

vec·tor



AVAILABLE FOR SALE & LEASE

ASKING PRICE: \$56 MILLION | 61% LEASED

2882 WHIPTAIL LOOP, CARLSBAD

66,084 SF AVAILABLE | 103,741 SF LEASED | TOTAL 169,825 SF



**CUSHMAN &
WAKEFIELD**



vec•tor

VEC • TOR

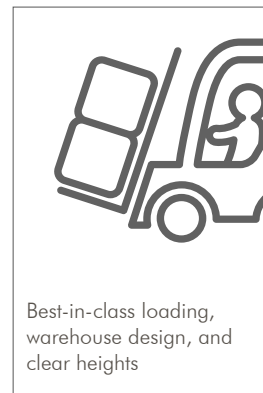
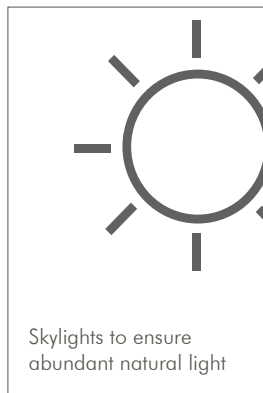
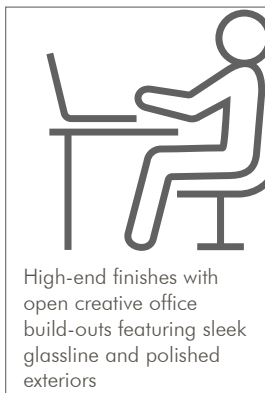
A QUANTITY POSSESSING BOTH MAGNITUDE & DIRECTION



A CREATIVE INDUSTRIAL FACILITY

integrates a creative office corporate headquarters design with the functionality of a highly efficient state-of-the-art industrial facility.

Creative Industrial buildings are uniquely designed to cultivate a culture of collaboration and socialization, incorporating areas that blur the boundary between indoor and outdoor space.



PROPERTY FEATURES

TOTAL BUILDING SIZE	±169,825 SF
PERCENT LEASED	61%
ZONING	PM
DOCK-HIGH DOORS	8
GRADE-LEVEL DOORS	6
GLASS ROLL-UP DOORS	6
CLEAR HEIGHT	30'
SPRINKLERS	ESFR
PARKING	2.8/1,000
TRUCK APRONS	120'
COLUMN SPACING	52'X50'
HEAVY POWER	6,000a/277 - 480v
OFFICE FEATURES	Exposed creative office improvements Polished concrete, High image finishes

SUITE 150 FEATURES

SUITE SIZE	±66,084 SF
Ground Floor	±60,445 SF
Mezzanine	±5,639 SF
OFFICE	±6,334 SF
DOCK-HIGH DOORS	4
GRADE-LEVEL DOORS	3
GLASS ROLL-UP DOOR	1
HEAVY POWER	2,000a

SUITE 100 FEATURES

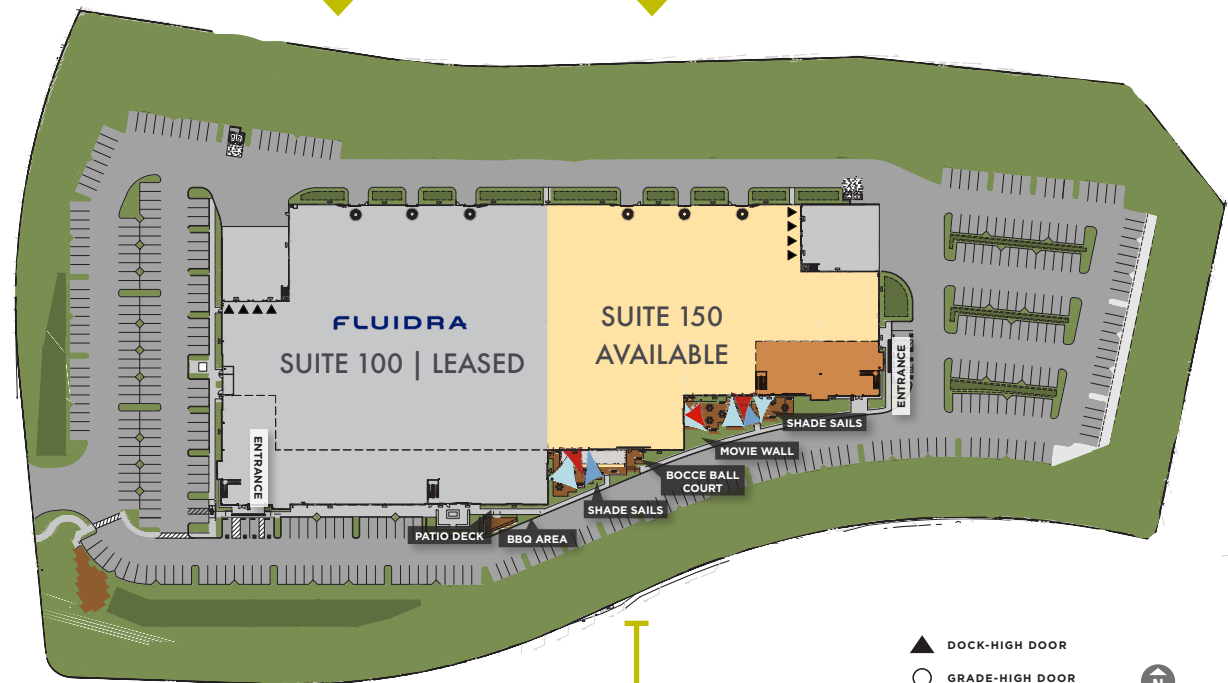
SUITE SIZE	±103,741 SF
OFFICE TOTAL	±26,233 SF
1st Floor	±7,080 SF
2nd Floor	±19,153 SF
POTENTIAL DOCK-HIGH DOORS	4
GRADE-LEVEL DOORS	3
GLASS ROLL-UP DOOR	5
HEAVY POWER	4,000a

