

2052

CORTE DEL NOGAL, CARLSBAD

46,892 SF Available

±6,760 SF of Creative Office Space
±40,132 SF in Warm Shell Condition

46,892 SF Building For Sale or Lease
Office HQ | R&D | MFG

PROPERTY FEATURES

2052
CORTE DEL NOGAL



BUILDING SIZE	46,892 SF
YEAR BUILT	1985
AVAILABLE	13,497-46,892 SF (Full building available with notice)
LOT SIZE	3.4 Acres
POWER	1,600 AMP/110-208 v 3p 4w
SUITE CONDITION	Warm Shell / 100% HVAC
STORIES	Single story with partial mezzanine
CEILINGS	Exposed 17' high scrim/insulated
GRADE-LEVEL LOADING	4 (Ability to Reinstate Dock-High)
TYPICAL COLUMN SPACE	24' X 40'
SIGNAGE	Monument Sign on the corner of Corte Del Nogal & Corte Del Abeto
PARKING	3.4/1,000
ZONING	PM



PROPERTY HIGHLIGHTS

2052
CORTE DEL NOGAL



**EXISTING OPEN FLEX SPACE WITH EXPOSED CEILINGS,
17' CLEAR HEIGHTS, EXTENSIVE GLASSLINE AND
SKYLIGHTS**



**EXCELLENT INDUSTRIAL, R&D, OR CORPORATE
HQ FACILITY WITH 100% HVAC AND GRADE-LEVEL
LOADING ACCESS**



**EXCELLENT STREET IMAGE WITH A RENOVATED
EXTERIOR AND LANDSCAPING**



**POTENTIAL FOR AN OUTDOOR AMENITY ADDITION ON
WEST SIDE OF THE PROJECT**



LOCATION

2052
CORTE DEL NOGAL

5 MIN.
INTERSTATE 5 &
COAST HIGHWAY
101

2052
CORTE DEL NOGAL

PALOMAR AIRPORT RD.

MCCLELLAN
AIRPORT



Exceptional location right off of Carlsbad's main thoroughfare, Palomar Airport Road



Minutes from Interstate 5, the Coast Highway and situated directly across the street from McClellan Palomar Airport



An abundance of side streets offers the project easy ingress and egress to the immediate and surrounding communities of Aviara, Bressi Ranch and La Costa



A large and expanding amenity base is within a short distance and includes high-end restaurants, a variety of quick shop eateries, some of Carlsbad's finest hotels and resorts and other general retail establishments

