

\$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 5315 & 5355 ONLY

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Multi-Tenant Flex 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 Spring Promotion will extend to the first 5 leases signed (or until 3/31/26, 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 Spring 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

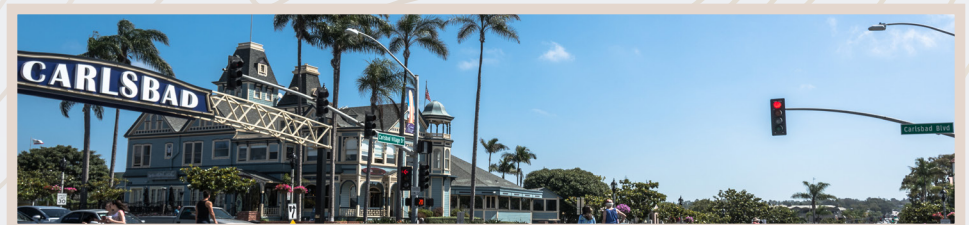
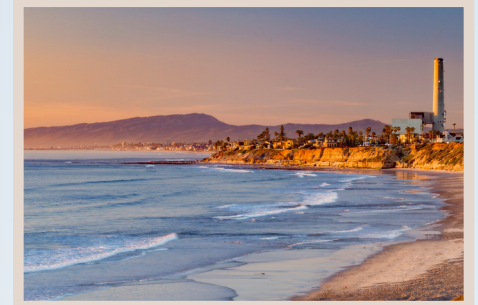
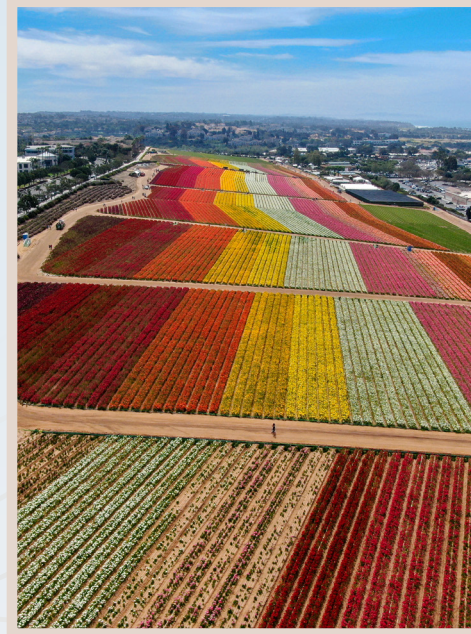
- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants

