

FOR LEASE

# THE ISLAND



RETAIL | RESTAURANT | MEDICAL | OFFICE

5806 - 5814 Van Allen Way | Carlsbad, CA 92008

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES

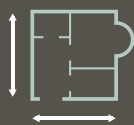
# THE ISLAND



## TENANTS



## PROPERTY FEATURES



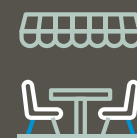
±53,871 SF  
Mixed-use  
center



Located in the Heart of Carlsbad  
Research Center, North San  
Diego's Premier Business Park



Over 7.5 million SF of office, industrial  
and flex space with over 51,000  
employees within a two mile radius



Stylish patio furniture in a  
heated seating area



Well maintained  
with on-site day  
porter



Excellent signage  
and graphics  
program

## RETAIL

Suite	Tenant	SF	Comments
100	The Breakfast Mug	2,500	
101-102	Derrington Orthopedics	2,753	
105	El Cubano	587	
110	Fried Up Co.	589	
112	Jose's Taco Shop	759	
115	The Morning Grove	800	
120	Punjabi Tandoor	800	
125	Pastaphony	700	
130	Allen's New York Pizza	589	
135	J-Box Sushi	511	
140	Savory Grill	896	
145	Studio Barre	1,720	
150	Optometrist	1,278	
155	Croutons	1,265	
160	AVAILABLE	1,733	
165	Ocean Day Spa	1,210	
170	Nails.com	1,210	
175-185	Fit Body Boot Camp	4,122	
190	Gracie Barra Jiu Jitsu	2,457	

## OFFICE

Suite	Tenant	SF	Comments
200	Steez Fine Barbering	567	
205	Dr. Ida Alfonso	1,440	
210	PCMD Neurology	1,164	
215	Carlsbad Center for Integrative Medicine	3,815	
220	Carlsbad Dental Associates	3,275	
225	Quantum Funcnional Medicine	2,635	
Roof A	AVAILABLE	200	Cell site

## SITE PLAN



AVAILABILITIES

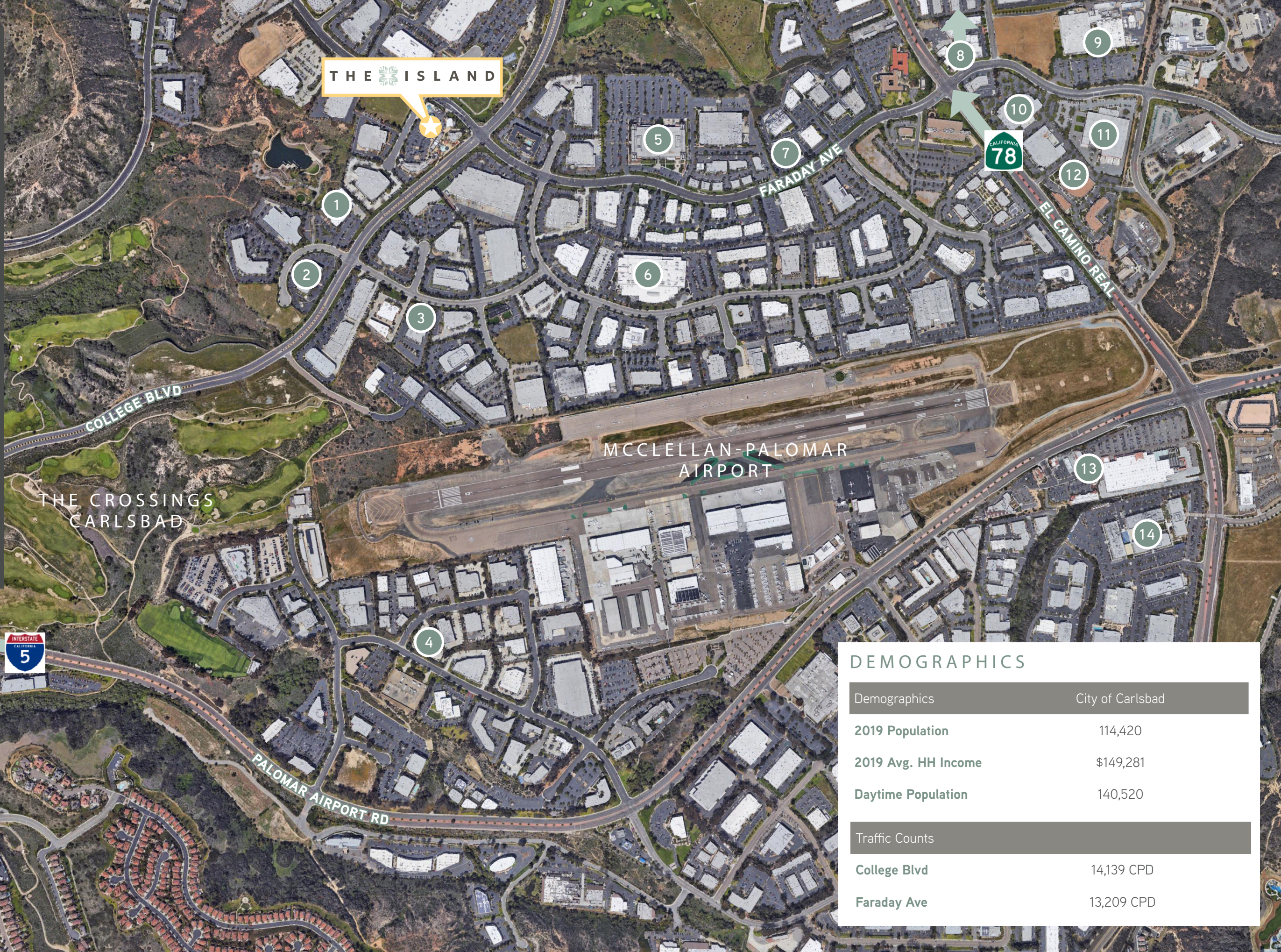
COMING SOON!  
SMAC EXPANSION

Suite 160  
1,733 SF

14,139  
CPD

13,209  
CPD

- 1 Cobra Puma Golf
- 2 Genoptix Medical Lab
- 3 Full Swing Golf
- 4 Aldila Golf Corp
- 5 Rockstar San Diego
- 6 Callaway Golf
- 7 Ionis Pharmaceuticals
- 8 Arcana Brewing
- 9 Beckman Coulter
- 10 Alphatec Spine
- 11 FedEx Ship Center
- 12 Rouler Brewing
- 13 Palomar Coomons
- 14 ViaSat



### DEMOGRAPHICS

Demographics	City of Carlsbad
<b>2019 Population</b>	114,420
<b>2019 Avg. HH Income</b>	\$149,281
<b>Daytime Population</b>	140,520
Traffic Counts	
<b>College Blvd</b>	14,139 CPD
<b>Faraday Ave</b>	13,209 CPD



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