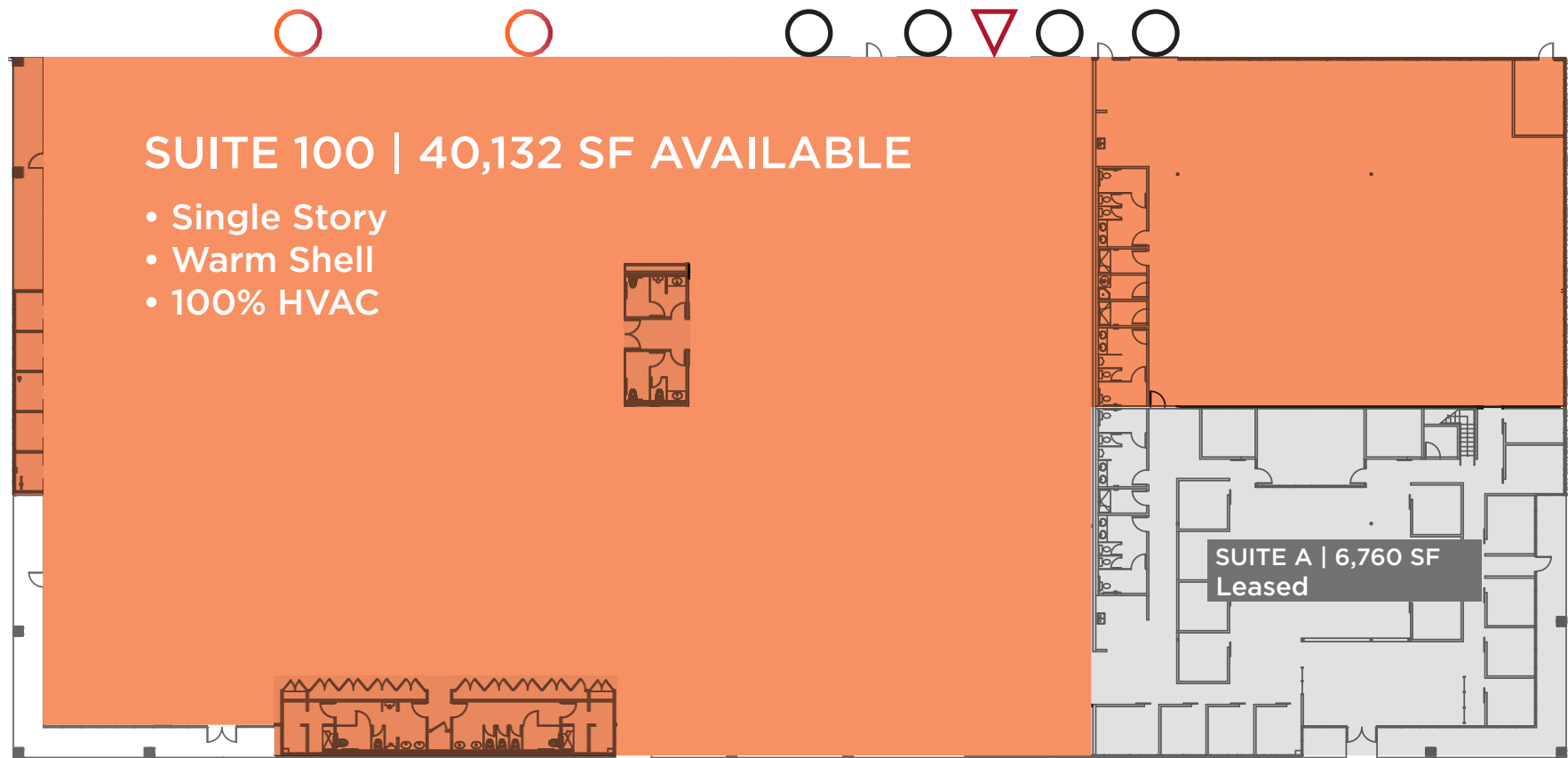
SITE PLAN

2052
CORTE DEL NOGAL



PLAN #1 | EXISTING FLOOR PLAN

2052
CORTE DEL NOGAL



MAIN
LOBBY/ENTRANCE

