

\$100 Visa Gift Card for Submitting Qualified LOI\*



# PACIFIC COAST

## INDUSTRIAL CENTER

**SPRING PROMO \*\***

- 12 months of half rent
- Minimum 5 year lease term

**SINGLE-STORY BUILDINGS**

- Year 1 promo rate: \$1.40 NNN

**BUILDINGS 5355 ONLY**

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Creative Office Availabilities

\*Qualified LOI is defined as submitting a letter of intent and completed tenant credit application and submitting financials with LOI.



\*\*The 12 months half rent Winter Promotion will extend to the first 5 leases signed (or until 6/30/26 whichever occurs first). The Year 1 Promo rates will only be honored for a lease term 5 years or longer. No free rent will be considered with the half rent Winter Promotion. Year 2 rent will be \$2.90/sf and \$2.64/sf, respectively. Ownership reserves the right to adjust the Winter Promotion based on qualified lease terms.

# PROPERTY HIGHLIGHTS

## PRIME COASTAL LOCATION

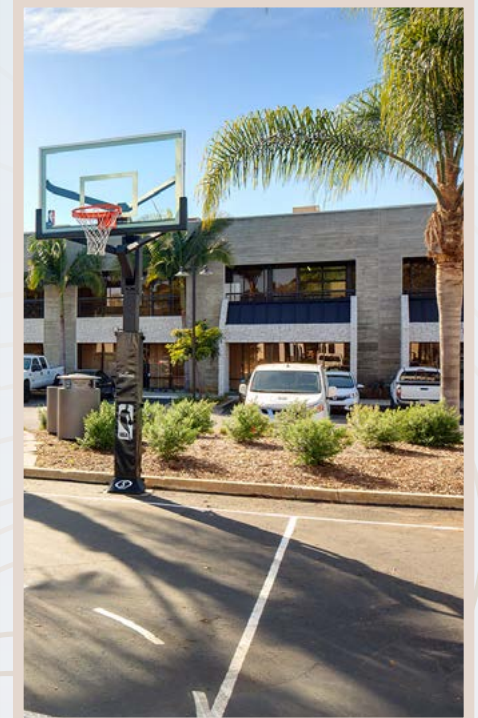
- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants

## AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras

## ADDITIONAL FEATURES

- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





# PACIFIC COAST

INDUSTRIAL CENTER



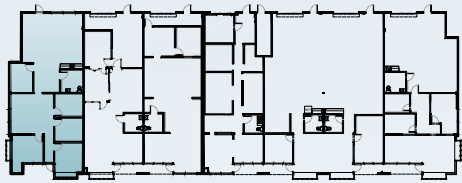
# CREATIVE OFFICE AVAILABILITIES

BUILDING#	STE	SQ. FT.	STATUS	FLOOR PLAN	ASKING LEASE RATE
5235	G	1,980 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.79/SF NNN
5315	250	1,117 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.65/SF NNN
5355	201	1,693 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	207	667 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	208A	630 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	208B	649 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN
5355	209	803 SF	AVAILABLE	<a href="#">VIEW PLAN</a>	\$2.49/SF NNN

