

FOR LEASE  
1,300 – 2,800 SF

2585

PIO PICO DR  
CARLSBAD, CA



CUSHMAN &  
WAKEFIELD



# PROPERTY HIGHLIGHTS



2585 Pio Pico Drive, Carlsbad, CA 92008,  
a rare 2,800 SF Boutique Office Building  
Strategically Positioned in Carlsbad



I-5 Freeway Frontage Provides Premier Building  
Signage Identity (Approx 210,000 cars per day)



Zoning allows for a wide range of professional office  
and medical uses, making it an ideal choice for  
diverse business needs



Direct Access to I-5 and Hwy 78  
via the Las Flores Drive exit



Excellent Proximity to Carlsbad Beaches &  
Carlsbad Village



The Building is also available For Sale  
Please visit the following site for more details:  
<https://2585PioPicoDr.sharplaunch.com/>



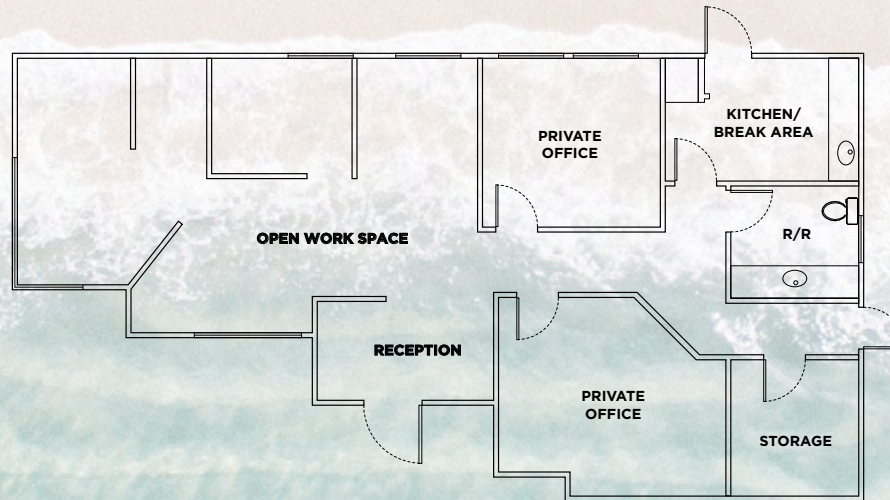


# AVAILABILITY

Suite	SF	Asking \$/SF	Date Available
100	1,353	\$2.65 + Utilities	May 1, 2026
200	1,332	\$2.65 + Utilities	30 Days Notice

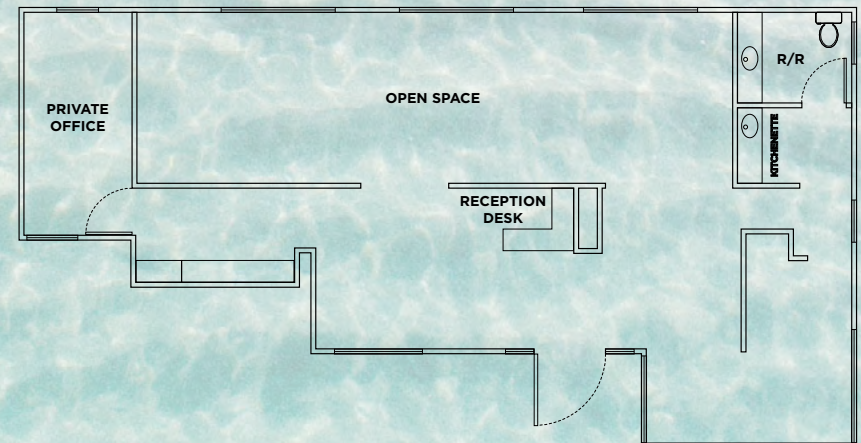
## FIRST FLOOR

[CLICK HERE FOR  
VIRTUAL TOUR OF  
THE FIRST FLOOR](#)



