



COASTAL OFFICE | FLEX | R&D
SPACE AVAILABLE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



Carlsbad coastal business center

DESIGN & LOCATION

A flexible, accessible coastal location designed with tech and creative users in mind



5 Multi-tenant

industrial buildings with single story office and industrial/flex suites



Coastal Location

a coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



Flexibility

Variety of unit sizes and configurations



Access

Direct access to I-5 (via Avenida Encinas & Cannon Rd.) and Palomar Airport Road



Recently renovated

modern coastal business center with lush landscape



Outdoor gathering

areas for team collaboration



New EV Charging

stations available

SITE PLAN

5411-5451 Avenida Encinas



5 Building
coastal campus



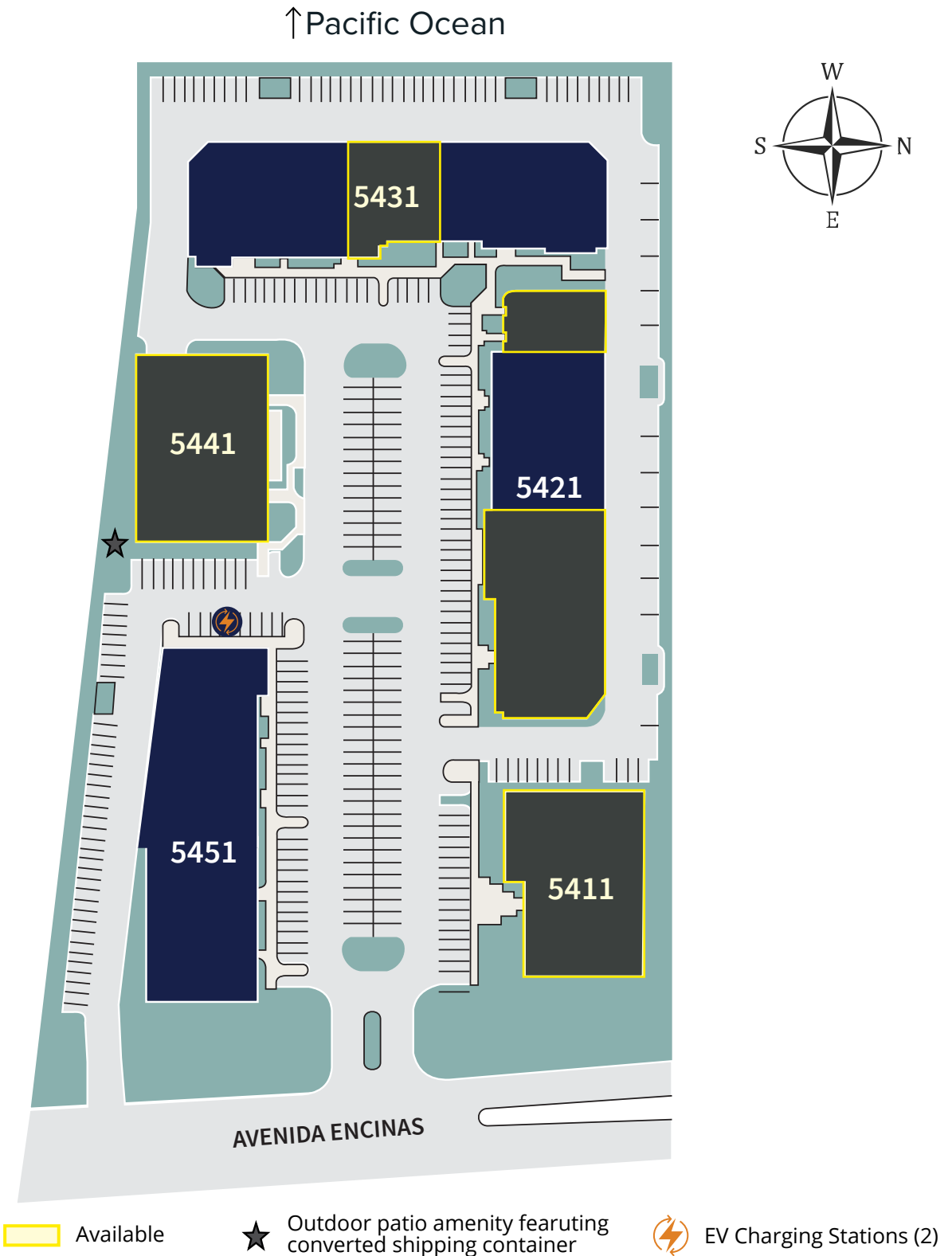
Move-in Ready
suites



Office & Flex/R&D
space available



Onsite
shower + locker facilities





CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Product Type
5411	120*	±2,833 SF	Now	Office
5411	250	±2,344 SF	Now	Office

*Divisible - Contact broker for more information



**3D TOUR OF NEW
LOBBY RENOVATION**



CURRENT AVAILABILITY - FLEX

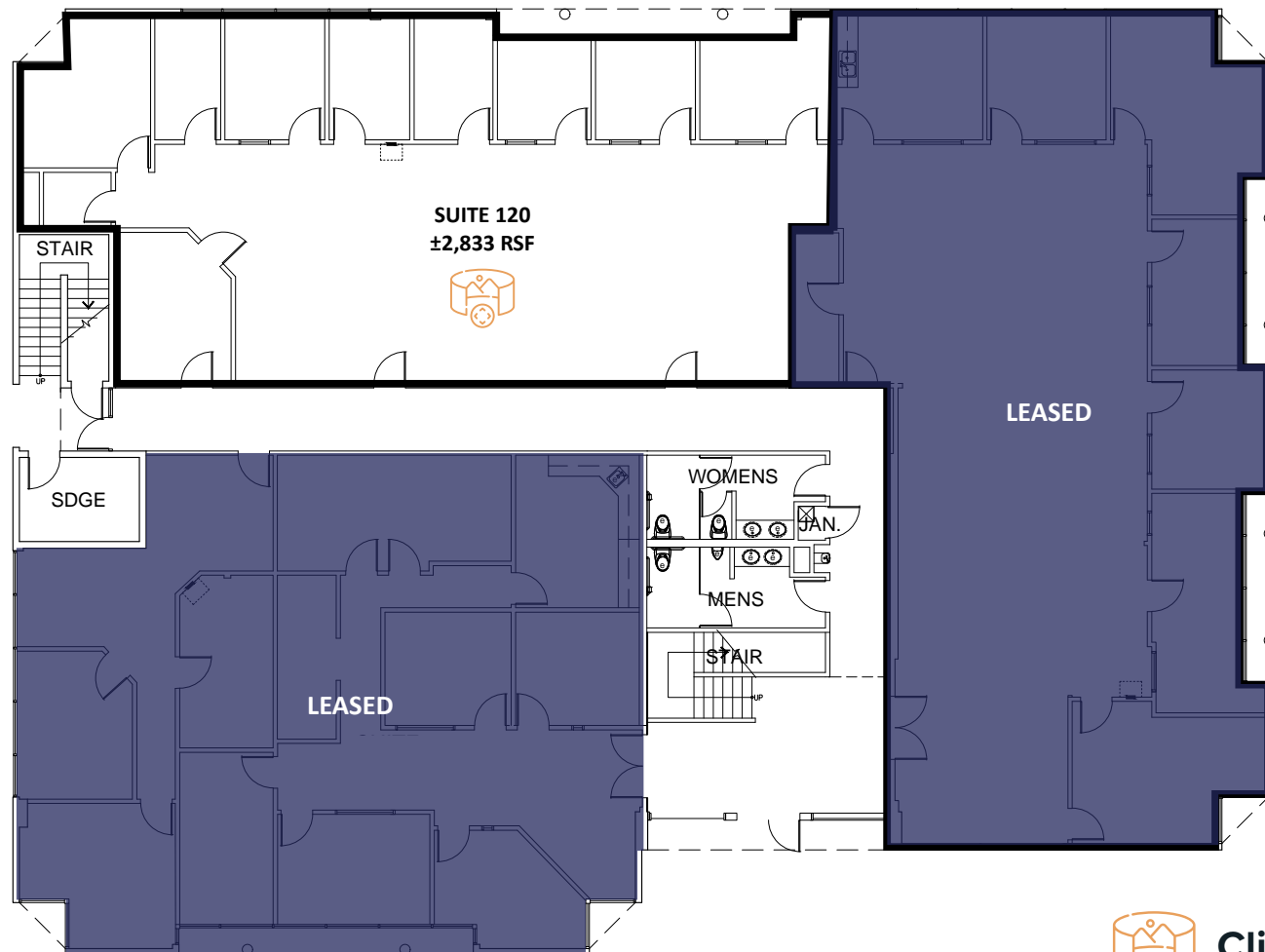
Building	Suite	RSF	Available	Product Type
5421	A-B	±9,891 RSF	November 1, 2023	New Spec Creative Office/Flex
5421	N	±2,800 SF	Now	Flex
5431	F	±1,500 SF	Now	Industrial
5431	G*	± 1,500 SF	Now	Flex
5441	A**	±4,972 SF	Now	Creative Office/Flex
5441	B**	± 4,956 SF	Now	Industrial

* Can be contiguous up to ±3,000 SF

** Can be combined for ±9,928 SF free-standing building

FLOOR PLAN

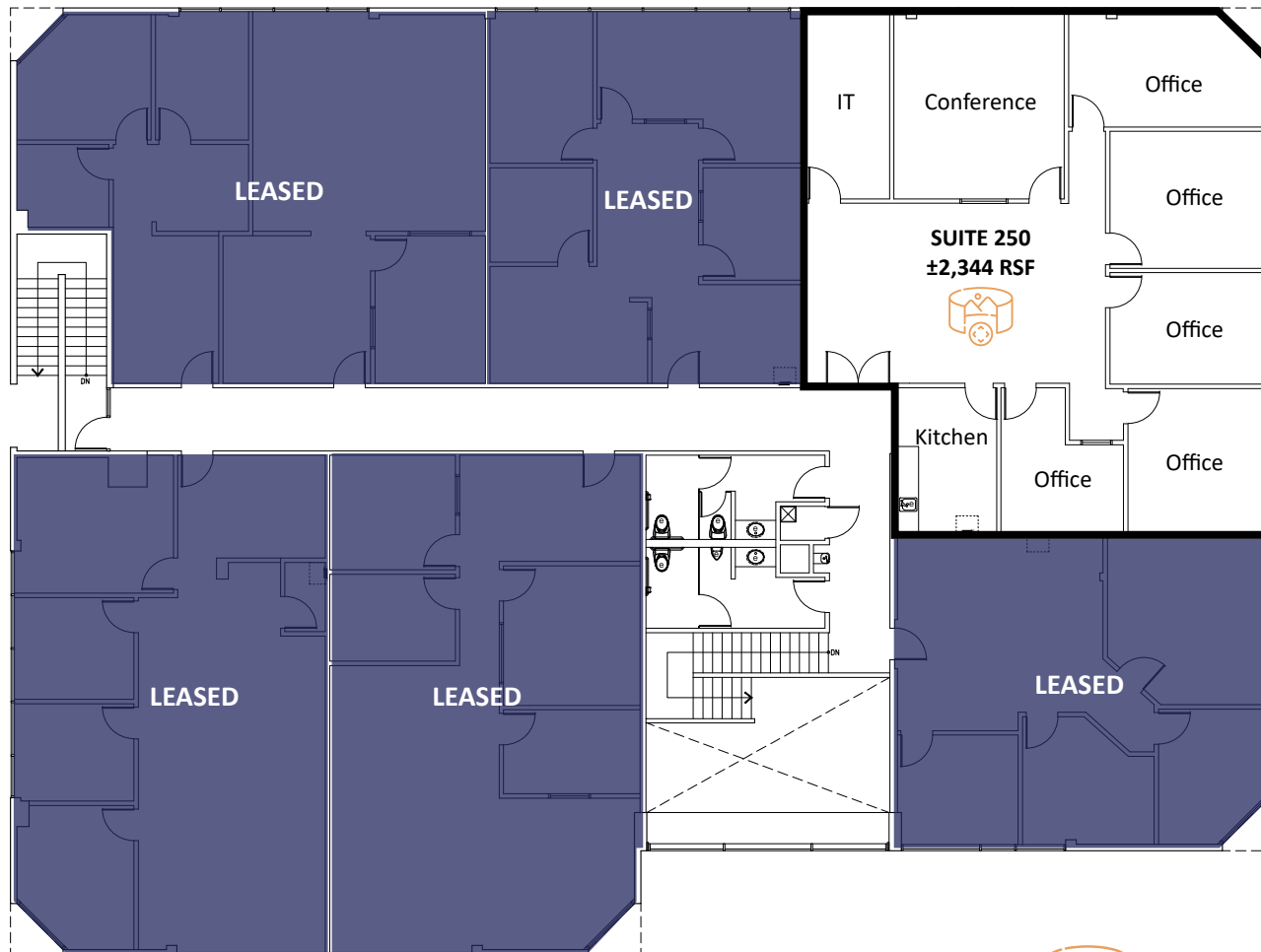
5411 Avenida Encinas | First Floor
± 2,833 SF Available Now



Click for 3D Virtual Tour

FLOOR PLAN

5411 Avenida Encinas | Second Floor
± 2,344 SF Available Now



Click for 3D Virtual Tour

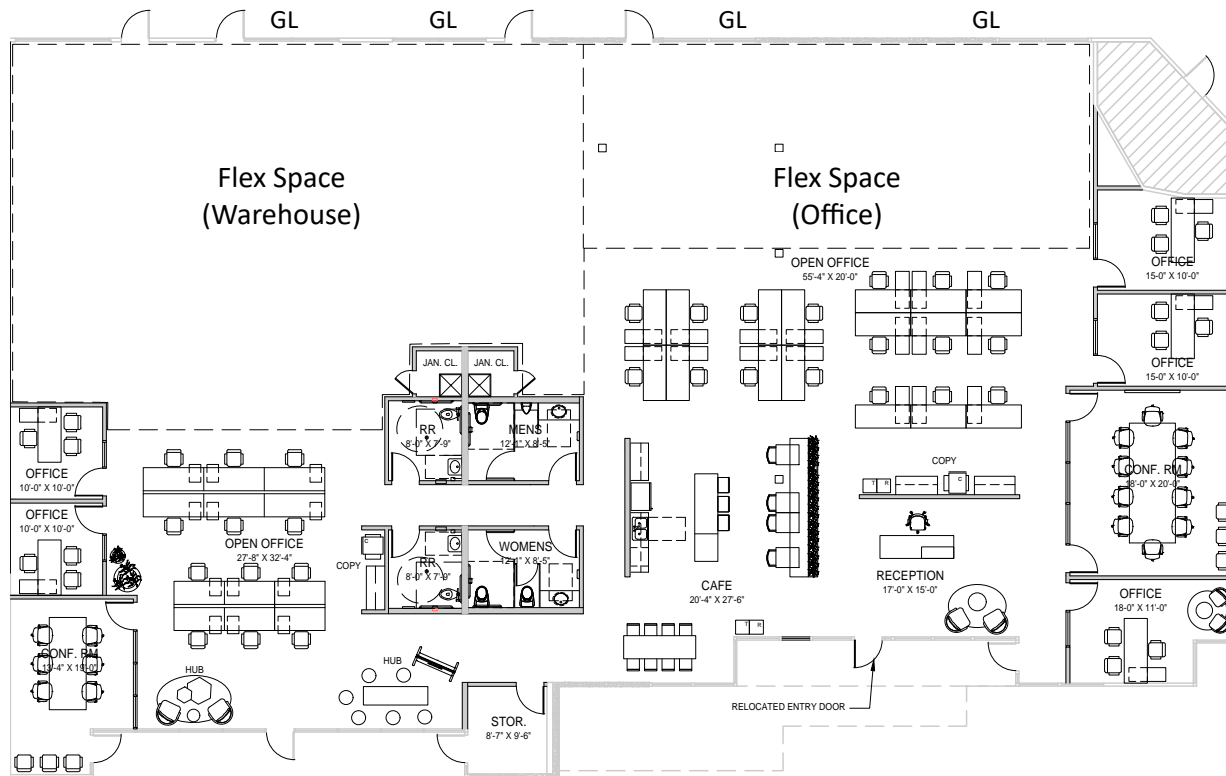
FLOOR PLAN

5421 Avenida Encinas

Suite A-B: ±9,891 RSF

New Spec Flex/R&D Suite

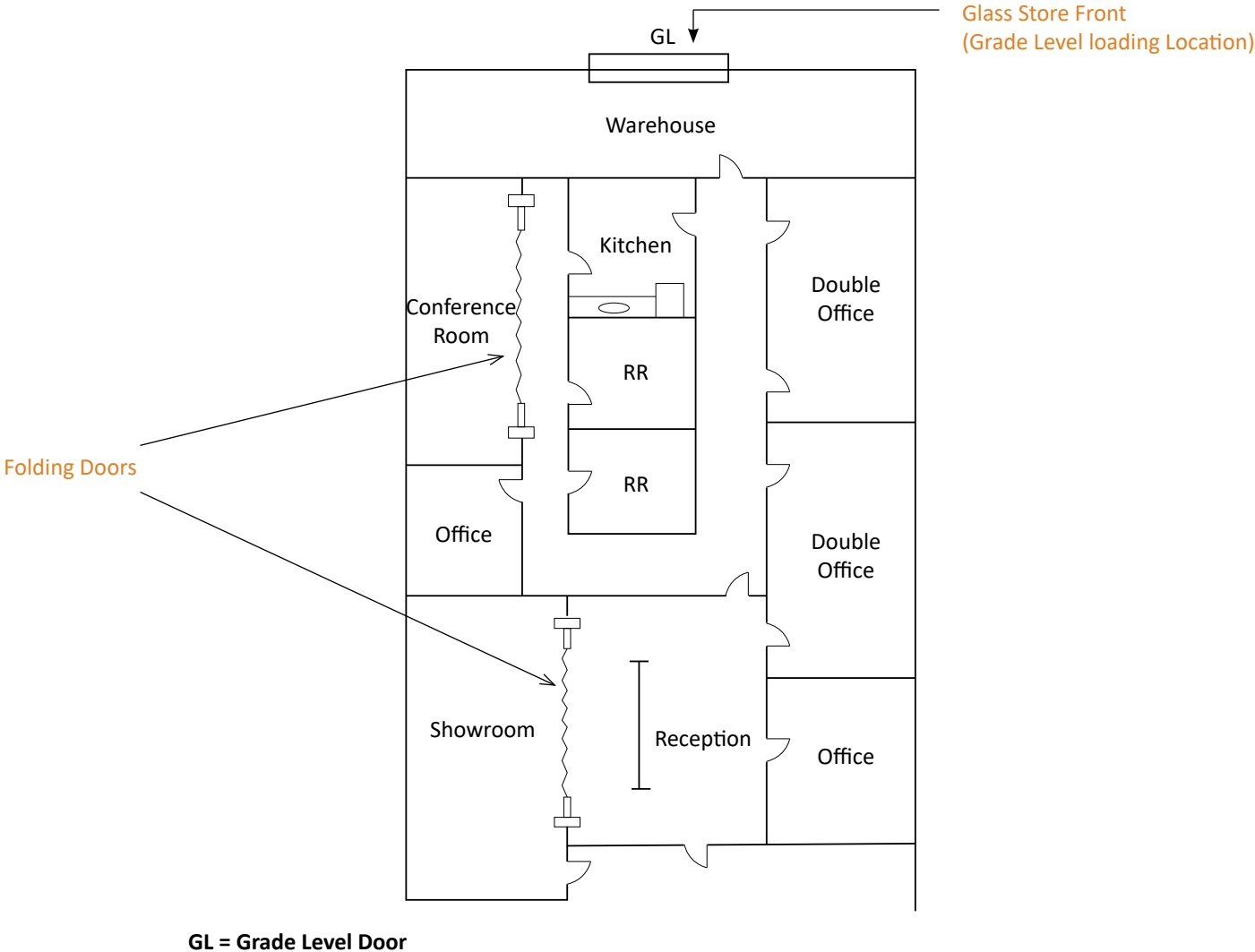
Construction Underway



GL = Grade Level Door

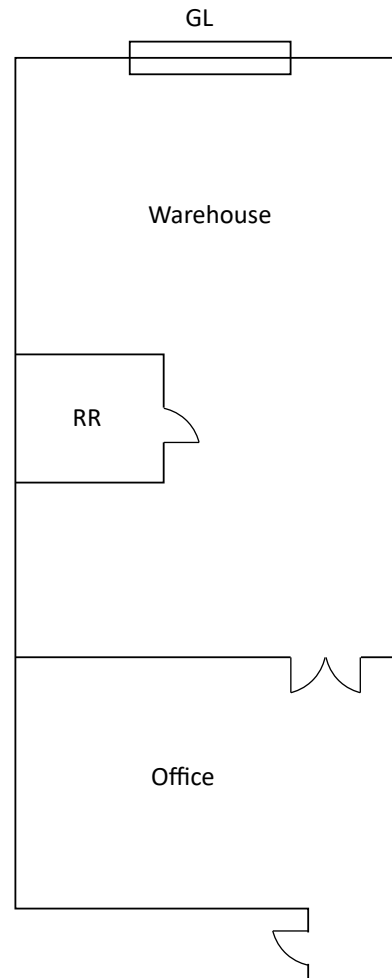
FLOOR PLAN

5421 Avenida Encinas | Suite N
±2,800 SF Available Now



FLOOR PLAN

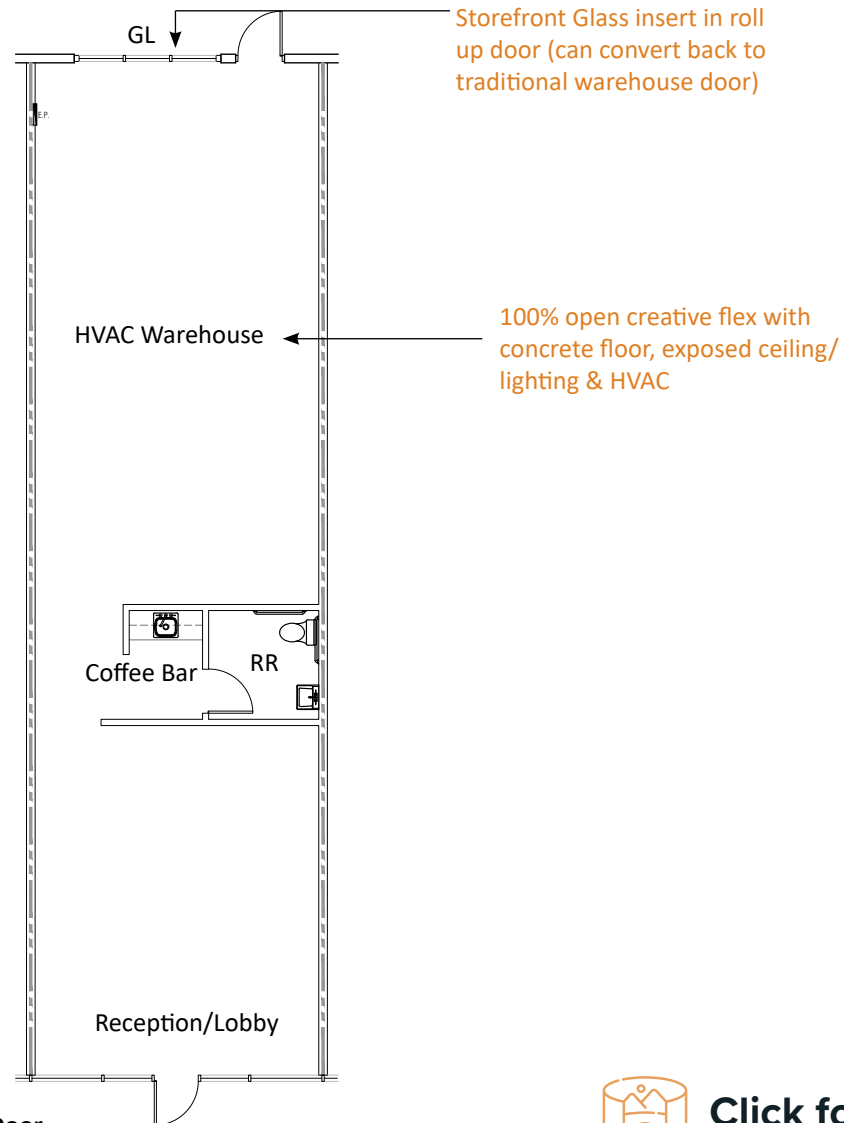
5431 Avenida Encinas | Suite F
±1,500 SF Available Now



GL = Grade Level Door

FLOOR PLAN

5431 Avenida Encinas | Suite G
± 1,500 SF Available Now



GL = Grade Level Door



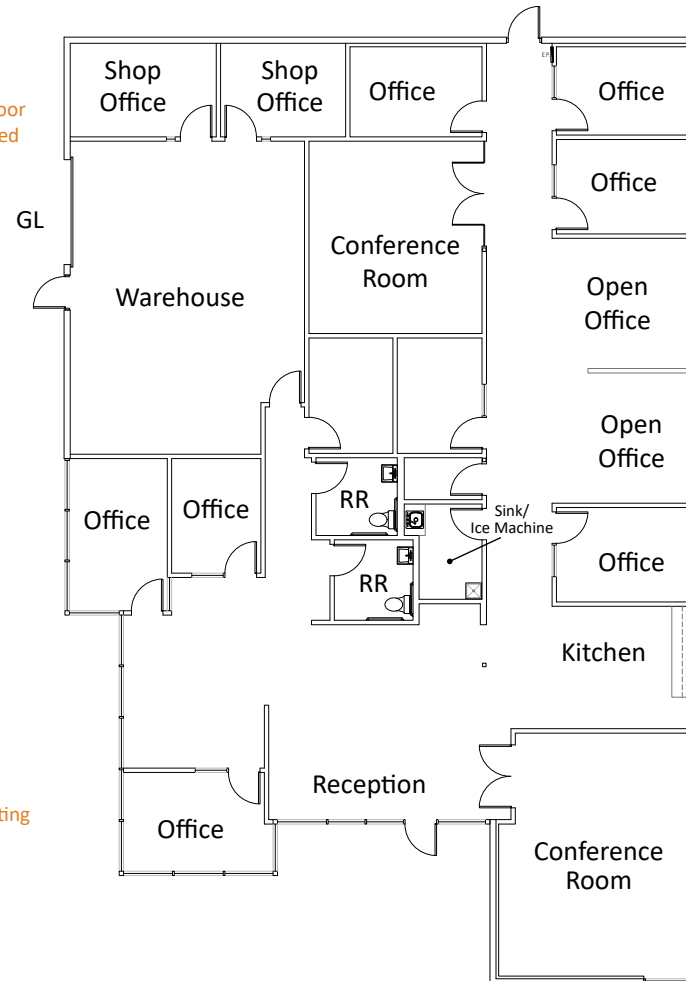
Click for 3D Virtual Tour

FLOOR PLAN

5441 Avenida Encinas | Suite A
± 4,972 SF | ± 85% Office
Available Now



*Direct access to outdoor
patio amenity/converted
shipping container



*Outdoor seating

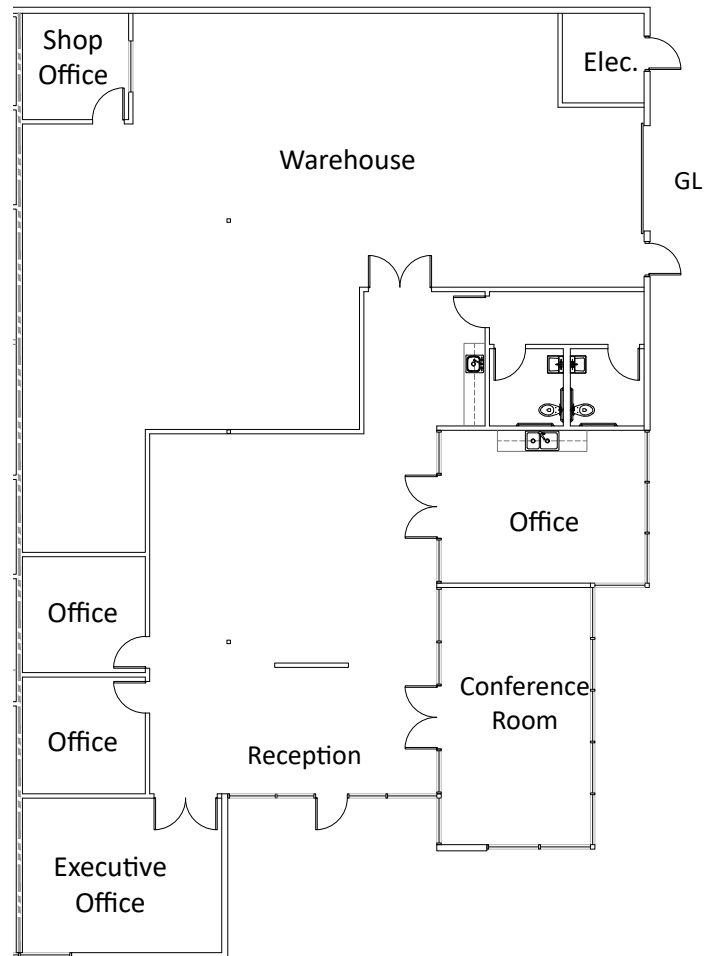
GL = Grade Level Door

FLOOR PLAN

5441 Avenida Encinas | Suite B

± 4,956 SF | ± 60% Office

Available Now



GL = Grade Level Door



**Click for 3D Virtual Tour
Suite B**

NORTH SAN DIEGO'S

MOST ACCESSIBLE LOCATION

Drive times to:

40 min
Orange County

27 min
Oceanside

10 min
Encinitas

15 min
Del Mar

20 min
UTC

27 min
Mission Valley

30 min
Downtown

37.8%
COLLEGE GRADS
WITH STEM DEGREES

\$634K
AVERAGE
HOME PRICE

645K
POPULATION



WHY GILDRED?



Legacy

93 years' experience in San Diego real estate market



Local ownership

a coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



Impeccable reputation

Honest and direct communication



Well capitalized

Well maintained buildings



Strength in numbers

Full-service leasing and management team



Self-managed

Committed to excellence





5
4
4
1



ocean
POINT



**Chris
Baumgart, SIOR**

+1 858 410 6336
chris.baumgart@jll.com
RE lic. #01888224

**Steven
Field**

+1 760 814 2647
steven.field@jll.com
RE lic. #01762108



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