

**Empty Businesses in the MainStreet District**  
**For Rent/Sale or Empty**



**102 W Fox St**

Flexible Office & Retail Space. Compact Commercial Kitchen Area.

Call 575-302-0009 for more information.



### **318 N Mermod St**

For Lease:     \$2,200.00

Listed with:    Bertha Duenez  
                     575-725-1858

Versatile 2,500 Sq Ft Building in Prime Downtown Location –Build to Suit! Discover the perfect canvas for your business vision in the heart of the downtown district. This spacious 2,500 sq ft building offers endless possibilities—whether you're launching a med spa, office, boutique, creative studio, or warehouse space. Located in a high-visibility area with steady foot and vehicle traffic, this property combines opportunity with flexibility. The owner is open to build-to-suit options and has a professional crew on standby, ready to tailor the space to your exact needs and specifications. Bring your vision to life in a location that supports growth and visibility. Let's make it happen—schedule your tour today!





**323, 311, 307 W Mermod**

Various Office Spaces for rent. Contact Jessica to get additional information on space availability and lease terms.

Listed with: Jessica Vasquez  
915-867-2513



## **215 W Fox Street**

For Sale- \$1,000,000.00- +23,000 Sqft

Listed with: Jake Redfearn, Preston Williams, Jessie Carreon  
575-521-1535  
1<sup>st</sup> Valley Commercial Real Estate Services

Welcome to 215 W Fox St, conveniently located in the heart of downtown Carlsbad. This versatile commercial property offers an exceptional opportunity for entrepreneurs and businesses seeking a prominent location with high visibility and foot traffic. Situated in a bustling area of downtown Carlsbad, this property enjoys excellent exposure and accessibility. The flexible floor plan allows for customization to suit your specific business needs, whether it's a boutique shop, cafe, or professional office space. With convenient street-level access and nearby parking options, customers and clients can easily access your establishment. Join a vibrant community of local businesses and entrepreneurs, benefiting from the synergy and support of neighboring establishments.



### **311 W Fox St**

For sale: \$3,750,000 - 30,650 Sqft

Listed with: Stacey Blackmon  
575-725-8685  
CENTURY 21 Associated Professionals

This property includes guest registration, lobby, breakfast area, and future bar: 8930sqft. The motel has 40 rooms at 21720 sf. The property has been extensively remodeled and is absolutely stunning! Also includes parking lot and a nature park. There is also an unfinished structure totaling 2484 sf. Both motel and registration area has concrete masonry with brick exterior; flat built-up roof over a steel deck, and supported by steel bar joists, on a concrete slab foundation. Guest area is divided into guest registration and office, breakfast area, pantry and food prep, and future bar area. This structure has sprinklers and is heated/cooled by a package system. The motel is L shaped and two stories. Three sets of stairways. All motel rooms are in excellent condition, freshly gutted and renovated, with a six panel metal hollow core door with an electronic lock system and peep sight.





## **108 S Canyon**

For Rent: 4090 Sqft

Contact: Elaine Murphy (575) 706-3380

One Bathroom, upstairs small office and storage space in the front



**223 W Fox St**

Contact: Rolmar Inc (210)299-5130

Current home to the Cavern Baptist Church



### **215 W Mermod- Second Floor**

Contact: Jill and Edgar Torres: Edgar 760-413-6375, Jill 760-534-4535

This is the historic two-story building on Mermod street facing the courthouse. The top floor (4200 sqft) can be used for offices, meeting room or event space which is currently drawn as an event space with full commercial kitchen, restrooms, etc. (This is the original meeting hall for the Odd Fellows Club which alone is 2300 sqft of the top floor).





**112 S Canyon St**

Brooks Flooring

Entire Business is for sale (**Not adverting sale but always open to it**)

Contact Brooks Flooring/Kathleen 575-885-1803



**113 W Mermod**

Contact: Stanley Light 214-522-3434

Not for rent or sale