

FOR LEASE

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/>

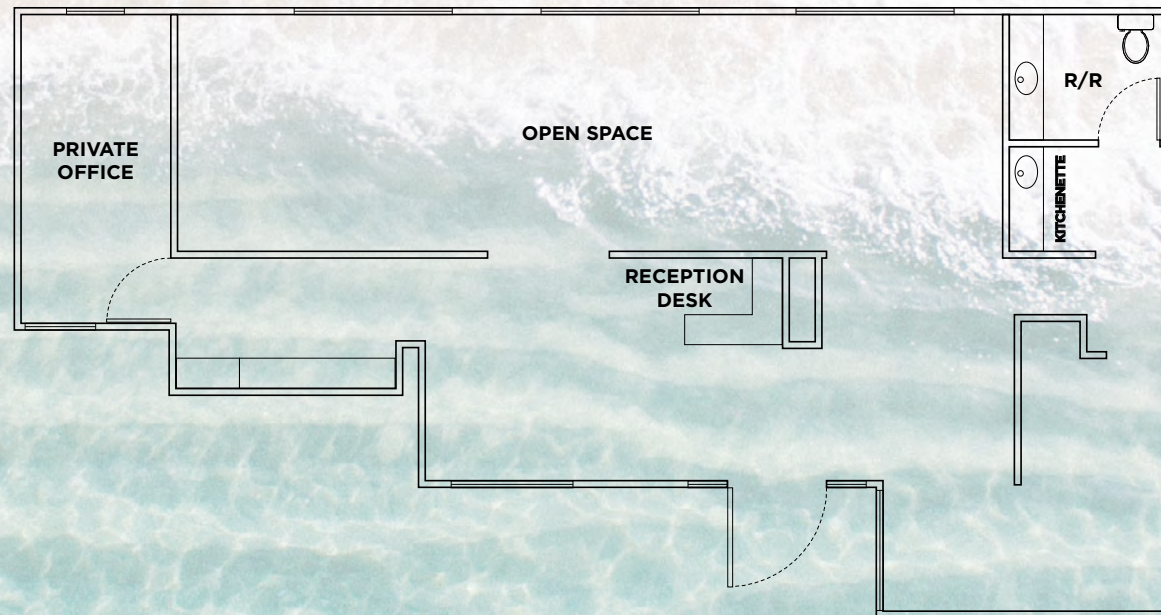


AVAILABILITY

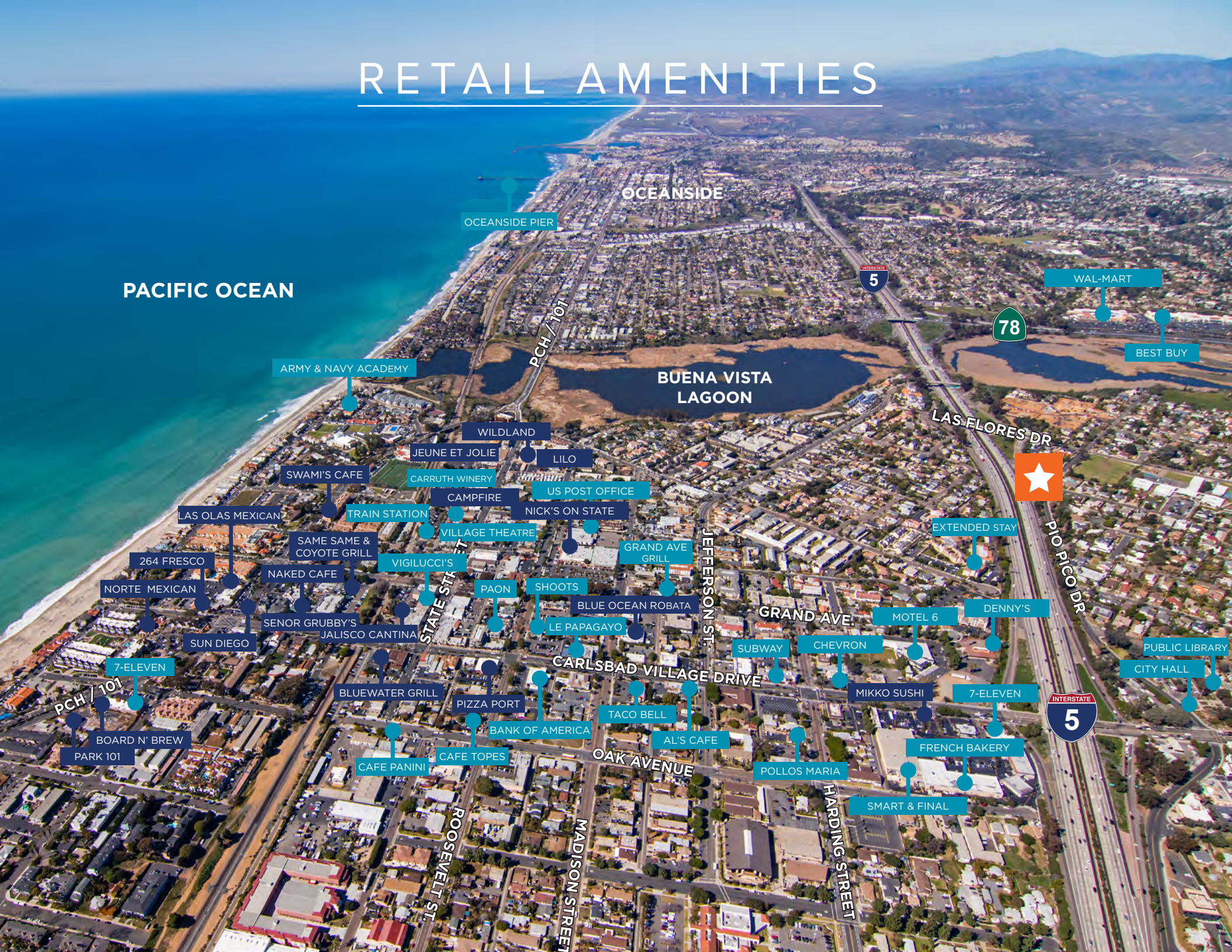
Suite	SF	Asking \$/SF	Date Available
200	1,332	\$2.65 + Utilities	30 Days Notice

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

CAMPFIRE

US POST OFFICE

NICK'S ON STATE

LAS OLAS MEXICAN

TRAIN STATION

VILLAGE THEATRE

GRAND AVE GRILL

EXTENDED STAY

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

POLLOS MARIA

SMART & FINAL

7-ELEVEN

FRENCH BAKERY

PUBLIC LIBRARY

CITY HALL

INTERSTATE 5

ROOSEVELT ST.

MADISON STREET

HARDING STREET

78





For more information,
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