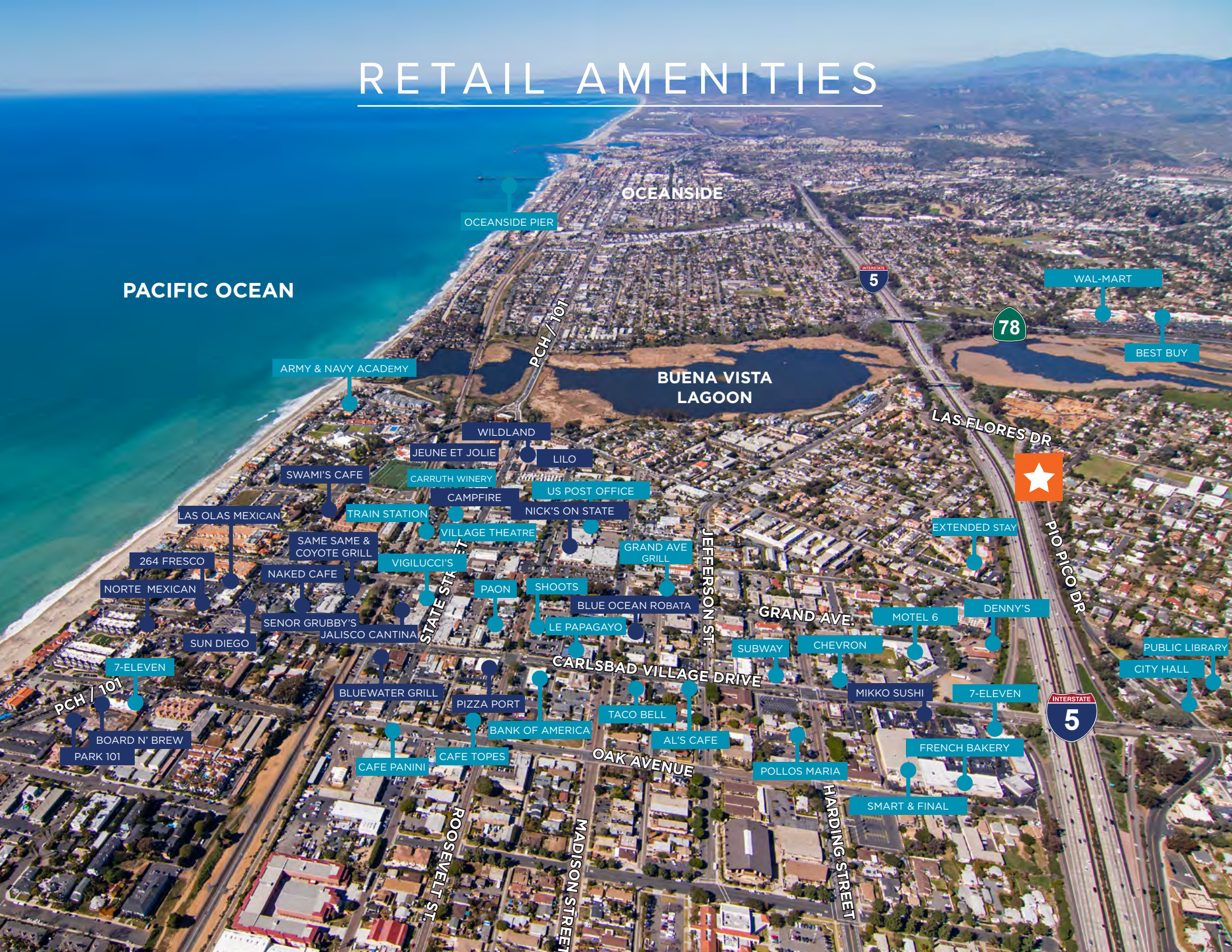
## SECOND FLOOR

[CLICK HERE FOR  
VIRTUAL TOUR OF  
THE SECOND FLOOR](#)





# RETAIL AMENITIES



PACIFIC OCEAN

OCEANSIDE

OCEANSIDE PIER

ARMY & NAVY ACADEMY

BUENA VISTA LAGOON

WAL-MART

BEST BUY

WILDLAND

JEUNE ET JOLIE

LILO

SWAMI'S CAFE

CARRUTH WINERY

US POST OFFICE

NICK'S ON STATE

CAMPFIRE

VILLAGE THEATRE

GRAND AVE GRILL

EXTENDED STAY

LAS OLAS MEXICAN

TRAIN STATION

SAME SAME & COYOTE GRILL

NAKED CAFE

VIGILUCCI'S

PAON

SHOOTS

BLUE OCEAN ROBATA

GRAND AVE

MOTEL 6

DENNY'S

264 FRESCO

NORTE MEXICAN

SUN DIEGO

SENIOR GRUBBY'S

JALISCO CANTINA

STATE ST

JEFFERSON ST

PICO DR

7-ELEVEN

PCH / 101

BOARD N' BREW

PARK 101

BLUEWATER GRILL

PIZZA PORT

BANK OF AMERICA

CARLSBAD VILLAGE DRIVE

TACO BELL

AL'S CAFE

SUBWAY

CHEVRON

MIKKO SUSHI

7-ELEVEN

FRENCH BAKERY

SMART & FINAL

POLLOS MARIA

CAFE PANINI

CAFE TOPES

OAK AVENUE

HARDING STREET

ROOSEVELT ST


MADISON STREET

INTERSTATE 5

78







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