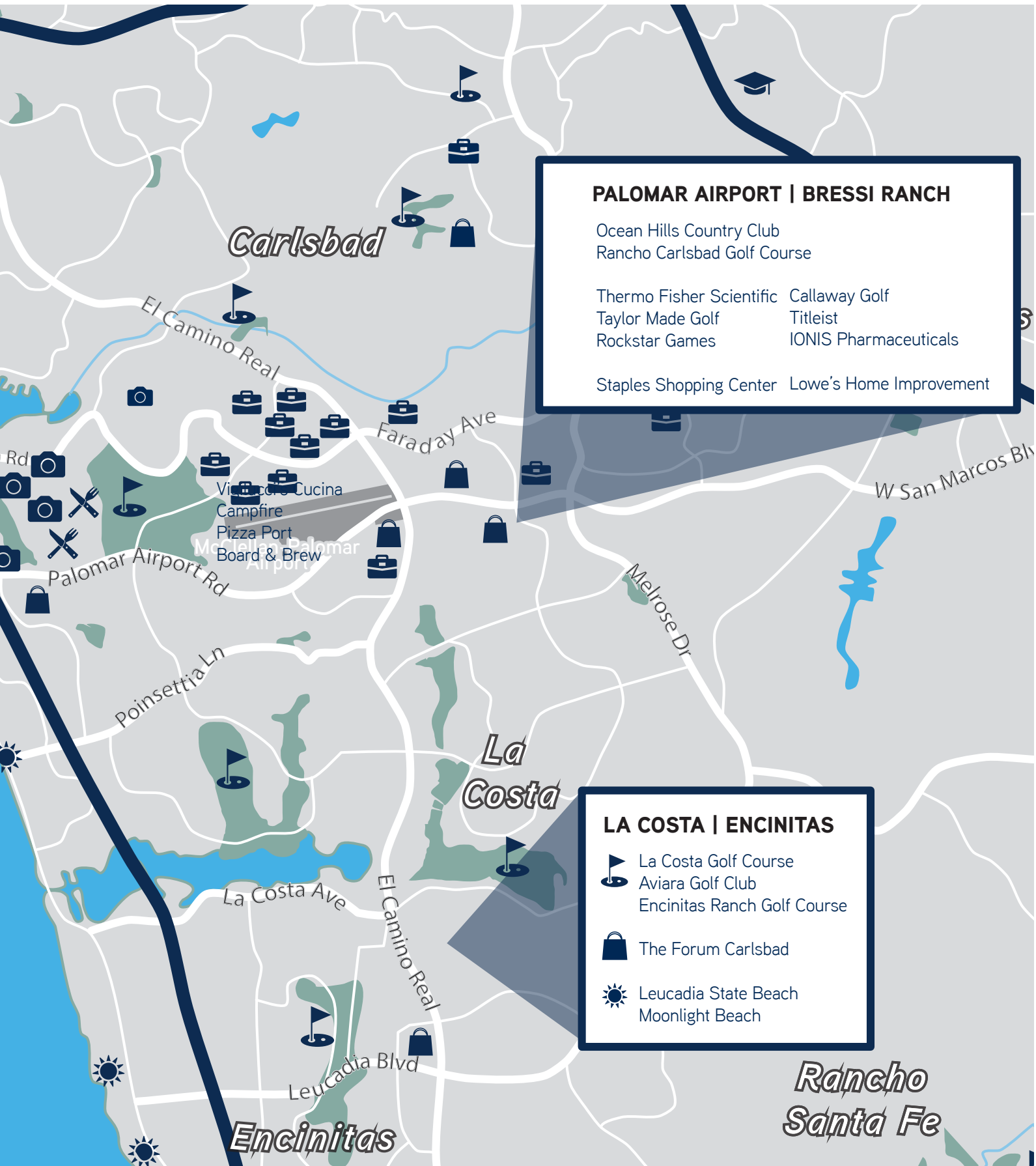
Cannon

CARLSBAD VILLAGE

- Downtown Carlsbad
- Las Olas Mexican
- Naked Cafe
- The Land & Water co.
- Fresco Trattoria & Bar
- Carlsbad State Beach
- Vigilucci's Cucina
- Campfire
- Pizza Port
- Board & Brew

CARLSBAD COAST

- Flower Fields
- Legoland California
- In-N-Out Burger
- King's Fish House
- GoPro
- Carlsbad Premium Outlets
- Costco Wholesale
- The Crossings at Carlsbad
- South Carlsbad State Beach
- Sealife Aquarium
- Legoland Waterpark
- Miguel's Cocina
- Karl Strauss Brewing



PALOMAR AIRPORT | BRESSI RANCH

Ocean Hills Country Club
 Rancho Carlsbad Golf Course

Thermo Fisher Scientific Callaway Golf
 Taylor Made Golf Titleist
 Rockstar Games IONIS Pharmaceuticals

Staples Shopping Center Lowe's Home Improvement

LA COSTA | ENCINITAS

-  La Costa Golf Course
-  Aviara Golf Club
-  Encinitas Ranch Golf Course
-  The Forum Carlsbad
-  Leucadia State Beach
-  Moonlight Beach

Carlsbad

La Costa

Encinitas

Rancho Santa Fe

El Camino Real

Faraday Ave

Palomar Airport Rd

Poinsettia Ln

La Costa Ave

El Camino Real

Leucadia Blvd

W San Marcos Bl

Vincenzo's Cucina
Campfire
Pizza Port
Board & Brew

McCallum Palomar Airport

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