AMENITIES

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

ADDITIONAL FEATURES

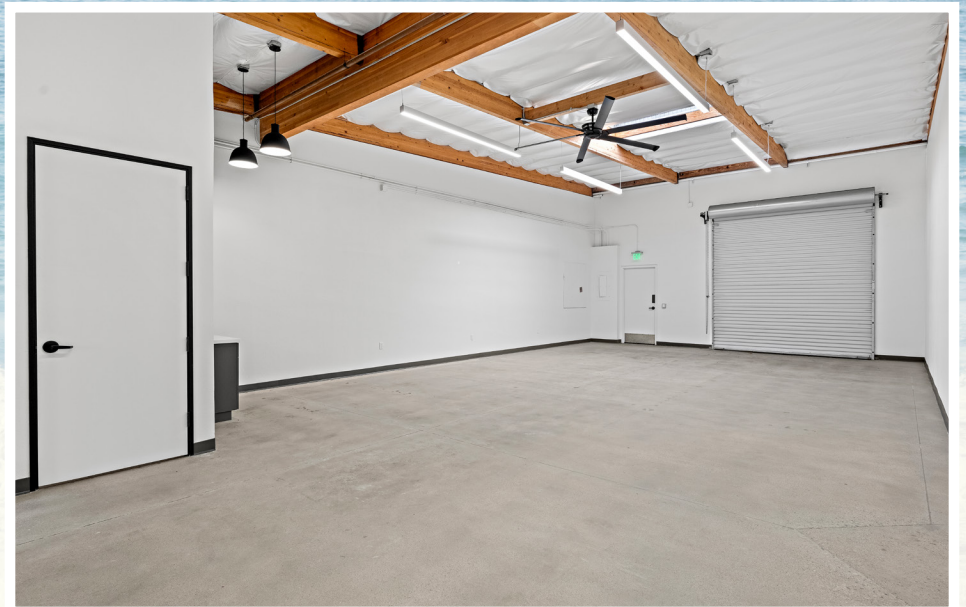
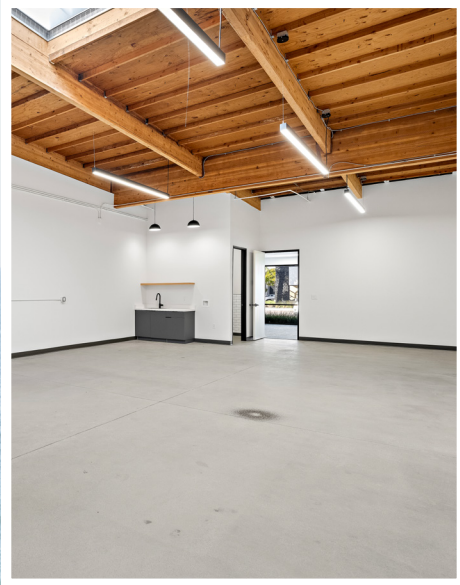
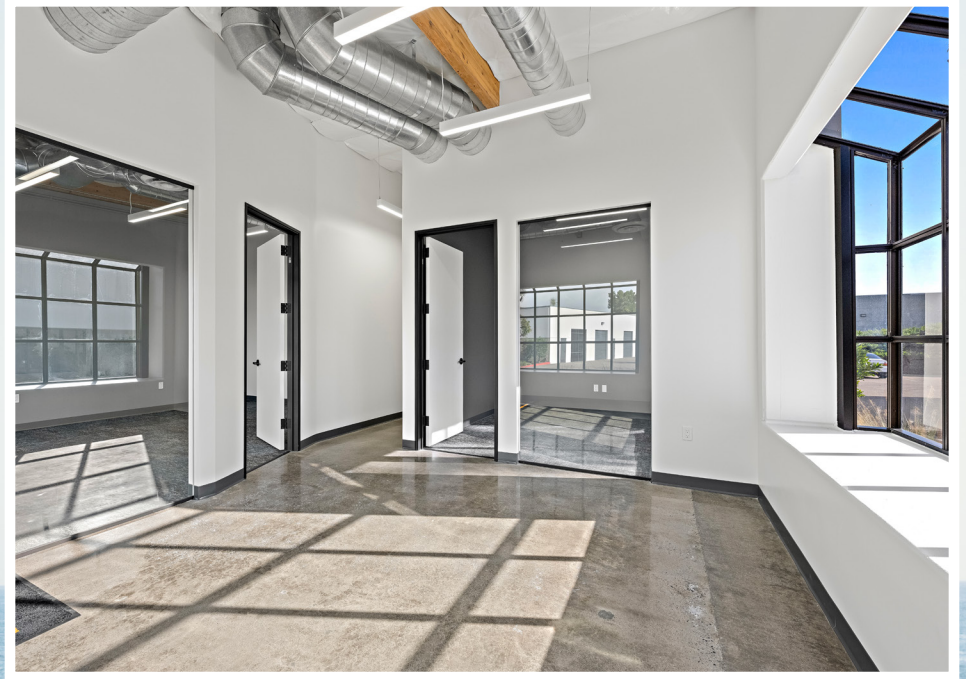
- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