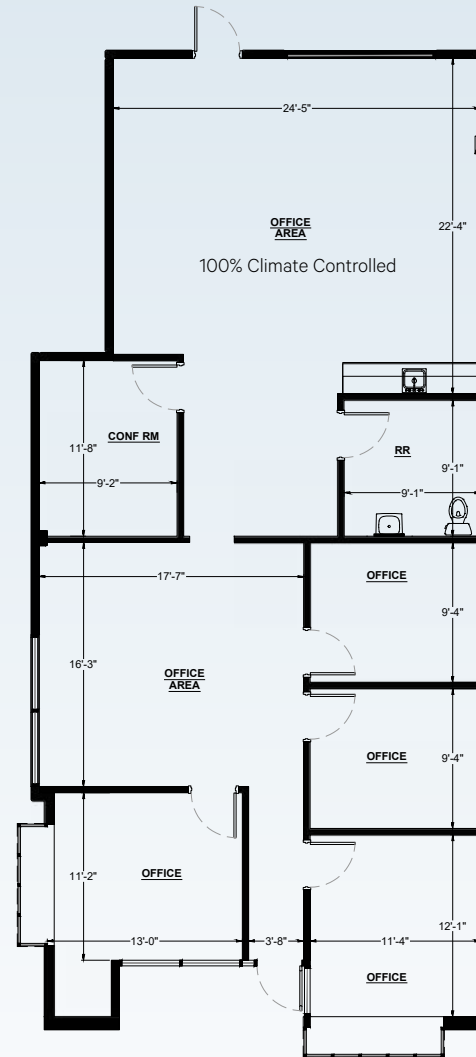
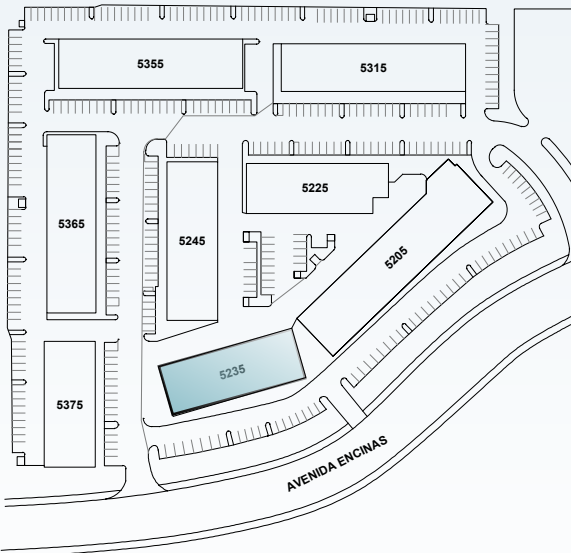
# BUILDING 5235

## Suite G: 1,980 SF

CREATIVE OFFICE CONCEPT



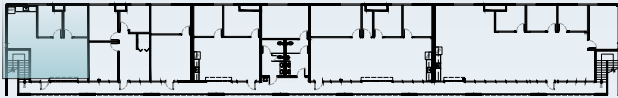
[← BACK TO AVAILABILITIES](#)



\*Layout customizable for Tenant

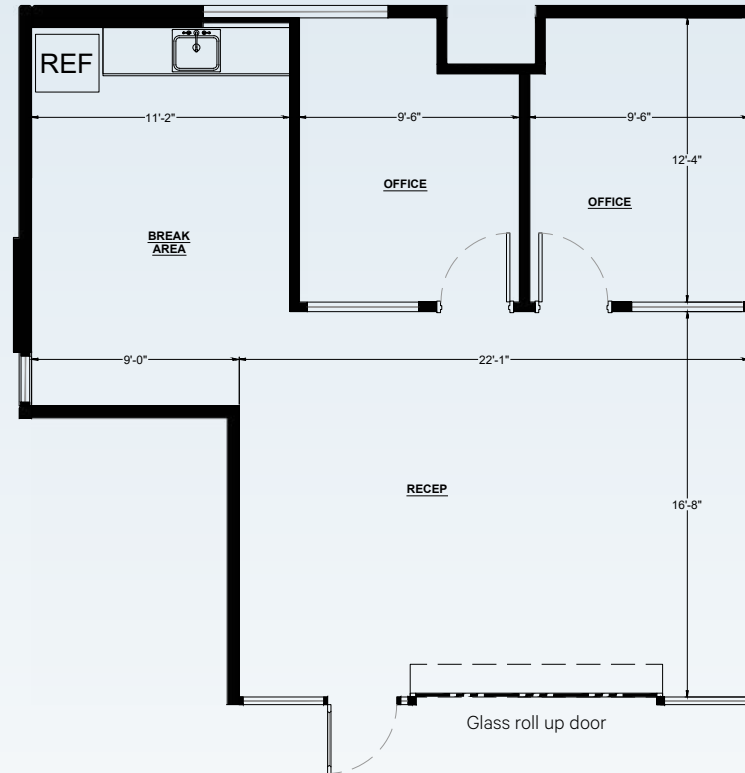
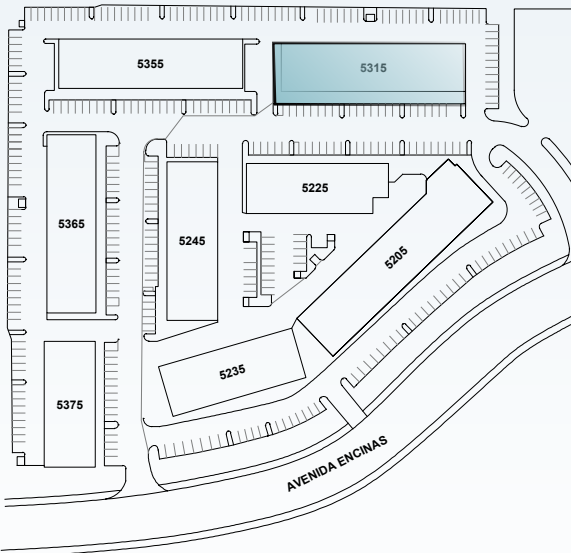
# BUILDING 5315