SUITE 100 | FLUIDRA

- Ticker: (BME:FDR) Credit: BA1
- 103,741 SF
- Leased with LXD Exp. 2029

SUITE 150 | AVAILABLE

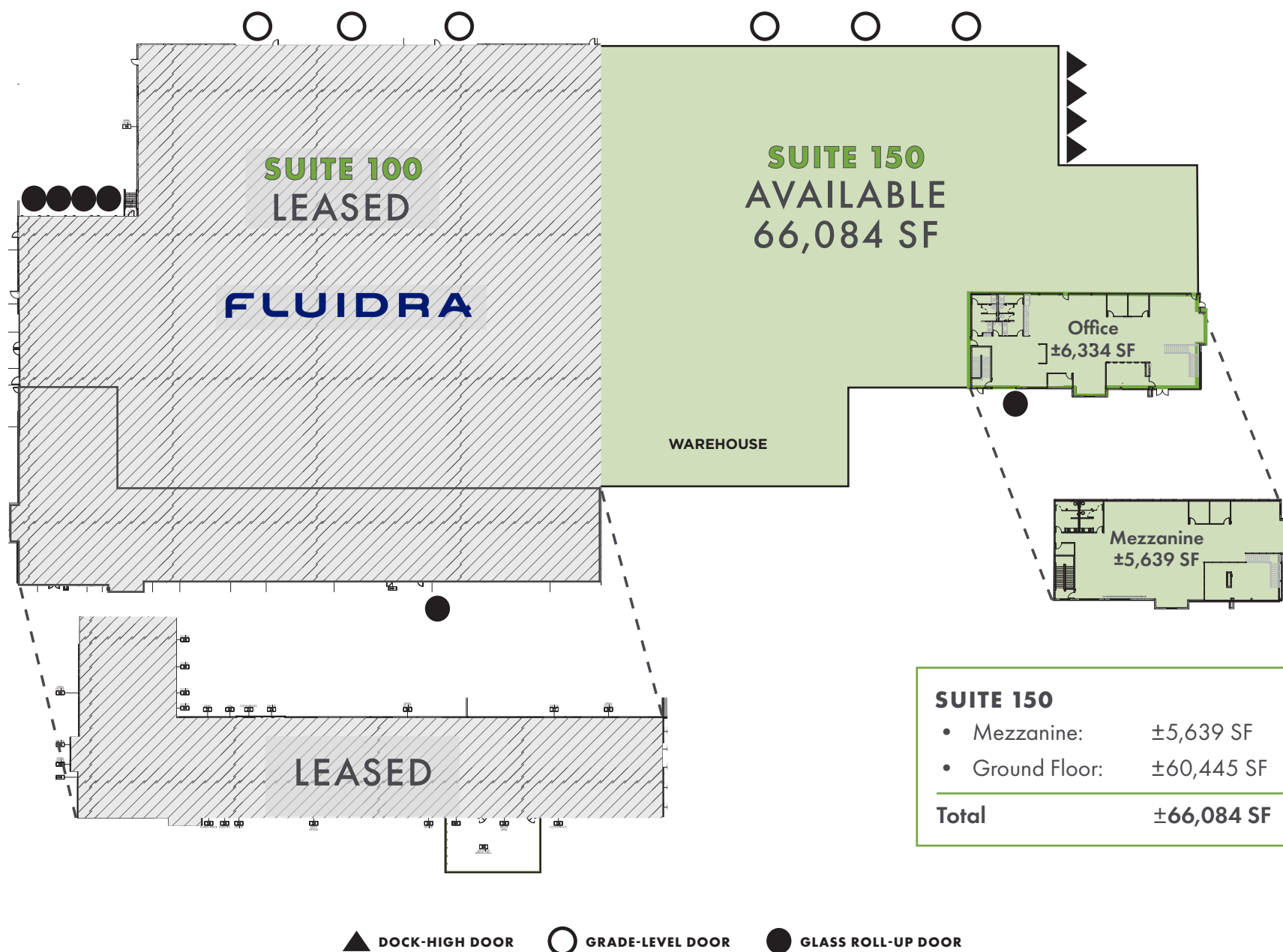
- Ground Floor ±60,445 SF
- Mezzanine ±5,639 SF
- Total RSF ±66,084