PACIFIC COAST

INDUSTRIAL CENTER





PACIFIC COAST

INDUSTRIAL CENTER



R&D/FLEX AVAILABILITIES

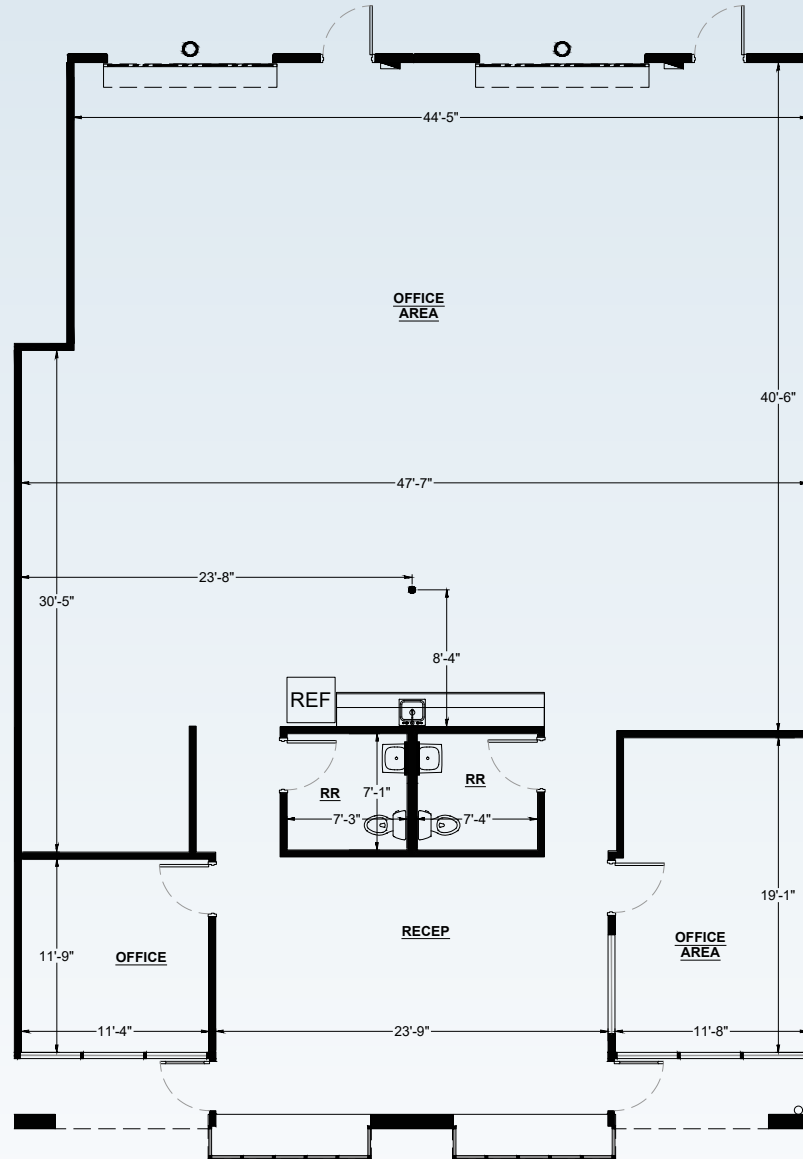
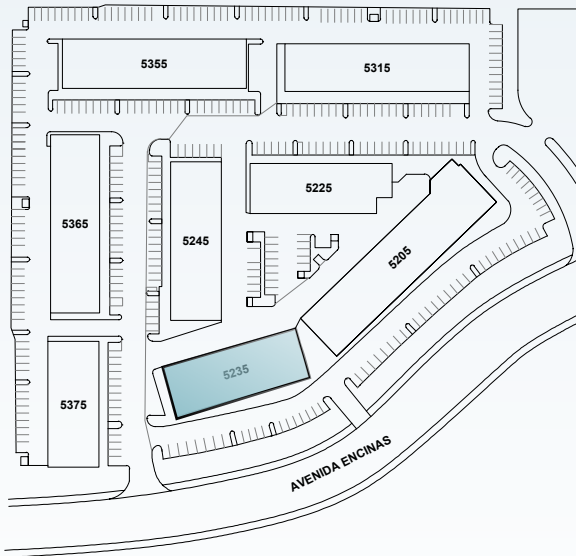
BUILDING #	STE	SQ. FT.	FLOOR PLAN	ASKING LEASE RATE
5235	B/C	3,233 SF	VIEW PLAN	\$2.79/SF NNN
5315	140	1,718 SF	VIEW PLAN	\$2.54/SF NNN
5355	105	1,447 SF	VIEW PLAN	\$2.54/SF NNN
5355	106	1,443 SF	VIEW PLAN	\$2.54/SF NNN
5355	105/106	2,890 SF	VIEW PLAN	\$2.54/SF NNN
5365	C	1,639 SF	VIEW PLAN	\$2.79/SF NNN
5375	C/D	3,175 SF	VIEW PLAN	\$2.79/SF NNN

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5235

STE B/C - 3,233 SF

[← BACK TO AVAILABILITIES](#)

