



1926

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**FOR LEASE**

**1926 KELLOGG AVENUE**  
**CARLSBAD, CA**



**FREESTANDING R&D FLEX BUILDING**  
**DIVISIBLE FROM ±6,250 TO ±8,990 SF**

# PROPERTY HIGHLIGHTS

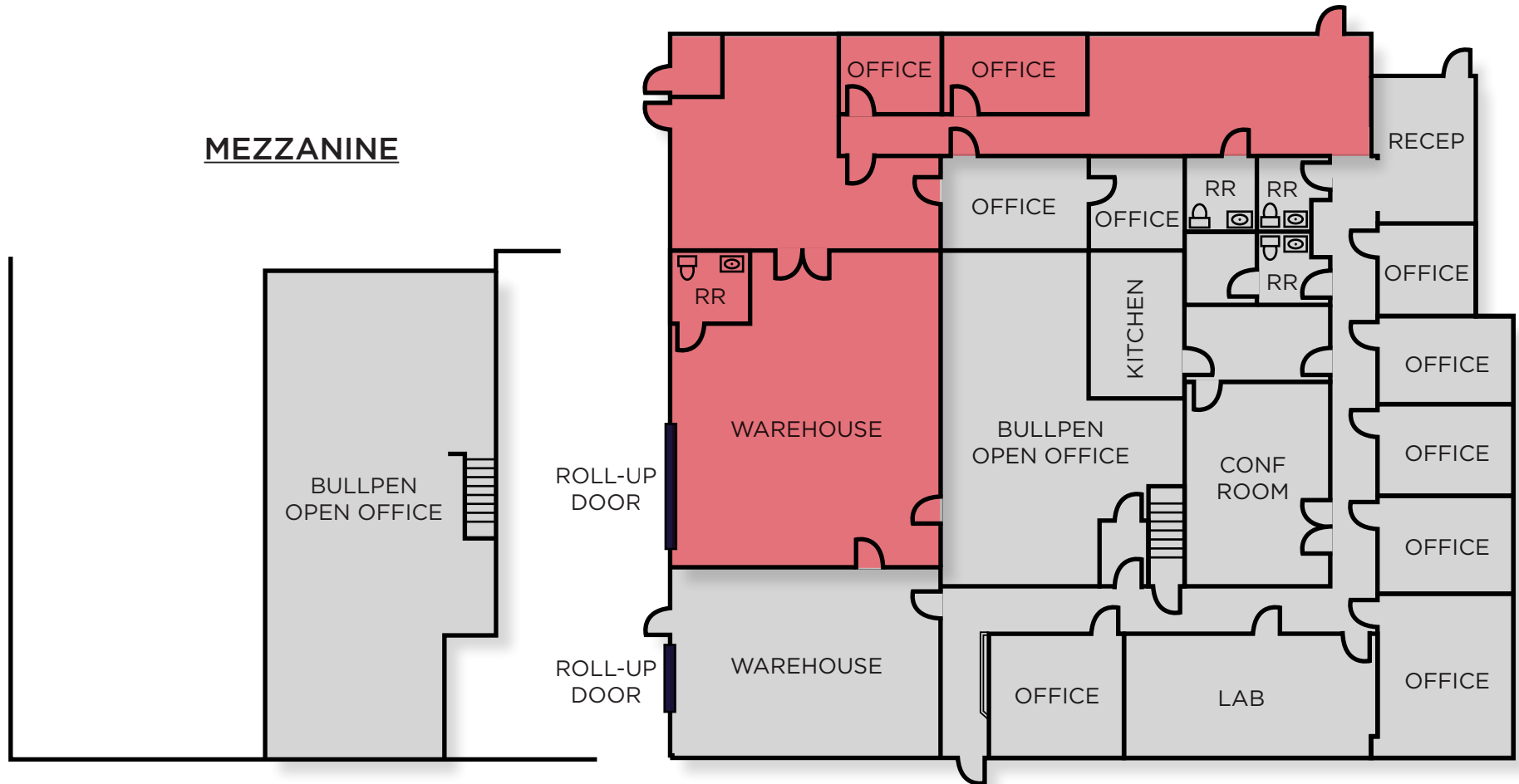
- » Divisible from  $\pm 6,250$  to  $\pm 8,990$  SF
- » Flexible uses including R&D, Life-Science, Creative Office, and Flex/Warehouse
- » Includes Class 10,000 Clean Room
- » Estimated 18' Clear Height in Warehouse
- » Two (2) Grade Level Roll-Up Doors
- » 3 Phase, 400 Amp 120/208v
- » 20 Reserved Parking Spaces
- » Building Lot Area Totaling 32,000 SF
- » Renovated in 2022
- » Prominent Corner Location with Canyon and Ocean Views
- » Private Park-Like Grounds with Picnic Area
- » Located in the Highly Desirable West of El Camino Real Location
- » Lease Rate: Call Broker For Details




# FLOOR PLAN

## FIRST FLOOR

## MEZZANINE



 Capable to be demised into separate suite

# PROPERTY PHOTOS



# NEARBY AMENITIES



**COSTCO WHOLESALE**

CARLSBAD PREMIUM OUTLETS

**LEGOLAND**

**THE ISLAND AT CARLSBAD**

El Cubano  
CARLSBAD PIZZA  
PUNAN TANDOOR  
ANYTIME FITNESS  
BOX

**1926 KELLOGG AVENUE**

**MCCLELLAN PALOMAR AIRPORT**

**PALOMAR COMMONS**

Chipotle  
LOWE'S  
FIVE GUYS  
noodles  
JASON MARR

**EL CAMINO REAL**

**CARLSBAD GATEWAY CENTER**

ALPHA  
gelatolove  
SAMS KITCHEN  
FALLEN  
Felicie  
Choice

**BRESSI RANCH**

STATER  
PICK UP STIX  
CHASE  
petco  
TRADER JOE'S  
rubios  
SUPERCUTS  
nékter  
verizon  
Peets  
FISH DISTRICT  
Luna Grill  
BLOOM  
BOYS & GIRLS CLUBS

**THE SQUARE**

BevMo!  
CVS pharmacy  
RICHARD WALKERS  
CASERO  
BIRD ROCK COFFEE ROASTERS  
MENDOCINO FARMS  
MISSION FEDERAL CREDIT UNION  
Manjo-Manjo  
PAPA JOHN'S

**PALOMAR AIRPORT RD**

**FARADAY AVE**



**EL FUERTE ST**



# DEMOGRAPHICS



## College Education:

33%+ of residents (25+) hold a bachelor's degree or higher



## Employment Growth:

16% over the past 10 years



## 2025 Population:

246,773 | 5 Mile Radius



## 2025 Median Household Income:

\$115,207 | 5 Mile Radius



## 2025 Median Age:

40 | 5 Mile Radius



## 2025 Median Home Value:

\$924,124 | 5 Mile Radius

# Carlsbad

## A Desirable Place to Live

Located in the heart of southern California in North County San Diego, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

**A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.**

"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."

# North County

North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state which suggests that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent — making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.



**Population: 639,866**

From 2010-2025 the population grew by nearly 8% compared to 7% for entire County of San Diego and the State of California.



**Median Household Income: \$94,500**

Median household income is 5.6% higher than the state.



**Jobs: 361,274**

October 2025 unemployment rate is 4.3%. 20% of the county's labor force is located in North County.

## The Innovators: Carlsbad Employers





**FOR MORE INFORMATION, CONTACT:**

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