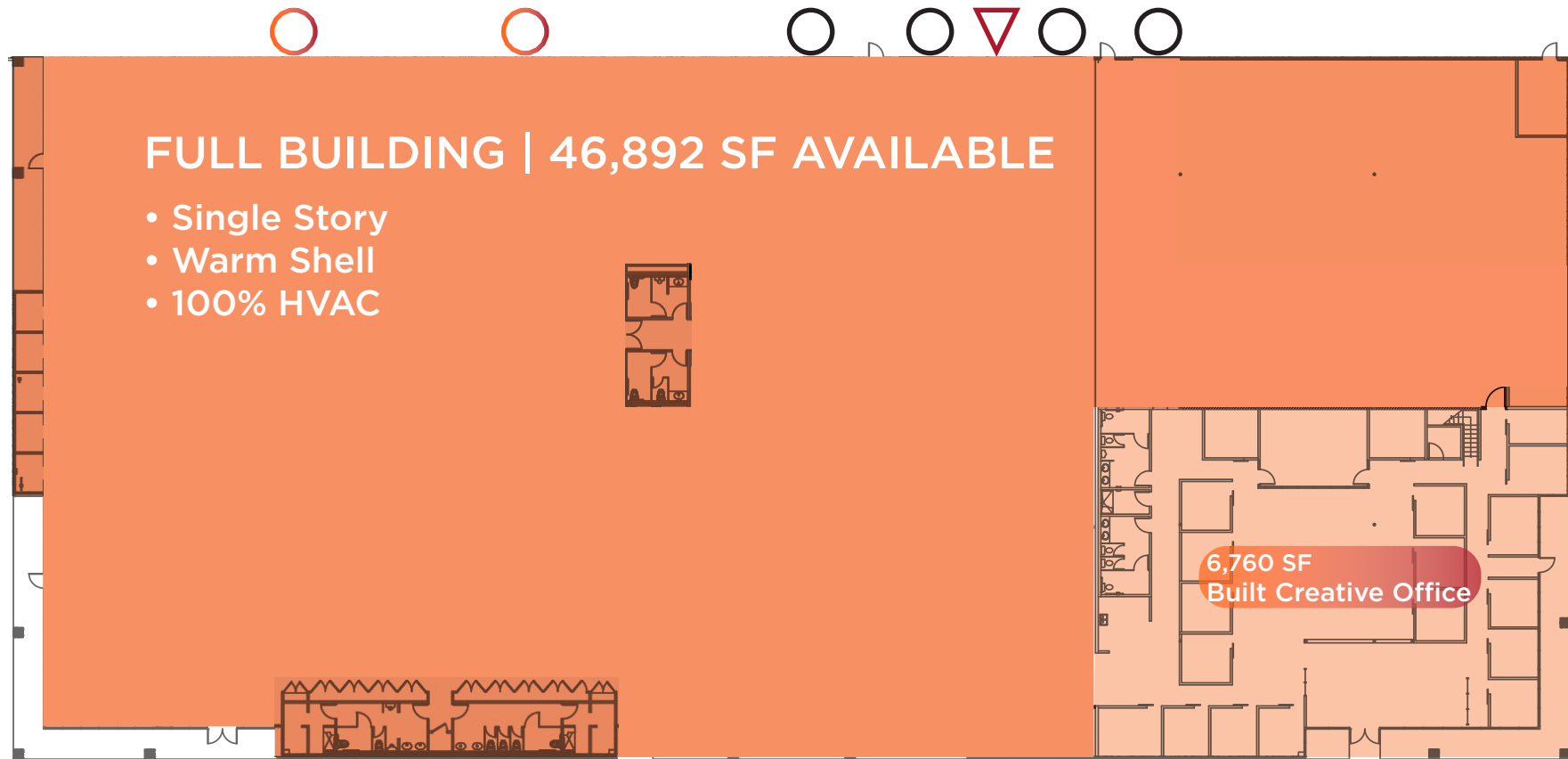
- ▽ EXISTING GRADE-LEVEL LOADING POTENTIAL TO REINSTATE DOCK-HIGH
- PROPOSED GRADE-LEVEL DOORS
- GRADE-LEVEL DOORS