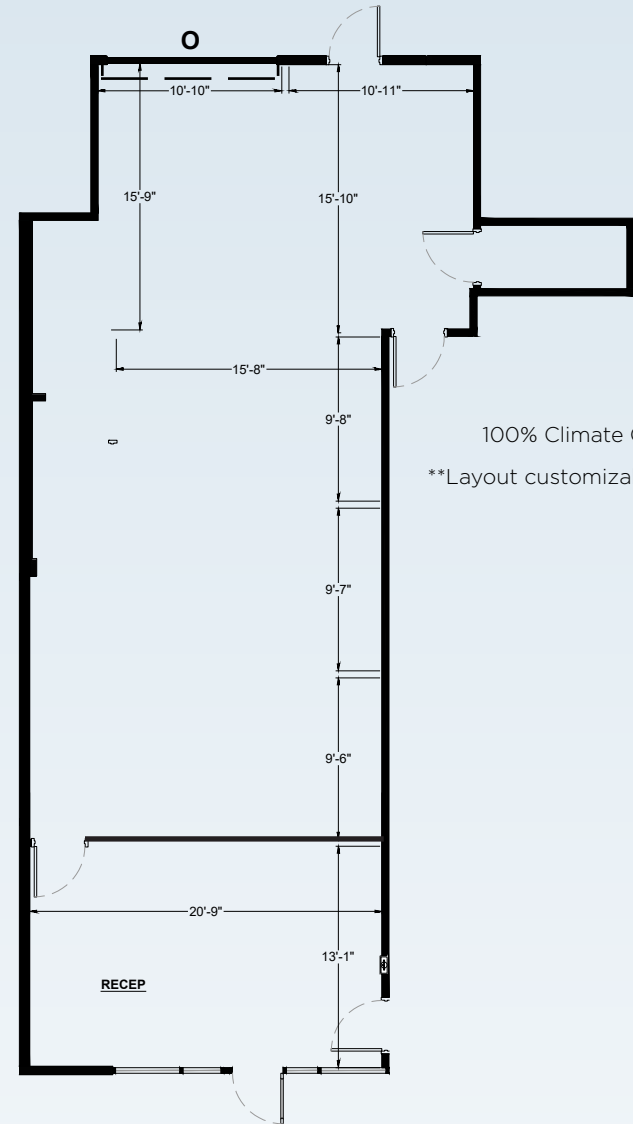
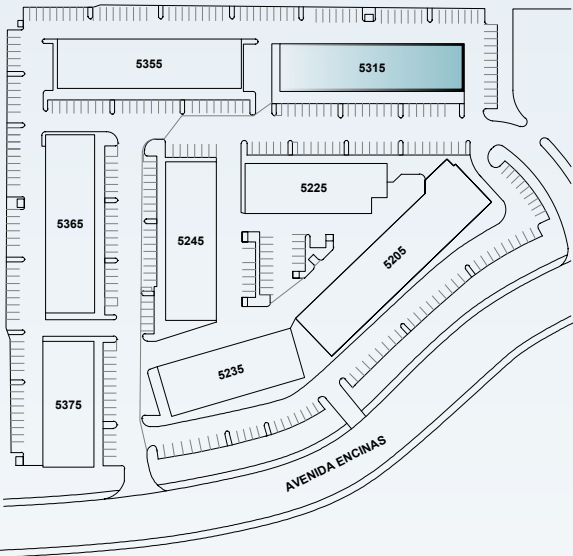
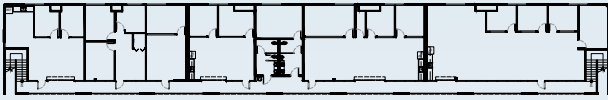


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 140 - 1,718 SF

[← BACK TO AVAILABILITIES](#)



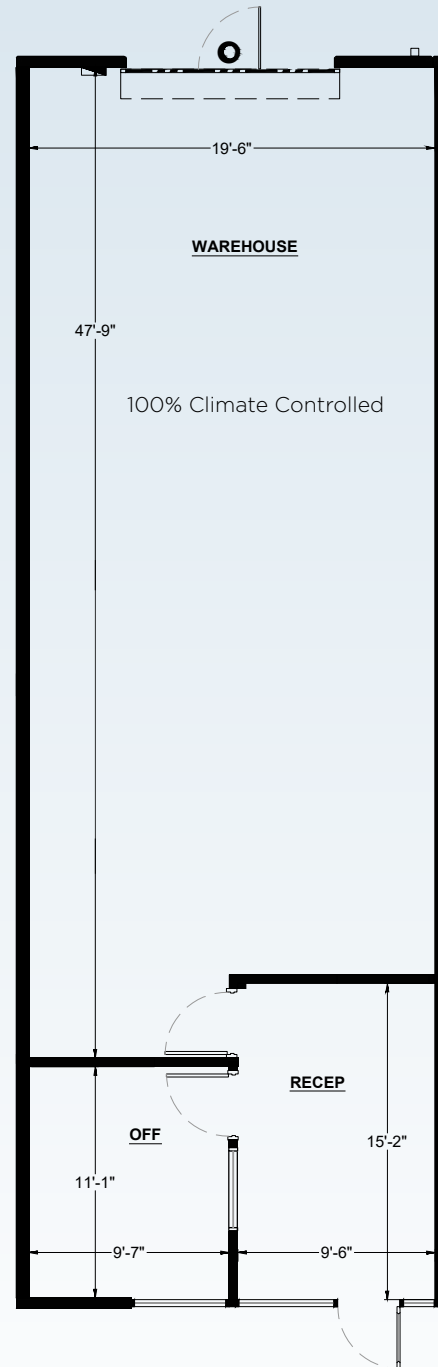
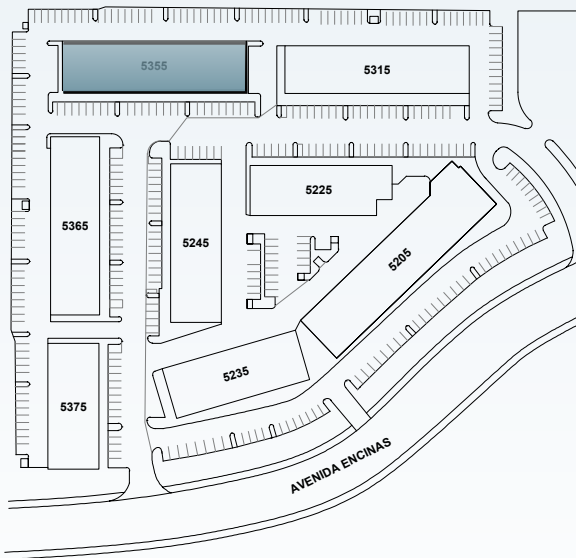
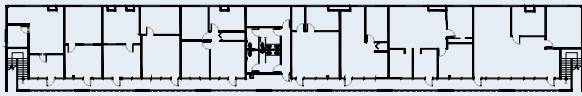
100% Climate Controlled
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 105 - 1,447 SF