Suite 250: 1,117 SF



Second Floor

[← BACK TO AVAILABILITIES](#)



\*Layout customizable for Tenant

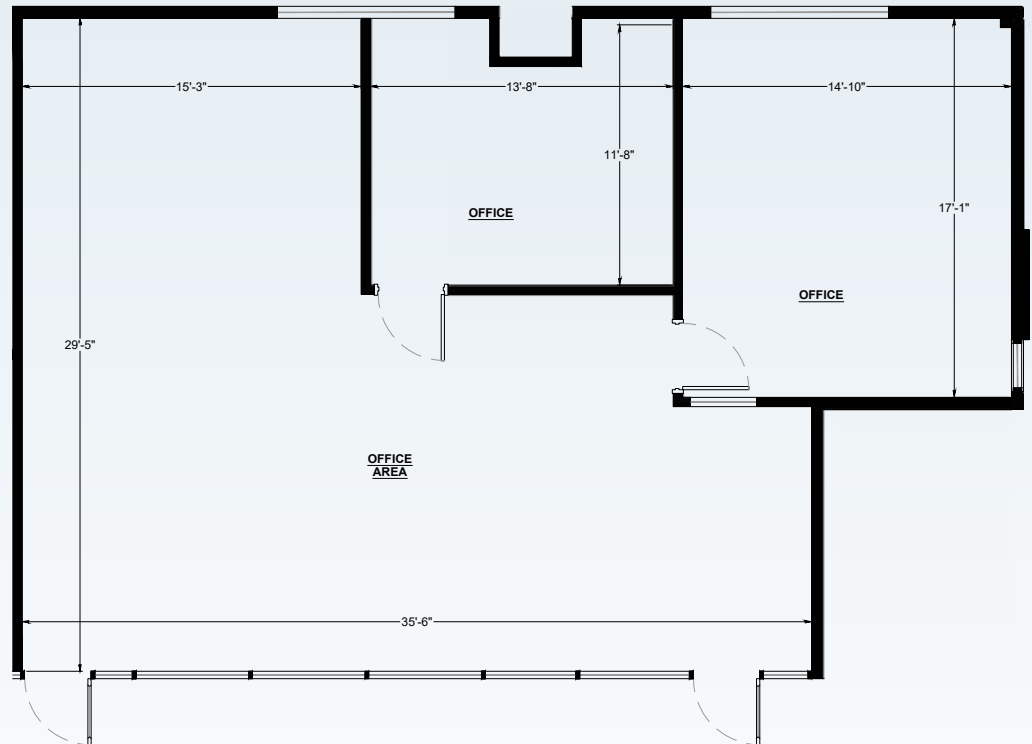
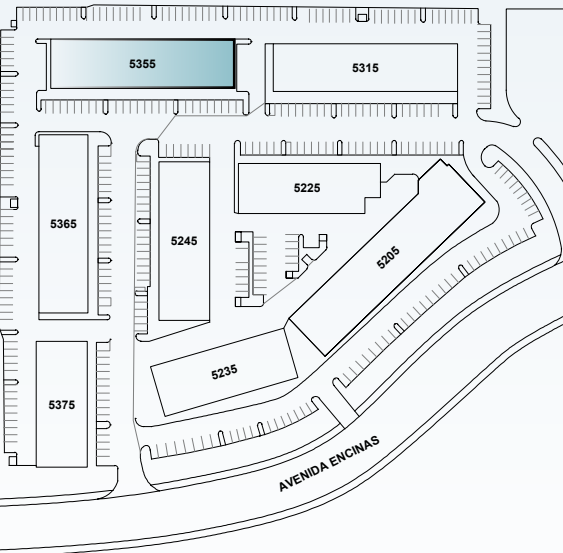
# BUILDING 5355

Suite 201: 1,693 SF



Second Floor

[← BACK TO AVAILABILITIES](#)