**Small Mezzanine Office Space Not Shown*

PLAN #2 | PROPOSED SINGLE TENANT

2052
CORTE DEL NOGAL

- 6,760 SF CREATIVE OFFICE
- 40,132 SF WARM SHELL WAREHOUSE

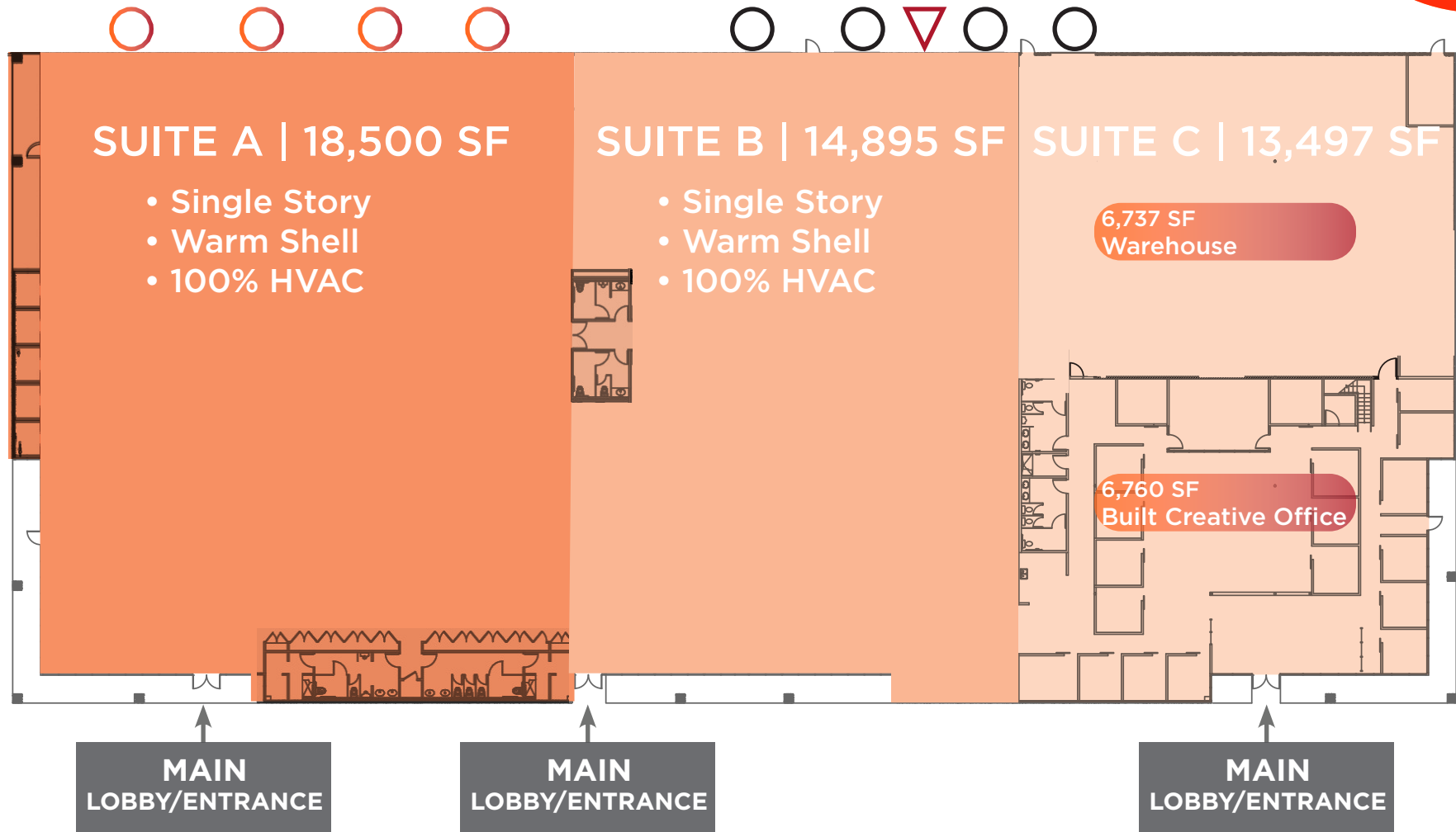


- ▽ EXISTING GRADE-LEVEL LOADING POTENTIAL TO REINSTATE DOCK-HIGH
- PROPOSED GRADE-LEVEL DOORS
- GRADE-LEVEL DOORS

**Small Mezzanine Office Space Not Shown*

PLAN #3 | PROPOSED MULTI-TENANT

2052
CORTE DEL NOGAL



▽ EXISTING GRADE-LEVEL LOADING POTENTIAL TO REINSTATE DOCK-HIGH

○ PROPOSED GRADE-LEVEL DOORS

○ GRADE-LEVEL DOORS

**Small Mezzanine Office Space Not Shown*

AERIAL

2052
CORTE DEL NOGAL



PALOMAR AIRPORT ROAD

INGRESS /
EGRESS

2052
CORTE DEL NOGAL

INGRESS /
EGRESS

CORTE DEL NOGAL

CORTE DEL ABEIO

CAMINO VIDA ROBLE

EXTERIOR IMAGES

2052
CORTE DEL NOGAL



INTERIOR IMAGES

2052
CORTE DEL NOGAL



INTERIOR IMAGES

2052
CORTE DEL NOGAL



CORPORATE NEIGHBORS

2052
CORTE DEL NOGAL



AMENITIES

2052
CORTE DEL NOGAL

ENCINITAS

5 MIN.

DOWNTOWN
CARLSBAD

2052
CORTE DEL NOGAL



PALOMAR
AIRPORT

PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

LIFT

Eureka! DEL
LUSSO

BRESSI RANCH



THE SQUARE



WALKABLE AMENITIES