[← BACK TO AVAILABILITIES](#)

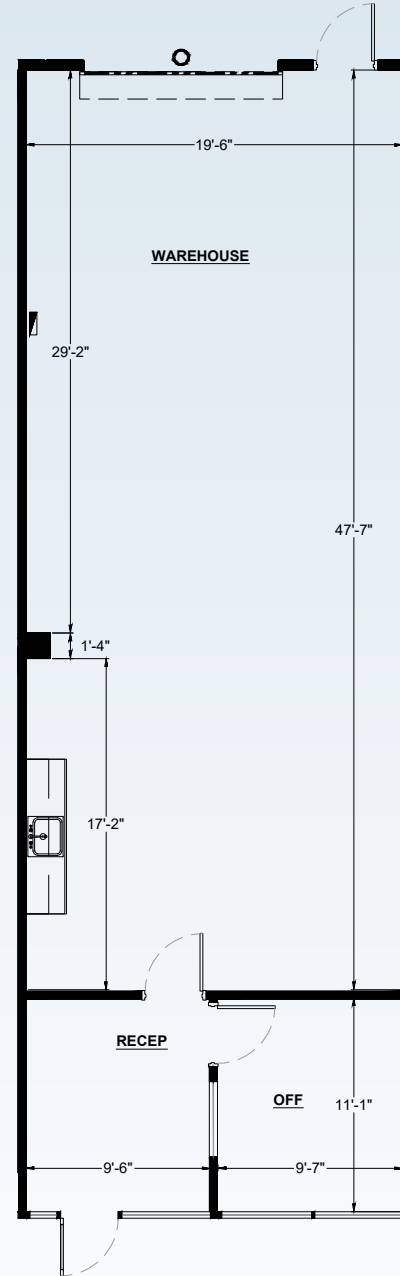
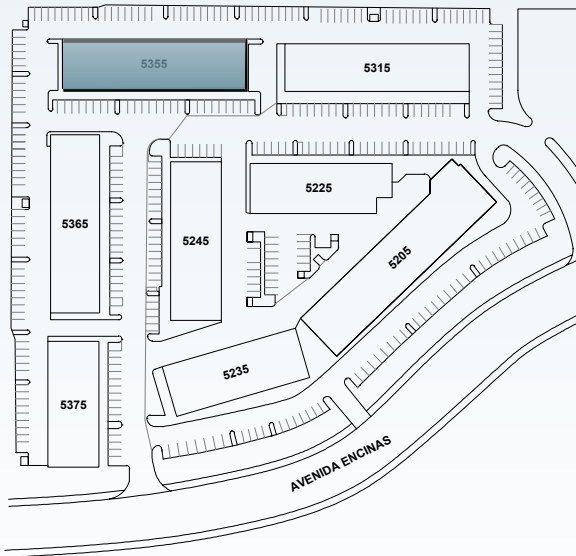
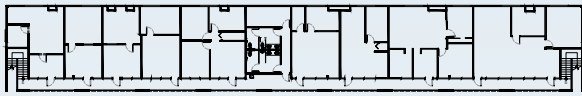


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 106 - 1,443 SF

[← BACK TO AVAILABILITIES](#)

