

FOR LEASE



PROPERTY HIGHLIGHTS

Approximately 14,854 SF

Approximately 3,500 SF (23.6%) office

1.15 AC Lot

1,600a/120 - 208v 3p Heavy Power

2.40/1,000 SF Parking Ratio

Close proximity to numerous restaurants and retail amenities

Excellent access to I-5 & beaches via Palomar Airport Road

Across from McClellan-Palomar Airport, 1.2 miles away

LEASE RATE: Call Broker to Discuss



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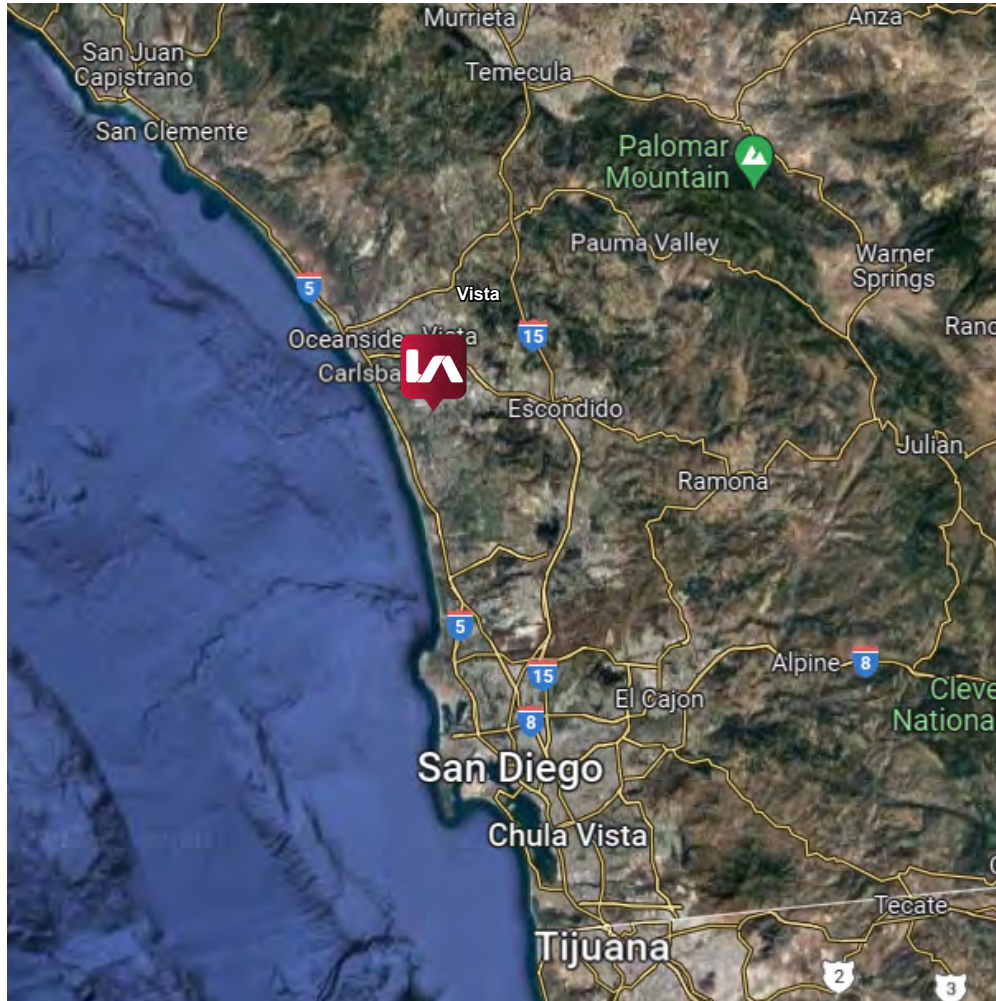
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DISTANCES 

- 35 MIN** TO ORANGE COUNTY
- 45 MIN** TO SOUTH RIVERSIDE COUNTY
- 2 MINUTES** TO PALOMAR AIRPORT
- 10 MIN** TO BEACH
- 40 MIN** TO DOWNTOWN SAN DIEGO
- 40 MIN** TO SAN DIEGO INTERNATIONAL AIRPORT
- 15 MIN** TO HIGHWAY 78
- 10 MIN** TO INTERSTATE 15
- 1 HR** TO MEXICO BORDER

The building being located near many major cities, roads, and landmarks presents a fantastic opportunity. It can potentially lead to increased efficiency and cost savings in terms of shipping and delivery. Additionally, being in close proximity to major cities and landmarks can also increase the visibility and accessibility of the building for potential customers and clients.



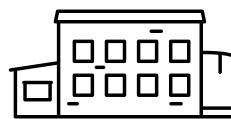
CARLSBAD DEMOGRAPHICS



Median Household Income
\$134,000



Total Employees
92,000



Total Businesses
8,500



Total Population
114,600

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CARLSBAD

Carlsbad, California, sits along the San Diego County coastline, boasting beautiful beaches and a laid-back beach town vibe. The local economy is bustling with a mix of industries, including tourism, biotech, and golf (thanks to several top-notch golf courses). Plus, the city has a burgeoning craft beer scene, adding to its allure. You'll also find a close-knit community, local events, and some fantastic restaurants. All in all, Carlsbad is the kind of place where you can soak up the sun and enjoy a relaxed coastal lifestyle while staying connected to a diverse and thriving economy.

IMPORTANT CARLSBAD COMPANIES



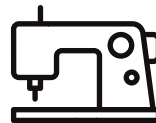
IMPORTANT CARLSBAD INDUSTRIES



BIOTECH



TOURISM



MANUFACTURING



GOLF

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LOCATION AND AMENITIES



- 1** Legoland | In-N-Out | Draft Republic | Miguel's | McDonald's | Toyota of Carlsbad | Hoehn Honda Carlsbad | Premium Chevrolet of Carlsbad | Lexus Carlsbad | Mercedes-Benz of Carlsbad | GoPro | Windmill Food Hall | Carlsbad Premium Outlets: Nike, Adidas, Tommy Hilfger, Polo Ralph Lauren, Michael Kors, Hurley, Oneill, Vans | Sheraton | Grand Pacific Palisades Resort | The Crossings at Carlsbad | Hilton | Gemological Institute of America
- 2** McClellan-Palomar Airport | ThermoFisher Scientific | Viasat | Homes2Suites by Hilton | Fairfield Inn by Marriott | K1 Speed | Icetown Ice Skating | Callaway Golf | Vuori Clothing Office | Anytime Fitness | Grand Pacific Resorts | The Kingdom Golf | Chuao Chocolate | Burgeon Beer Company | Public Storage | 5 Tool Hitting Center
- 3** Eureka! | SkyZone | Holiday Inn | Sprouts Farmers Market | CVS | Bird Rock Coffee Roasters | Trader Joe's | Richard Walker's Pancake House | BevMo! | Panini Kabob Grill | Giaola Italian Kitchen | Mendocino Farms | Casero Taqueria | Peet's Coffee | Pieology Pizzeria | Postal Annex | Tommy V's Urban Kitchen | Menchie's Frozen Yogurt | Tandoori Guys Indian Food | Fish Distict | Luna Grill | Board & Brew | Stater Bros | Chase Bank
- 4** The Home Depot | Pure Project Vista | Dogleg Brewing Company | US Foods | The Wall Climbing Gym | Target | Battlemage Brewing Company | Belching Beaver Pub 980 | Local Roots: The Boochoyard | Sullivan Moving & Storage | Booze Brothers Brewing Co | Hello Deli

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