



590 LAGUNA DRIVE



INTRODUCTORY Y1 LEASE RATE OF \$2.95/SF



## LOCATION:

- » Heart of Carlsbad Village
- » 2 Blocks to Historic Coast Hwy 101
- » 4 Blocks to Beach Access
- » 5 Blocks to Coaster Station
- » Less Than 1 Mile to I-5 Onramp

## AMENITIES:

- » Rare Free-Standing Office Building
- » 11 Off-Street Parking Spaces  
(7 Customer/Client & 4 Private/Gated)
- » Walk to Beach, Dining, Cafes, Bars, Retail & Coaster Station
- » Highly Visible Signage Opportunity



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## PROPERTY DESCRIPTION



### ADDRESS:

590 Laguna Drive  
Carlsbad, CA 92008



### SUBMARKET:

Carlsbad



### YEAR BUILT:

1951/2019 – Renovated



### PARKING RATIO:

6.07/1000



### SITE AREA:

0.15 AC



### APN:

155-221-13



### PRICE:

Y1 - \$2.95/SF  
Y2 - \$3.15/SF  
Y3 - \$3.25/SF  
Y4 - \$3.35/SF  
Y5 - \$3.45/SF





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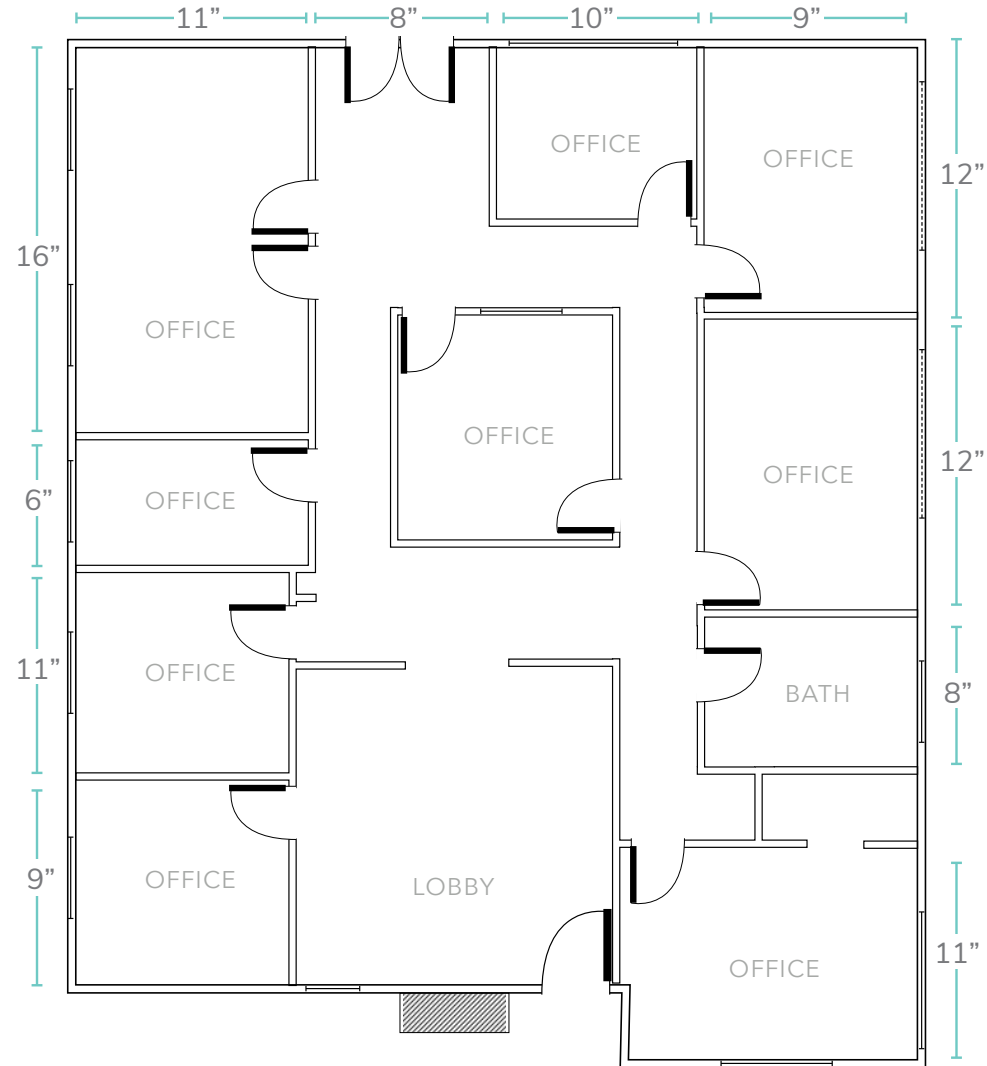


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\* Rendering is an approximation, not drawn to scale.



S COAST  
HWY 101

BUENA VISTA  
LAGOON/TRAILS



Beautiful coastal village with many shops and great restaurants. Easy access to freeway and to gorgeous beaches with stunning sunsets. Over a dozen properties in the village in the process of conversion to higher-density multi-family apartments/condos.

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Carlsbad Blvd 14,461 Cars Per Day

Jefferson St 12,865 Cars Per Day

Interstate-5 197,542 Cars Per Day

Laguna Dr

State Street

11,914 Cars Per Day

Roosevelt St

Madison St

Carlsbad Village Dr 16,378 Cars Per Day













- 1 **STEADY STATE**
- 2 JEUNE ET JOLIE
- 3 **CAMPFIRE**
- 4 **baba coffee**
- 5 **CARRUTH CEMARIS**
- 6 **SHOREHOUSE Kitchen**
- 7 **HENNESSEY'S TAVERNS**  
*Your Neighborhood Meeting Place*
- 8 **Garcia's RESTAURANT MEXICAN FOOD**
- 9 **BARREL**
- 10 **Ciccotti's**  
TRADITIONAL ITALIAN & CAFE
- 11 **VIGILUCCI'S**  
BUONA ITALIANA  
WINE • CAFE
- 12 **Choice**
- 13 **HARU MAMA**
- 14 **WITCH CREEK WINERY**
- 15 **LA OLAS**
- 16 **KNOCKOUT PIZZA**
- 17 **264 FRESKO**  
woodfired | kitchen | seafood | pizza





# AREA AMENITIES & DEMOGRAPHICS

(within 5 miles of property location)

 <b>174,386</b> POPULATION	 <b>\$106,407</b> AVG. HOUSEHOLD INCOME
 <b>65,194</b> HOUSEHOLDS	 <b>\$86,564</b> MEDIAN HOUSEHOLD INCOME
 <b>96,479</b> DAYTIME POPULATION	 <b>37.4</b> AVERAGE AGE

	1-mile radius	3-mile radius
Population	12,394	78,369
Average Household Income	\$105,898	\$108,789
Households	5,462	31,518
Median Household Income	\$86,210	\$88,293
Daytime Population	7,430	33,824
Median Age	37.9	38.0





# 590 LAGUNA DRIVE CARLSBAD, CA 92009

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