AMENITIES

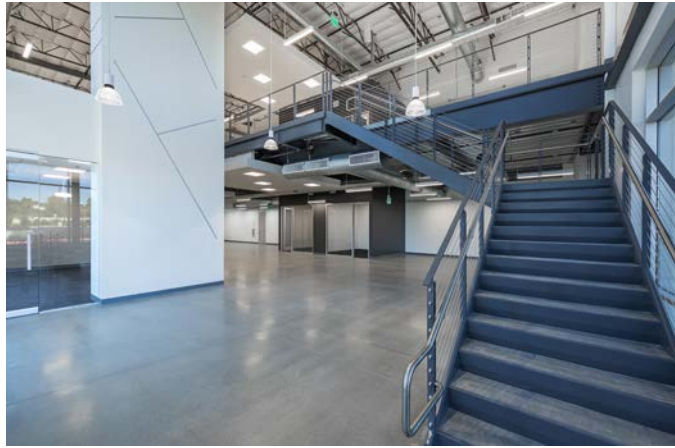
- Patio Deck
- Fire Pit
- BBQ
- Bocce Ball Court
- Outdoor Theater Wall

FLOOR PLANS



INTERIOR PHOTOS

SUITE 150



EXTERIOR PHOTOS

SUITE 150



FLUIDRA | CURRENT TENANT

SUITE 100



FLUIDRA

Fluidra is a global leader in pool and wellness equipment, specializing in innovative solutions for water treatment, automation, and energy-efficient pool technologies. Through a portfolio of internationally recognized brands, the company serves residential and commercial markets worldwide.