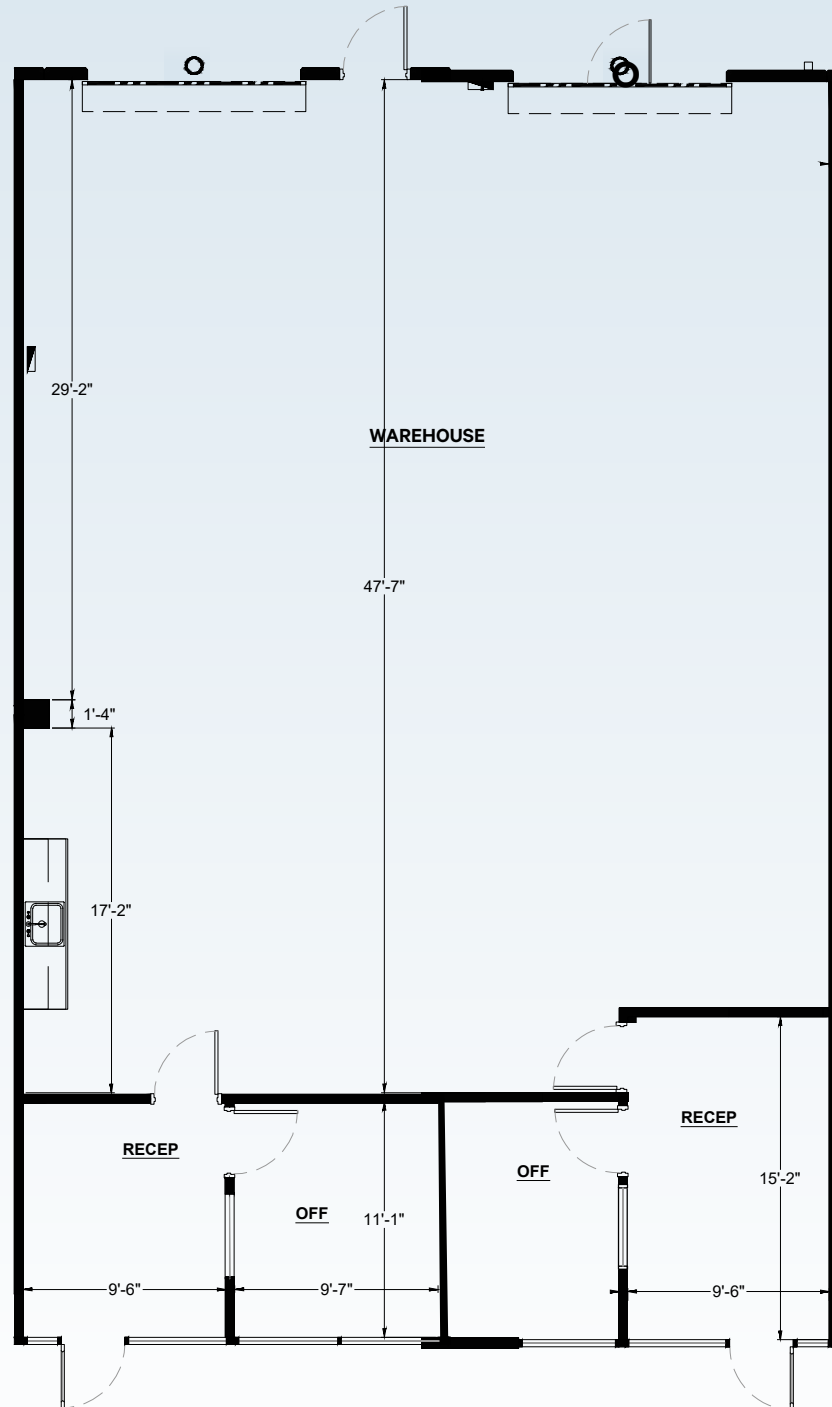
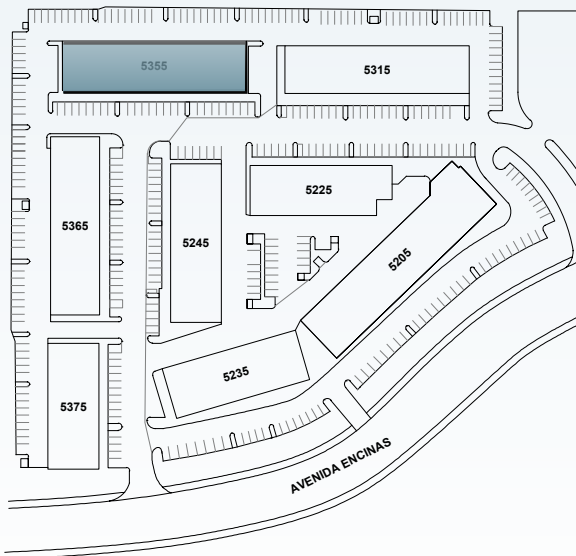
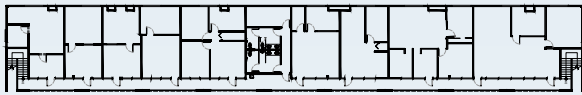