\*Layout customizable for Tenant

# BUILDING 5355

Suite 207: 667 SF

Suite 208A: 630 SF

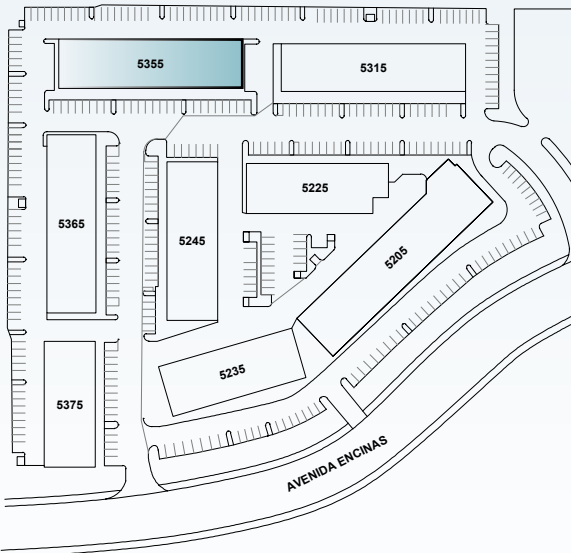
Suite 208B: 649 SF

Suite 209: 803 SF



Second Floor

[← BACK TO AVAILABILITIES](#)

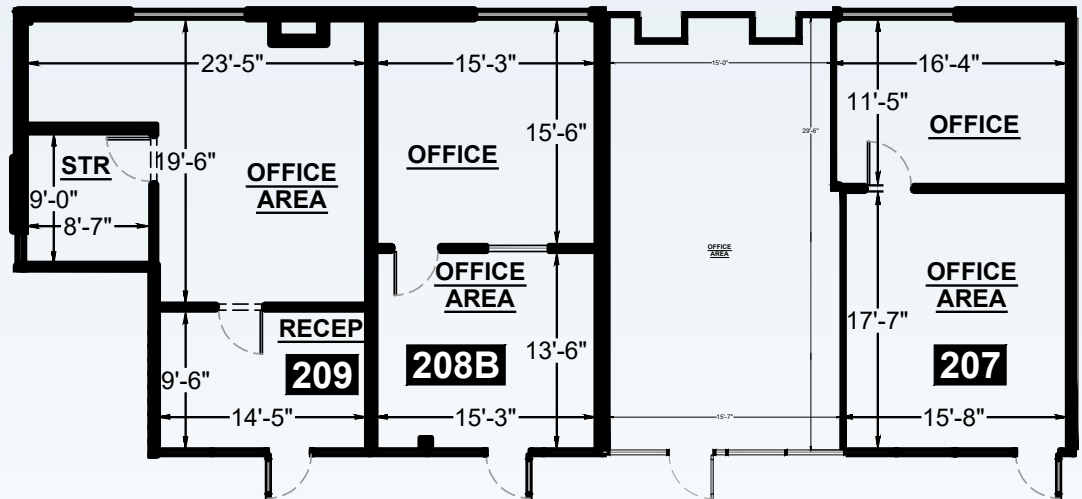


Suite 209:  
803 SF

Suite 208B:  
649 SF

Suite 208A:  
630 SF

Suite 207:  
667 SF



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# MAP



Carlsbad Flower Fields

Windmill Food Hall

Chick-fil-A

In-N-Out Burger



**PACIFIC  
COAST**  
INDUSTRIAL CENTER

INTERSTATE  
5



I-5

Cannon Road

Cannon Road

Avenida Encinas

Paseo del Norte

Car Country Drive

Carlsbad Boulevard



# PACIFIC COAST

INDUSTRIAL CENTER

Palomar Airport Road

Palomar Airport Road

I-5

I-5

Carlsbad Boulevard

Avenida Encinas

Paseo del Norte

PACIFIC OCEAN

# AREA OVERVIEW

## **BLDG 1**

5205 Avenida Encinas

## **BLDG 2**

5235 Avenida Encinas

## **BLDG 3**

5375 Avenida Encinas

## **BLDG 4**

5365 Avenida Encinas

## **BLDG 5**

5355 Avenida Encinas

## **BLDG 6**

5315 Avenida Encinas

## **BLDG 7**

5225 Avenida Encinas

## **BLDG 8**

5245 Avenida Encinas





AVENIDA ENCINAS



PACIFIC  
OCEAN

5315

Second Floor Creative Office



**PACIFIC  
COAST**  
INDUSTRIAL CENTER

**For more information, please contact:**

**CREATIVE OFFICE**

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