

FOR SALE

# 756 GRAND AVENUE

EXTRAORDINARY RESIDENTIAL OR  
COMMERCIAL INFILL REDEVELOPMENT SITE

*Covered Land Play*

CARLSBAD, CA 92008



## *Property Information*

1,080 SF space

.12 acre lot (5,245 SF)

Built in 1948

Masonry construction

4 car on-site parking

CoStar walk score: 97

C-2 zoning

100% leased - expires 5/31/28

APN 203-302-03-00

*For more information  
please contact*

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# CURRENT RENT ROLL

Address	APN #	Rentable SF	Commencement	Termination	Current Industrial NNN Rent*	IG/SF/Mo	Term/ Months	Options	
756 Grand Avenue	203-302-03-00	1,080	6/1/2025	5/31/2028	\$2,950.00	\$2.73	36	None	
					NET ANNUAL RENT/NOI	\$35,400.00			



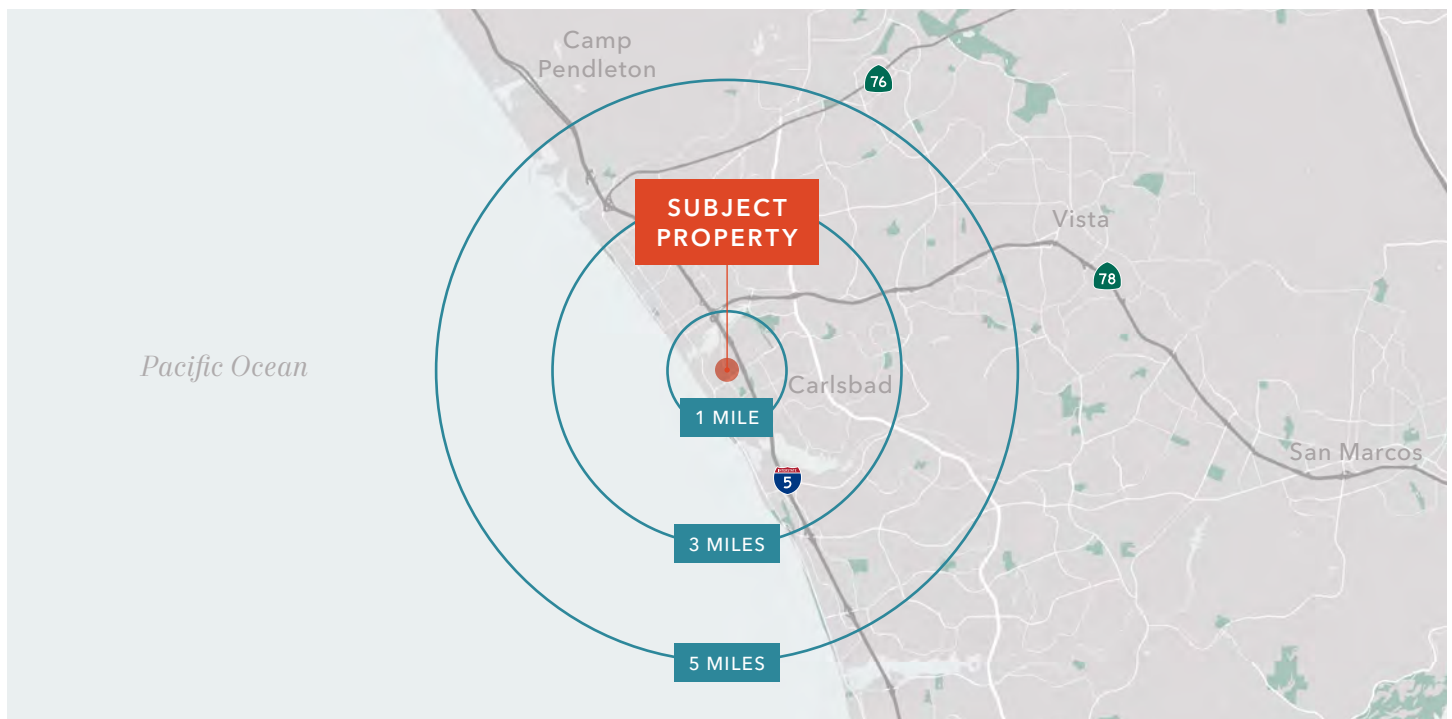
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	14,052	74,320	175,082
MEDIAN AGE	40.9	40.5	40.0
TOTAL BUSINESSES	1,264	4,536	10,081
TOTAL EMPLOYEES	7,236	31,350	99,778
WHITE COLLAR WORKERS	65%	67%	66%
BLUE COLLAR WORKERS	35%	33%	34%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	6,412	31,162	68,071
AVERAGE HOUSEHOLD SIZE	2.2	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$141,930	\$148,934	\$144,487
OWNER OCCUPIED UNITS	35%	48%	52%
RENTER OCCUPIED UNITS	65%	52%	48%



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# TRAFFIC DATA



# CARLSBAD, CA



42.5

MEDIAN  
AGE

87,627

ADULT POPULATION  
INCLUDING OVER  
21,000 SENIORS

*The fifth most populated city in San Diego County has a population of approximately 112,897 people as of early 2026.*

## EXCEPTIONAL COASTAL LIFESTYLE & WELLNESS

- **Beach Proximity:** Many offices are located just blocks from the Pacific Ocean, allowing employees to enjoy “sunset surf breaks” or midday walks on the sand.
- **Outdoor Workspaces:** Premium buildings often feature WiFi-enabled courtyards, botanical gardens, and outdoor patios designed to take advantage of the coastal micro-climate.
- **Recreational Perks:** Specialized office hubs provide unique amenities like communal surfboards, bicycles with on-site storage, and even outdoor CrossFit-style gyms.
- **Wellness Facilities:** Tenants often have access to on-site showers and locker rooms, facilitating a seamless transition from morning workouts or beach sessions to professional meetings.
- **Commuter Convenience:** The area is served by the Poinsettia COASTER Station, providing rail access via the Coaster and Amtrak for a “green” commute from San Diego or Orange County.
- **I-5 Corridor Access:** Proximity to the I-5 freeway allows for quick regional travel.
- **EV Charging:** Modern developments frequently include on-site parking with Tesla and EV charging stations.
- **Walkable Amenities:** The west side is highly pedestrian-friendly, with many offices within walking distance of Carlsbad Village.

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*The City of Carlsbad offers a robust collection of cultural and recreational amenities, ranging from seven miles of pristine coastline to state-of-the-art community centers and specialized museums.*

#### CULTURAL AND RECREATIONAL AMENITIES

- **Parks & Community Centers:** Carlsbad maintains 14 community parks and 28 special-use areas.
- **Seven Miles of Coastline** popular for surfing, camping, and fishing.
- **Extensive Trail System:** Over 67 miles of trails for hiking and biking.
- **The Crossings at Carlsbad**, a city-owned championship golf course.
- **TGIF Concerts in the Parks:** A summer series of free outdoor live music at various city parks.
- **Carlsbad Village:** This region blends historical charm with high-end modern amenities, offering a “walkable” Southern California lifestyle.
- **Carlsbad Village Faire:** One of the largest one-day street fairs in the nation, held twice annually.
- **The culinary scene** west of I-5 is dominated by chef-driven concepts and coastal dining.
- **Culture** west of I-5 is rooted in local history and a thriving arts scene.
- The Flower Fields at Carlsbad Ranch (spring)
- Carlsbad Strawberry Company
- New Village Arts Theatre
- William D. Cannon Art Gallery
- Barrio Glassworks

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