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 105/106 - 2,890 SF
POTENTIALLY COMBINABLE

[← BACK TO AVAILABILITIES](#)

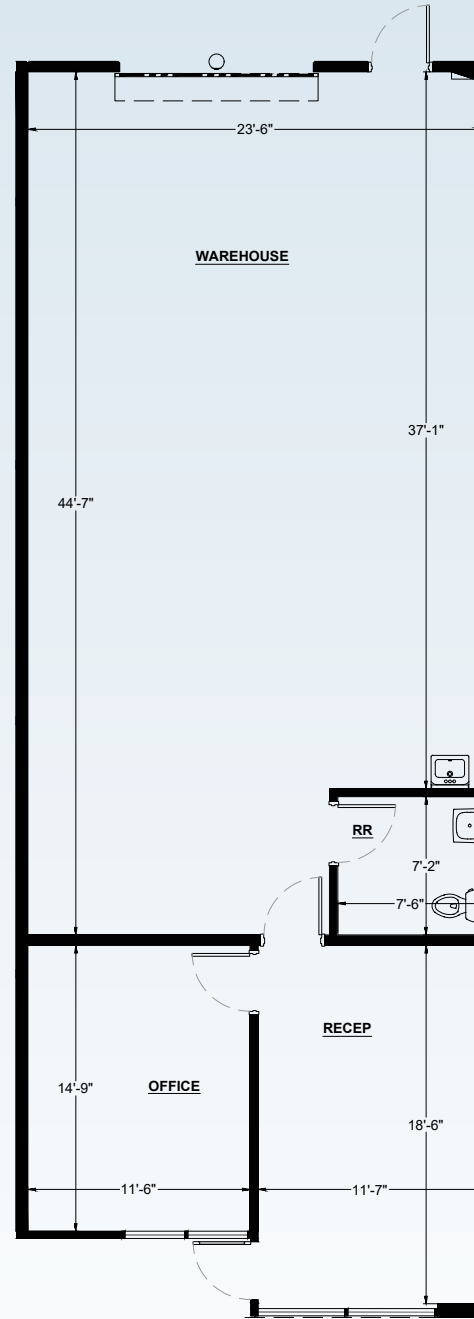
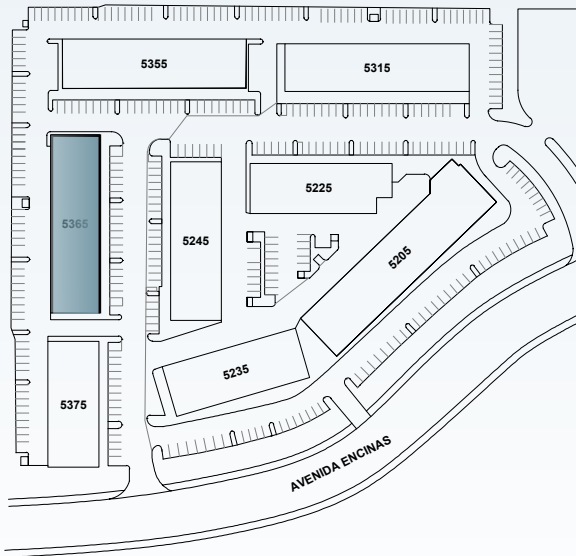
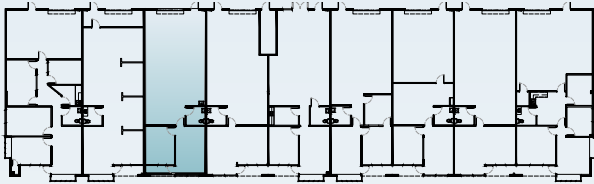