BUILDING AMENITIES



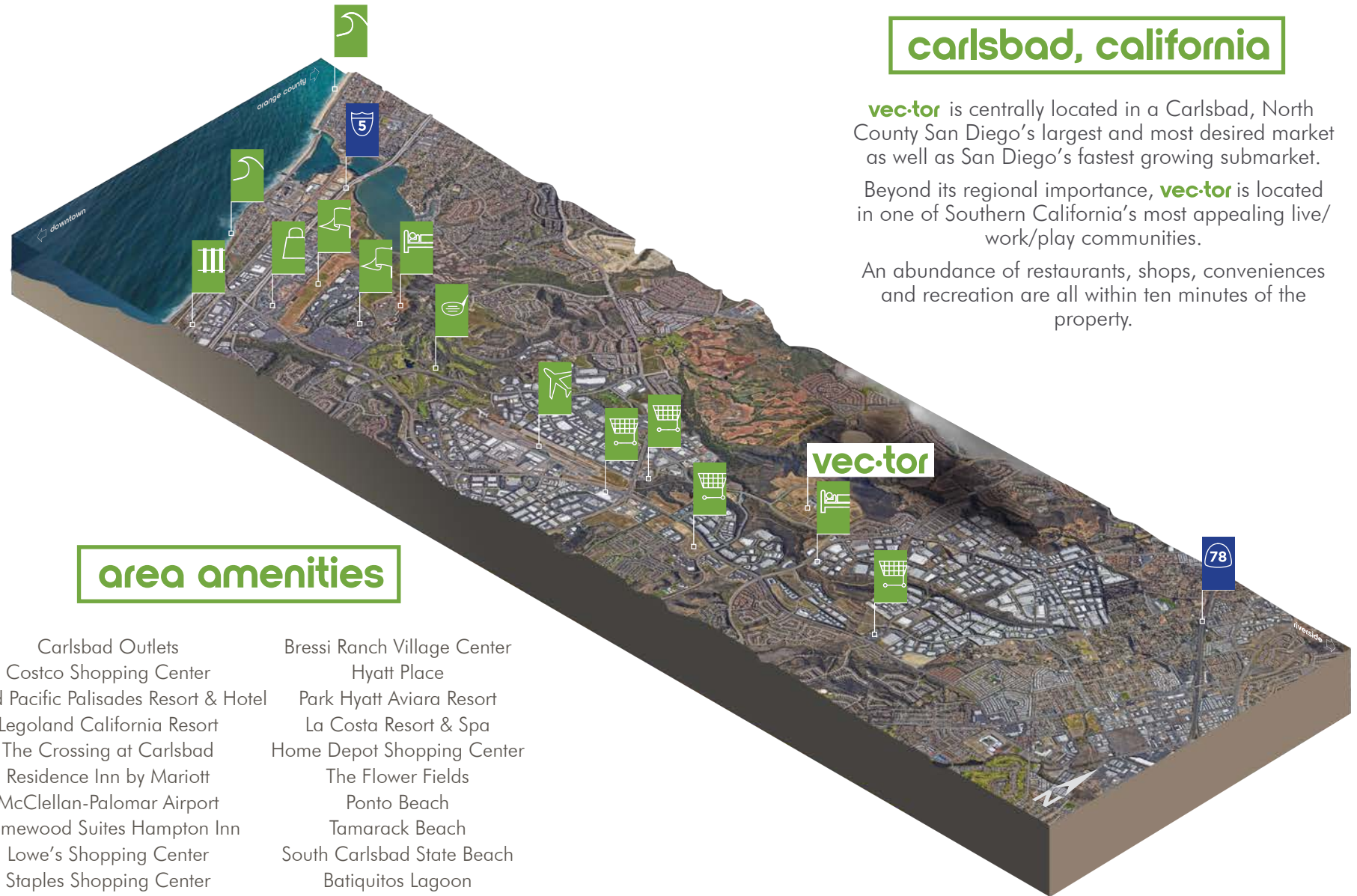


carlsbad, california

vec-tor is centrally located in a Carlsbad, North County San Diego's largest and most desired market as well as San Diego's fastest growing submarket.

Beyond its regional importance, **vec-tor** is located in one of Southern California's most appealing live/work/play communities.

An abundance of restaurants, shops, conveniences and recreation are all within ten minutes of the property.



area amenities

- | | |
|--|-----------------------------|
| Carlsbad Outlets | Bressi Ranch Village Center |
| Costco Shopping Center | Hyatt Place |
| Grand Pacific Palisades Resort & Hotel | Park Hyatt Aviara Resort |
| Legoland California Resort | La Costa Resort & Spa |
| The Crossing at Carlsbad | Home Depot Shopping Center |
| Residence Inn by Marriott | The Flower Fields |
| McClellan-Palomar Airport | Ponto Beach |
| Homewood Suites Hampton Inn | Tamarack Beach |
| Lowe's Shopping Center | South Carlsbad State Beach |
| Staples Shopping Center | Batiquitos Lagoon |
| Holiday Inn | Carlsbad Village |

drive time

8	11	18	42	66	96
8 minutes to McClellan Palomar Airport Highway 78	11 minutes to Interstate 5 Pacific Ocean	18 minutes to Interstate 15	42 minutes to Downtown San Diego	66 minutes to Orange County	96 minutes to Riverside County



neighbors

Carlsbad is a premier headquarters location. It's business-friendly environment and vibrant coastal live/work/play atmosphere has attracted renowned companies on a national and international scale in industries such as action sports, golf, med-tech, communications and clean technology.

