

CBRE



FOR LEASE

Carlsbad Gateway Center

**5670, 5674 El Camino Real
5611 - 5671 Palmer Way**

Property Features



Flexible M Zoning

- » Rare zoning within City of Carlsbad - can accommodate most commercial uses with ability to be open to the public.
- » Unique tenant mix includes commercial kitchen operations, food production uses, craft breweries, health and wellness and technology uses.
- » Natural gas service and other existing infrastructure to accommodate food related uses.
- » More than an industrial park!



Flexible Unit Sizes with Varying Office Build Outs



Expansion Capabilities within 233,000 SF Business Park



3.0/1,000 SF Parking Ratio



Close Proximity to Housing and Various Retail Amenities

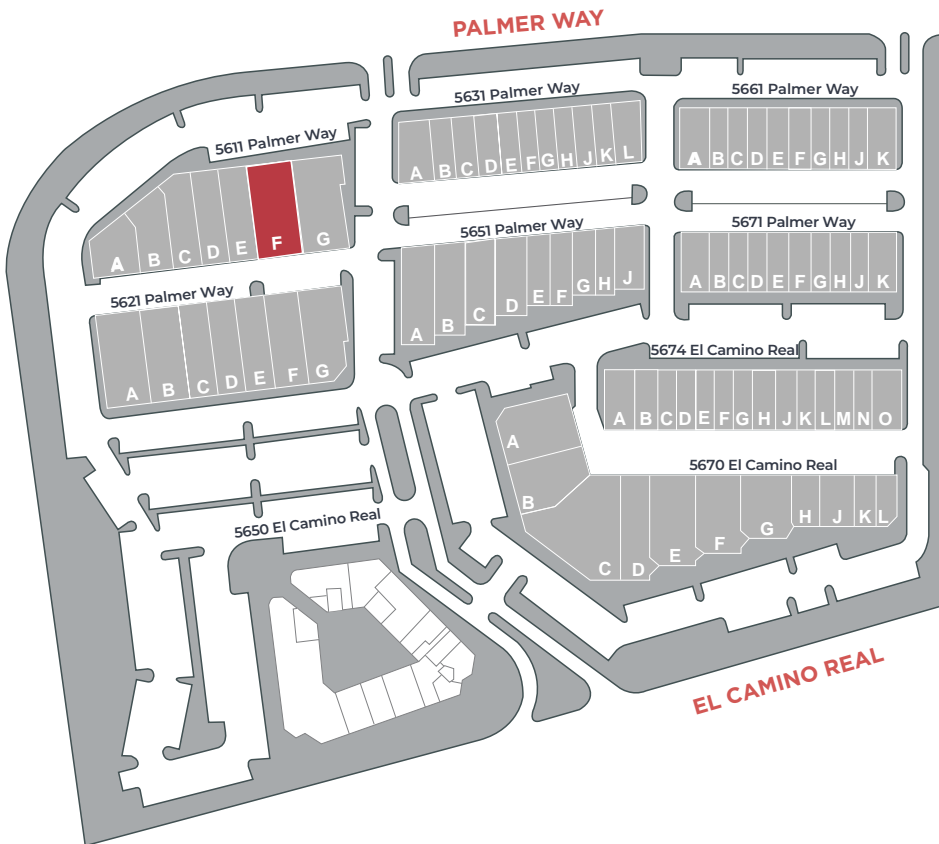


Frontage on El Camino Real - 36,300 ADTs (SANDAG; 2006)



On Site Property Management; On Site Food & Drink Options

Site Plan/On-Site Amenities



5611

B. Prager Bros. Artisan Bread
F. Available for Lease

5621

B. Angel's Salumi & Truffles
C. Arcana Brewing

5631

A. Choice Superfood Bar & Juicery

5661

B. Bologna Court
C. Gelato Love
G. Plantiful Kitchen

5671

J. El Valle Paeteria

Suite F

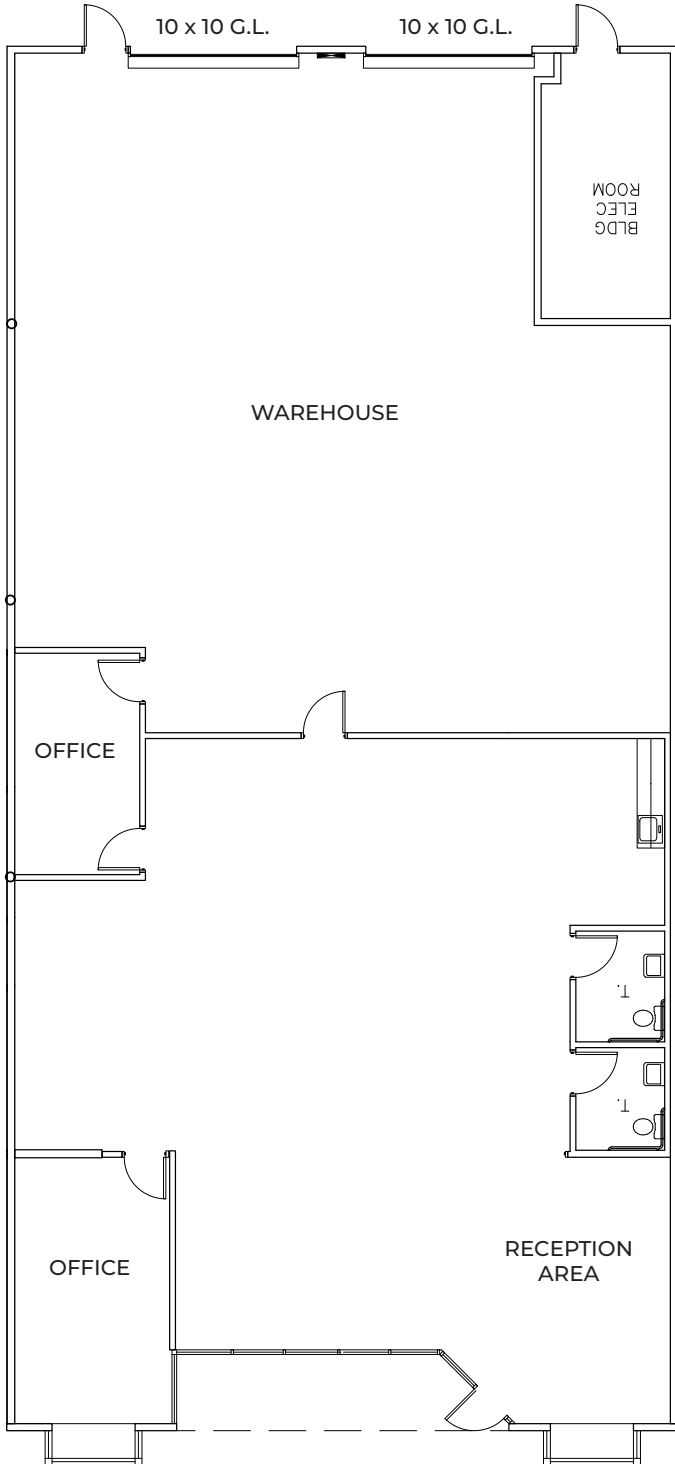
5611 Palmer Way

4,676 SF

\$1.55/SF + CAM | 50% Build Out

9/15/2025

*Contact broker to schedule tour



* CAM equal to \$0.20/SF

** CAM for commercial kitchen and brewery uses is \$0.25/SF to account for additional water, trash usage above standard industrial tenant usage.



PHOTO GALLERY



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