2052
CORTE DEL NOGAL

ENCINITAS

5 MIN.

DOWNTOWN
CARLSBAD

2052
CORTE DEL NOGAL

PALOMAR
AIRPORT

EL CAMINO REAL

PALOMAR AIRPORT RD

PALOMAR COMMONS

LOWE'S

noodles
company

Panera
BREAD



Shell

Chipotle

FIVE GUYS
BURGERS and FRIES

Jersey Mike's
SUBS

CALIFORNIA BANK
TRUST

CARLSBAD, CA

2052
CORTE DEL NOGAL

Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



**113,725
POPULATION**



**GOLF CAPITAL
OF THE WORLD**



**7 MILES OF
COASTLINE**



**150+
MANUFACTURING
PLANTS**



**46 MILES OF
HIKING TRAILS**



**EDUCATIONAL
ATTAINMENT**

42% BACHELOR'S
DEGREE OR HIGHER

2.9% PH.D



INDUSTRIES

INFORMATION &
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY

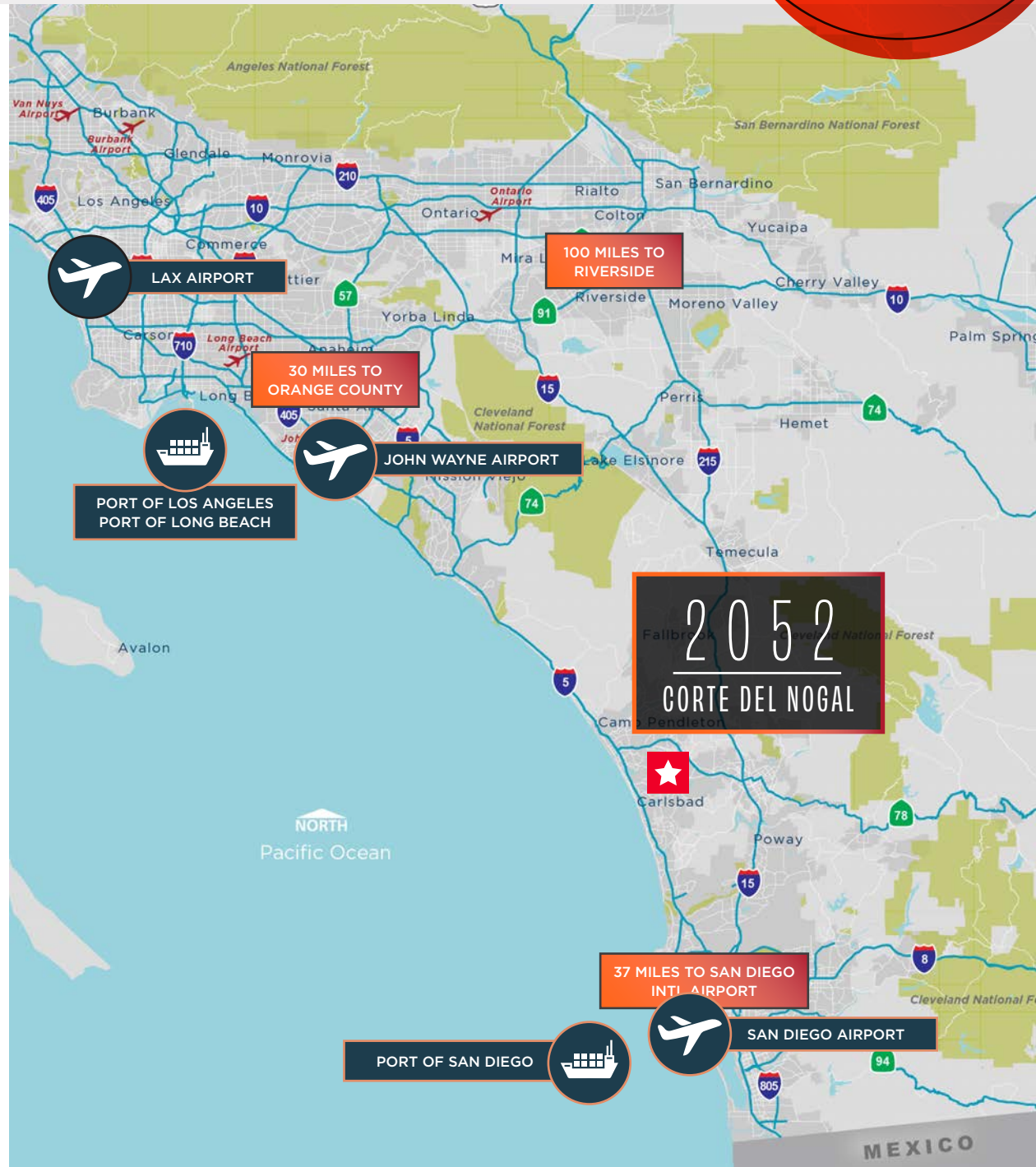


**UNEMPLOYMENT
RATE 3.7%**



CARLSBAD, CA

2052
CORTE DEL NOGAL



2052

CORTE DEL NOGAL, CARLSBAD

ARIC STARCK

Executive Vice Chairman

760-431-4211

aric.starck@cushwake.com

CA Lic #01325461

DREW DODDS

Senior Director

760-431-3863

drew.dodds@cushwake.com

CA Lic #02021095

ALEX BUSH

Senior Director

760-302-6343

alex.bush@cushwake.com

CA Lic #02298794



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