ThermoFisher
SCIENTIFIC

 **GIA**
GEMOLOGICAL INSTITUTE OF AMERICA


GENOPTIX

SKLZ >>


sonicboom™

3E
COMPANY

ENVIANCE

//interknowlogy/



SPY+


buzztime
ENTERTAINMENT

Callaway
V

 **NORTEK**
SECURITY & CONTROL


MAXLINEAR


Nordson
ASYMTEK

AIR
PRODUCTS

 **EMERSON**
Network Power

 **IONIS**
PHARMACEUTICALS

 **PROCESSINGPOINT**
The Connected Workplace™

 **TaylorMade**


atec™

 **DCN**

 **IPITEK**


prAna

Viasat™

 **BECKMAN
COULTER**


cobra

Titleist®

LEGEND
3D | VFX | VR

 **OPTUMRx**

 **ZODIAC**
a better life®

 **COOLA**
organicuncarecollection

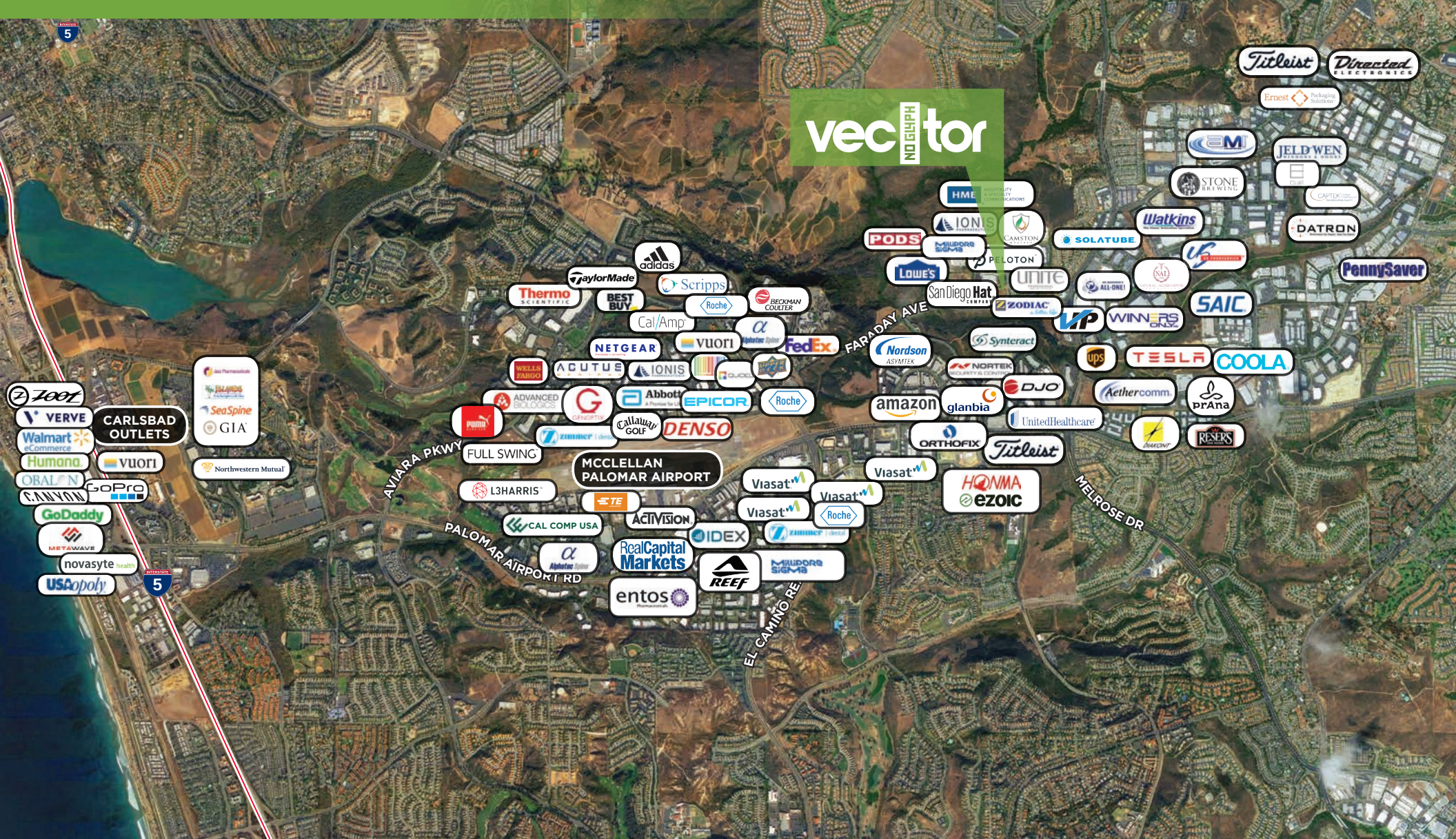
jenny
CRAIG

 **ORTHO**
Organizers

 **Abbott**


zimmer
dental

CARLSBAD CORPORATE NEIGHBORS



city of carlsbad

Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the "Golf Capital of the World" and a regional leader in San Diego's action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



**115,302
POPULATION**



**GOLF CAPITAL
OF THE WORLD**



**7 MILES OF
COASTLINE**



**150+
MANUFACTURING
PLANTS**



**46 MILES OF
HIKING TRAILS**



**EDUCATIONAL
ATTAINMENT**

42% BACHELOR'S
DEGREE OR HIGHER

2.9% PH.D



INDUSTRIES

INFORMATION & COMMUNICATIONS
TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY



**UNEMPLOYMENT
RATE 4.2%**

vec·tor

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PRINCIPALS