

# — FOR LEASE —

768 SF RETAIL SPACE WITH CARLSBAD VILLAGE DRIVE FRONTAGE



# 592

carlsbad village drive

carlsbad, ca 92008



**LEE &  
ASSOCIATES**  
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# project highlights



## Irreplaceable Location

- Located on a signalized intersection
- Signage and exposure on Carlsbad Village Drive
- In the heart of the highly coveted Carlsbad Village

## Nearby Amenities

- Free City Parking Lot across the street
- Walking distance to the beach
- Proximity to major retail and restaurants



## Unique Property Features

- Fully air-conditioned suite
- Large private common area patio in back
- Bonus Tuff Shed included for additional storage

## Thriving Carlsbad Village

- Major new high-density residential projects under construction nearby
- Foot traffic and car counts are on the rise in the Village
- Healthy surrounding demographics

# premises overview

**ADDRESS:** 592 Carlsbad Village Drive  
Carlsbad, CA 92008

**PROPERTY NAME:** Roy Pace Building

**PREMISES RENTABLE SF:** 768 Square Feet + bonus  
shed

**CLIMATE CONTROL:** 100% Climate Controlled

**RESTROOM:** 1 Private restroom

**CEILINGS:** Dropped acoustic ceiling  
tiles throughout

**EXISTING FLOORS:** White tile flooring

**BASE RENT:** \$2,688 (\$3.50/SF) NNN per  
month

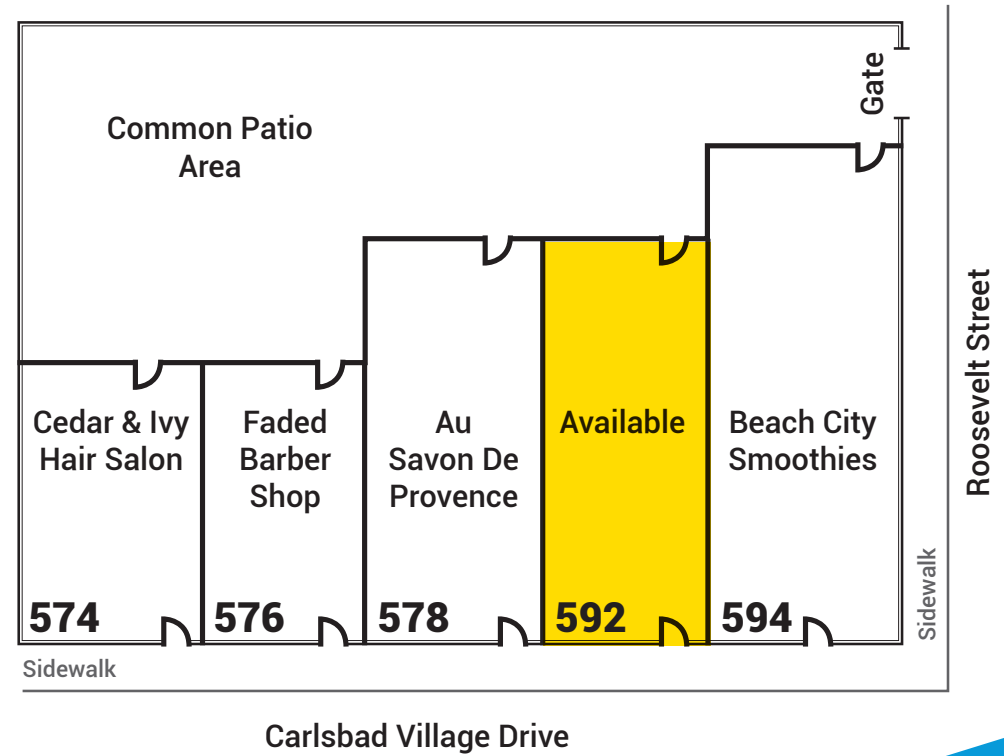
**MONTHLY NNN FEES:** \$460 (\$0.60/SF) per month

**AVAILABILITY** Immediately



# site plan

574-594 Carlsbad Village Drive



# location overview



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