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5365

STE C - 1,639 SF

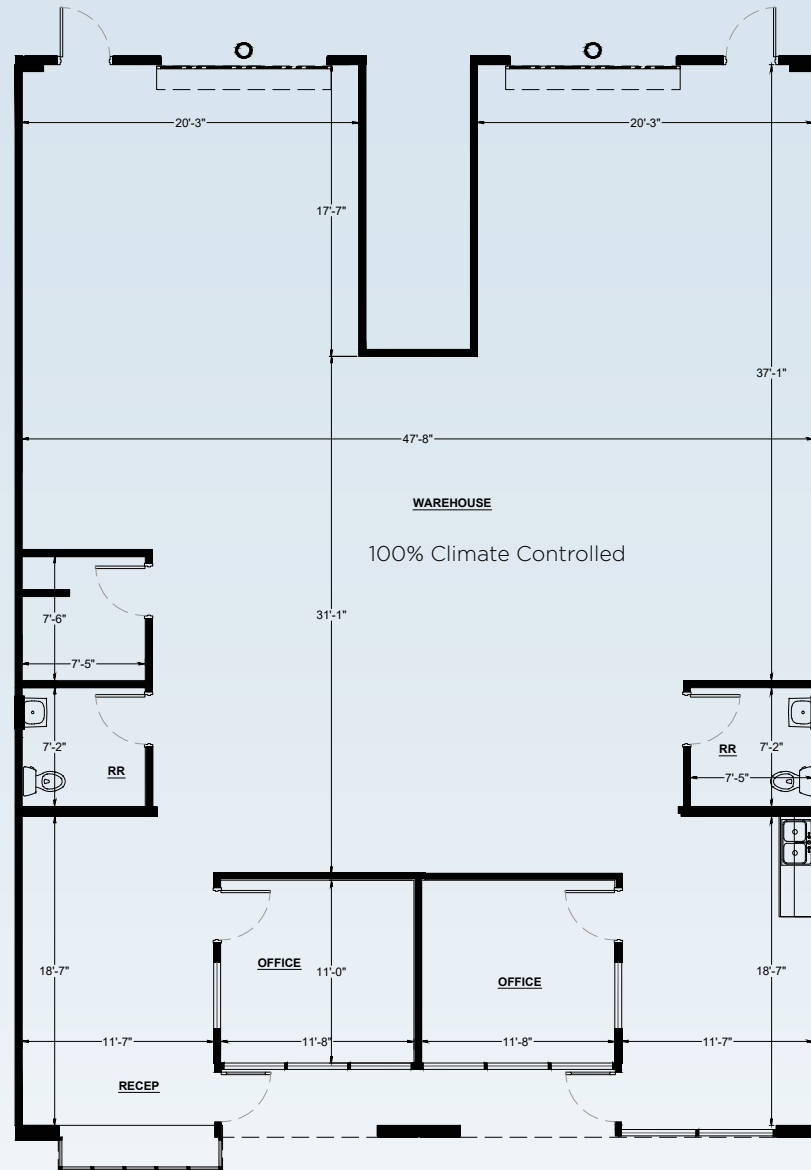
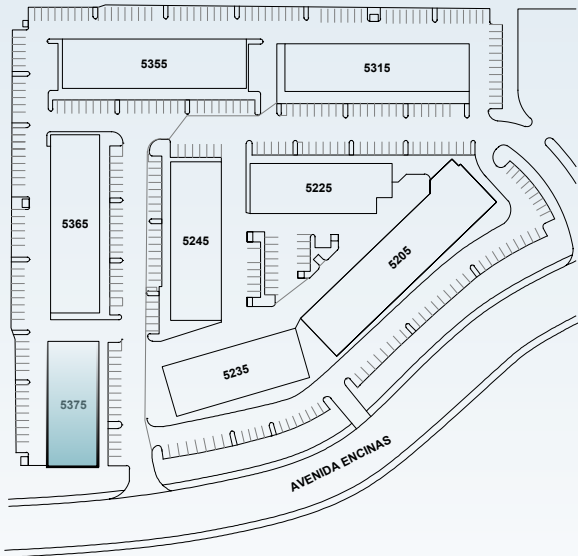
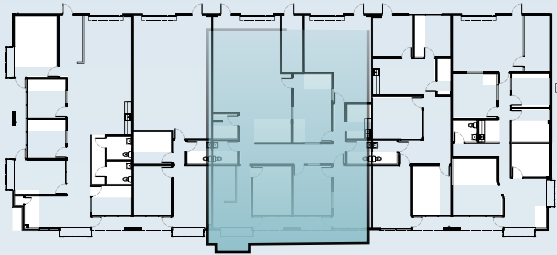
[← BACK TO AVAILABILITIES](#)



BUILDING 5375

STE C/D - 3,175 SF

[← BACK TO AVAILABILITIES](#)



MAP

Carlsbad Flower Fields

Windmill Food Hall

In-N-Out Burger



5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008



PACIFIC COAST

INDUSTRIAL CENTER

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



5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008



PACIFIC
OCEAN



**PACIFIC
COAST**
INDUSTRIAL CENTER

For more information, please contact:

INDUSTRIAL/FLEX

Blake Wilson
First Vice President

Lic. 02001878
+1 760 438 8587
blake.wilson@cbre.com

Weston Yahn
Vice President

Lic. 01975469
+1 760 438 8505
weston.yahn@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE