



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



Multi-tenant

4 industrial and 1 office building



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

- New parking lot surface
- New landscaping
- New added outdoor amenity space
- New spec suites available for immediate occupancy



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

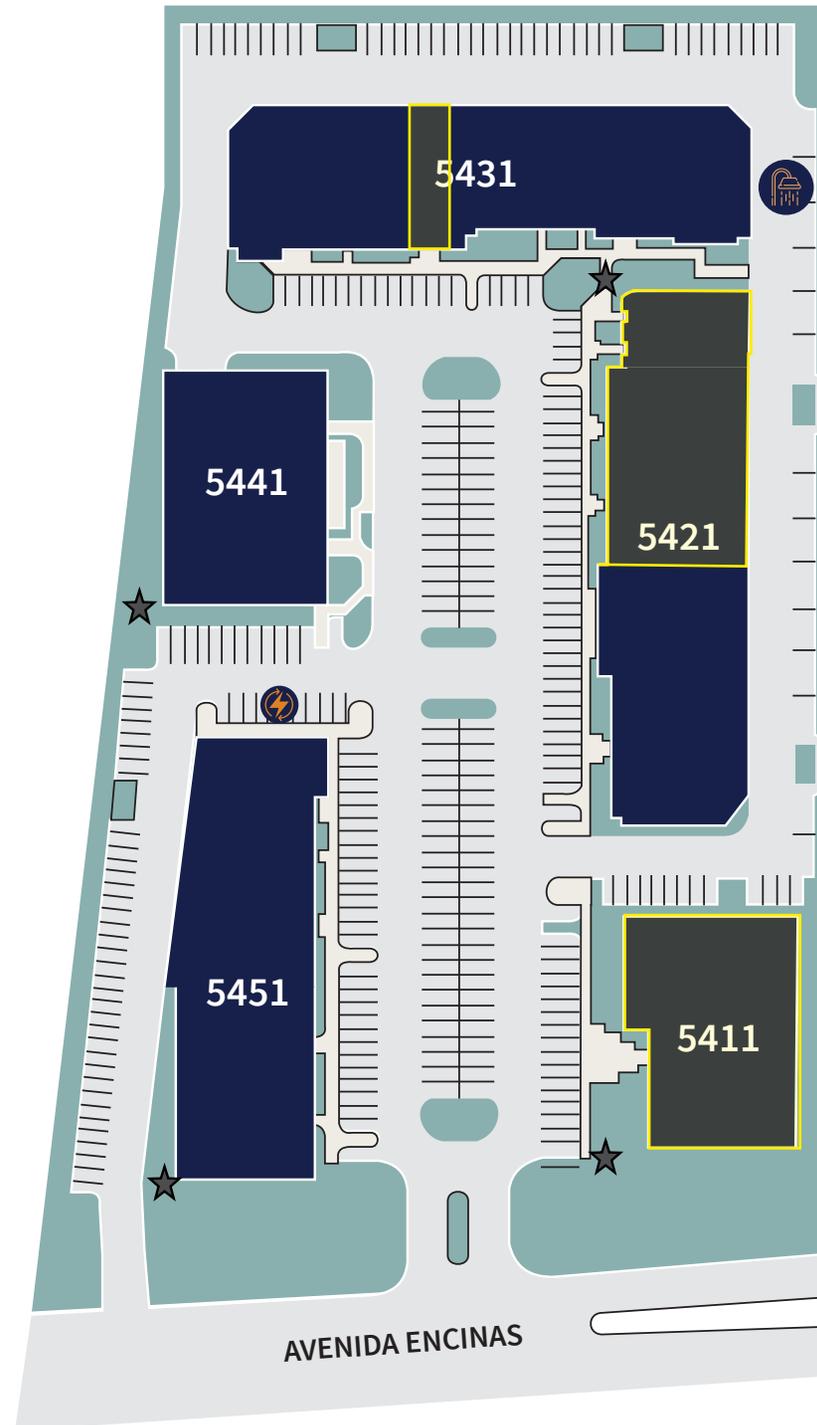


Office & Flex/R&D
space available



Newly Renovated
onsite shower + locker
facilities

↑ Pacific Ocean



Available

Outdoor Amenity Areas

EV Charging Stations (2)



CURRENT AVAILABILITY - OFFICE

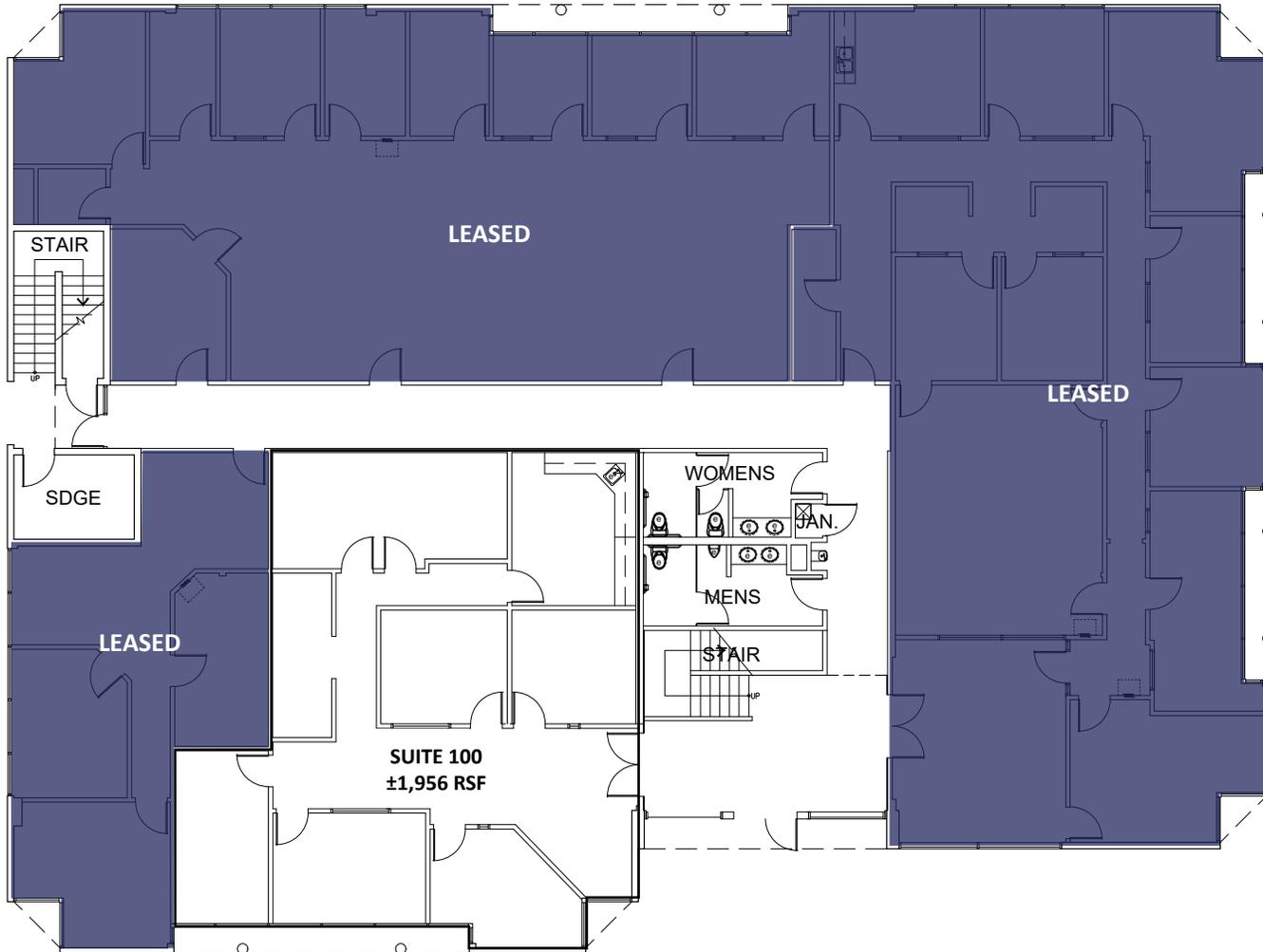
Building	Suite	RSF	Available	Product Type
5411	100	±1,956 RSF	Now	Office
5411	270	±1,572 RSF	Now	Office

CURRENT AVAILABILITY - FLEX

Building	Suite	RSF	Available	Product Type
5421	E	±3,578 RSF	Now	New Spec Creative Office/Flex
5421	F	±4,063 RSF	Now	New Spec Creative Office/Flex
5421	N	±2,800 RSF	Now	Flex
5431	H	±1,500 RSF	Now	Flex

FLOOR PLAN

5411 Avenida Encinas
Suite 100 - ± 1,956 SF
Available Now



FLOOR PLAN

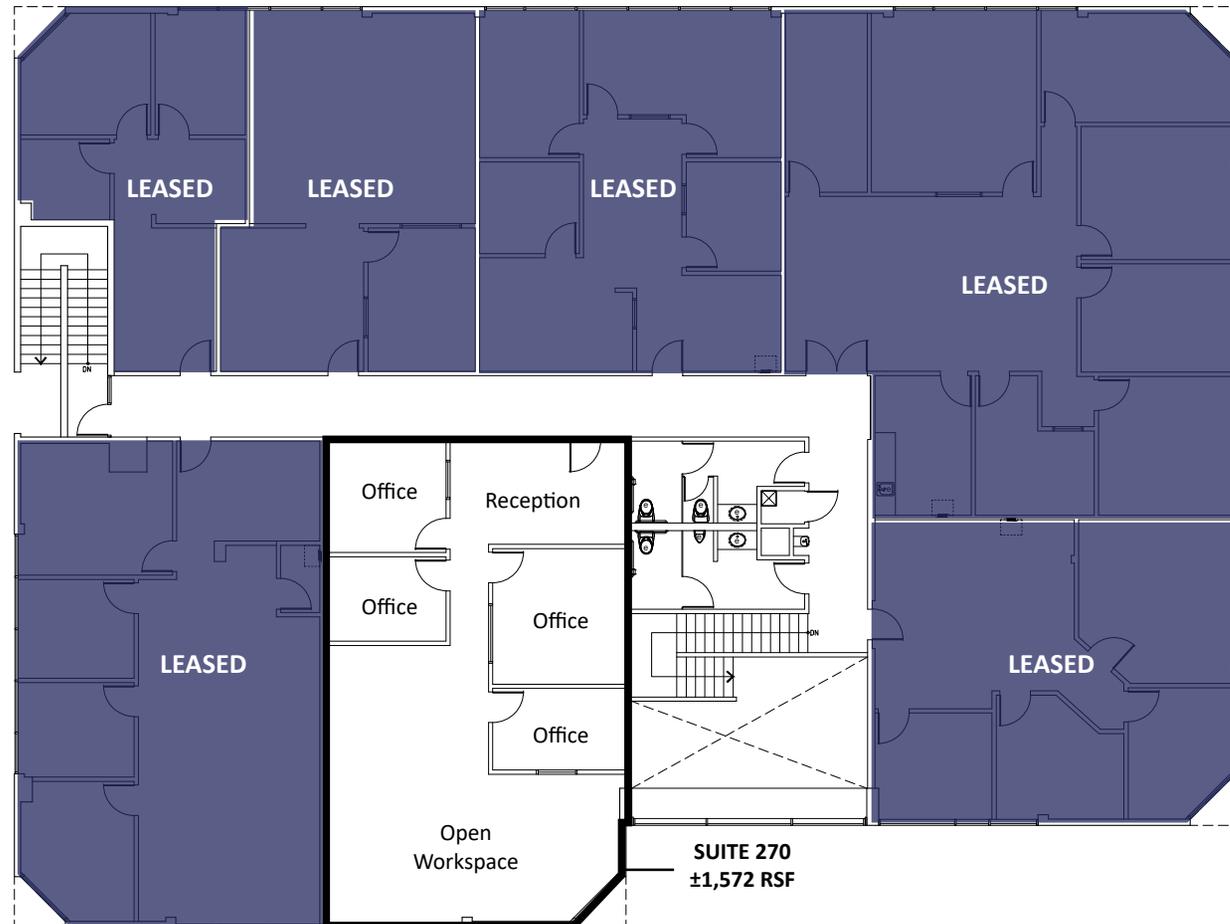
5411 Avenida Encinas

Suite 270 - ±1,572 SF

 [VIRTUAL TOUR](#)

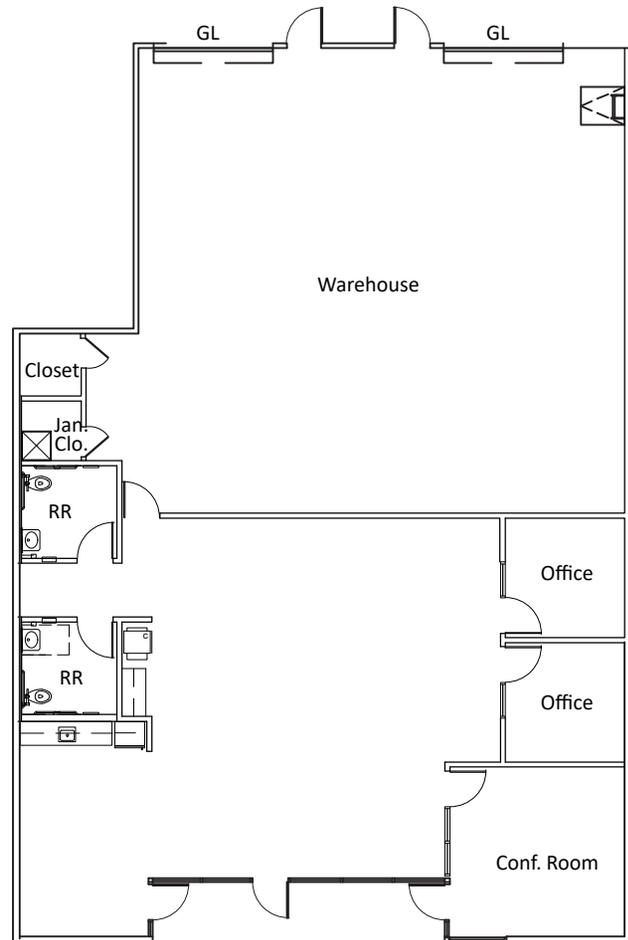


ocean
POINT



FLOOR PLAN

5421 Avenida Encinas | Suite E
± 3,578 SF
Available Now



GL = Grade level door



5421-E | Warehouse



5421-E | Conference Room



5421-E | Open Area



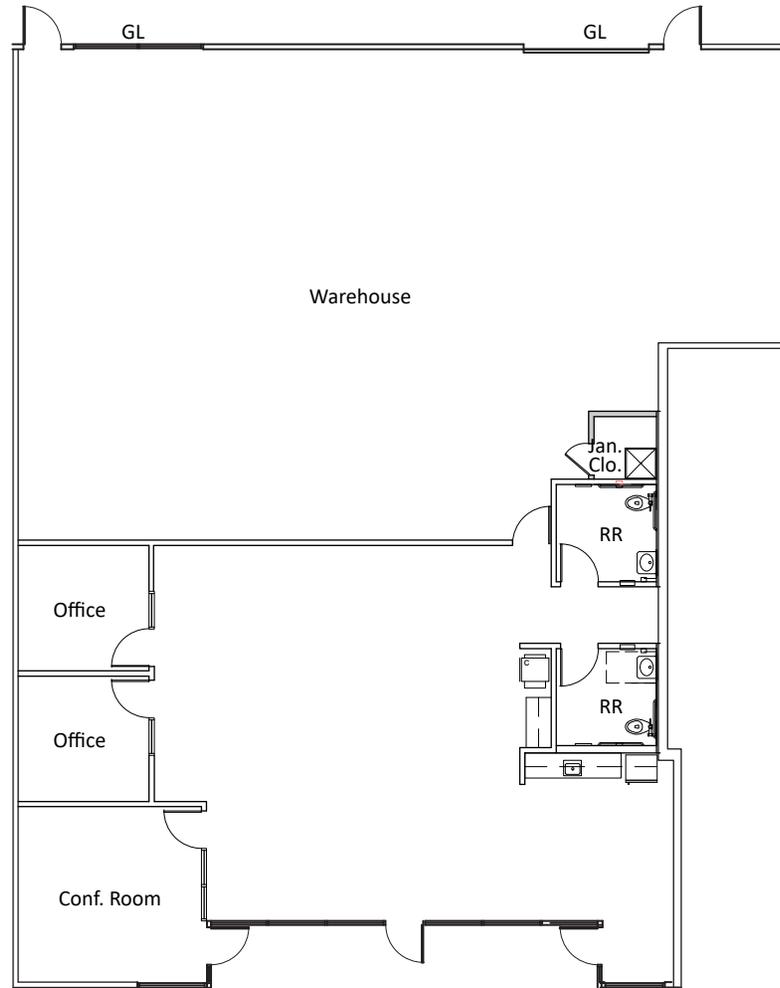
5421-E | Coffee Bar



5421-E | Open Area

FLOOR PLAN

5421 Avenida Encinas | Suite F
±4,063 SF
Available Now



GL = Grade level door



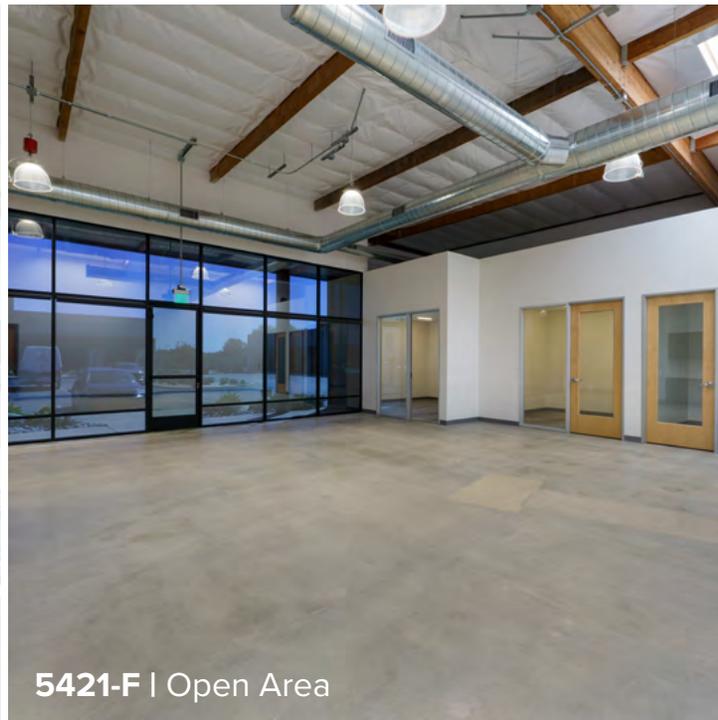
5421-F | Open Area



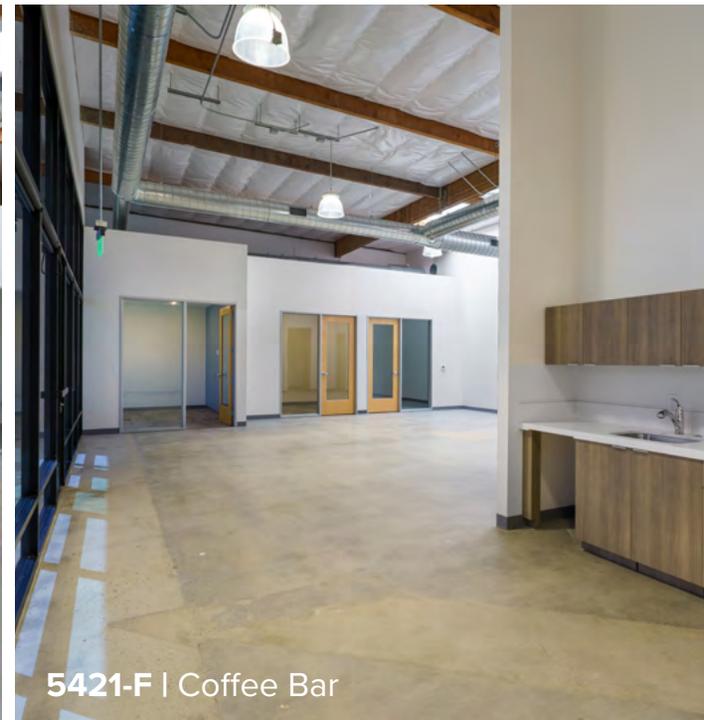
5421-F | Warehouse



5421-F | Office



5421-F | Open Area



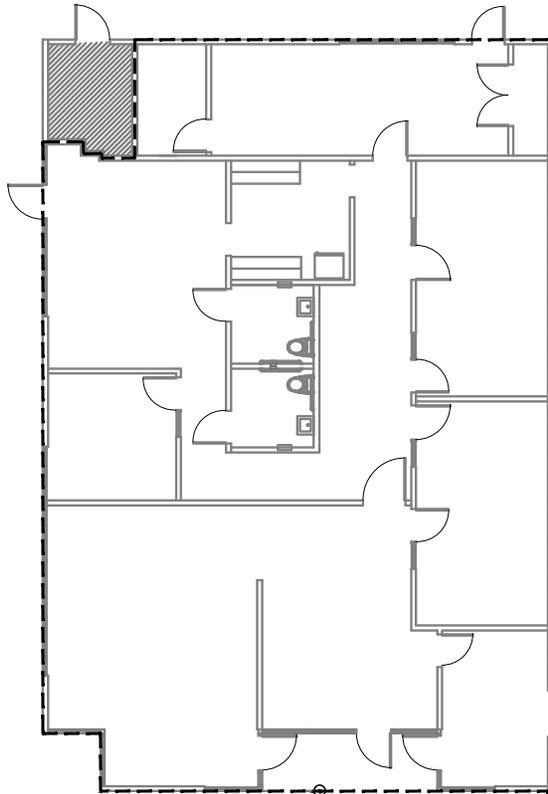
5421-F | Coffee Bar

FLOOR PLAN

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

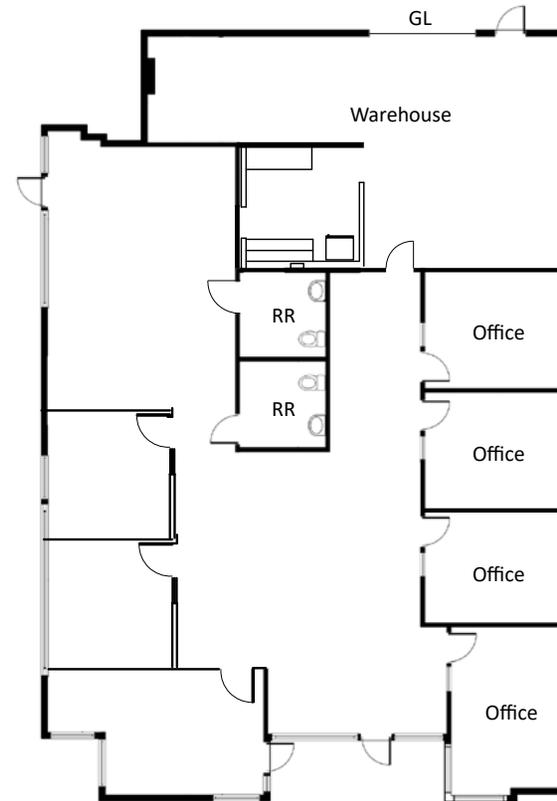


ocean
POINT



Existing Layout

100% office
available now



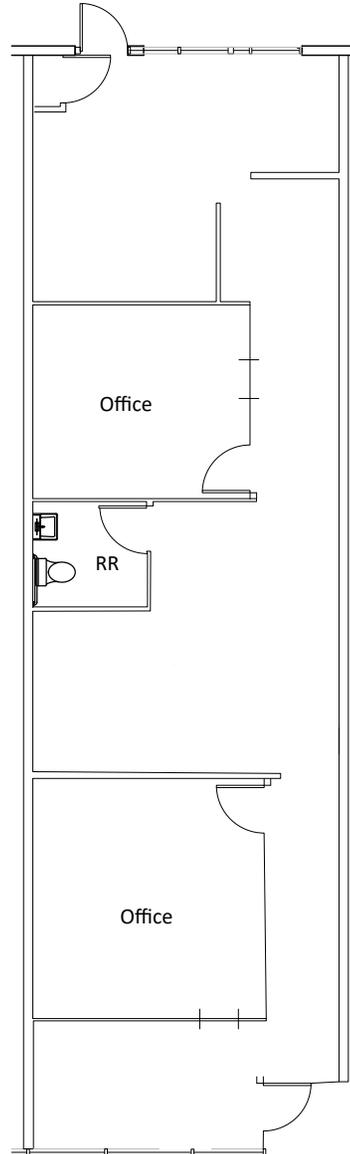
Conceptual Layout

±80% office / ±20% warehouse
deliverable in ±90 days

GL = Grade Level Door

FLOOR PLAN

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





Common Area Shower



Outdoor Seating Area



Outdoor Seating Area



Outdoor Event Area



5451 Avenida Encinas



5411 Avenida Encinas



5411 Avenida Encinas



5421 Avenida Encinas

NORTH SAN DIEGO'S

MOST ACCESSIBLE LOCATION

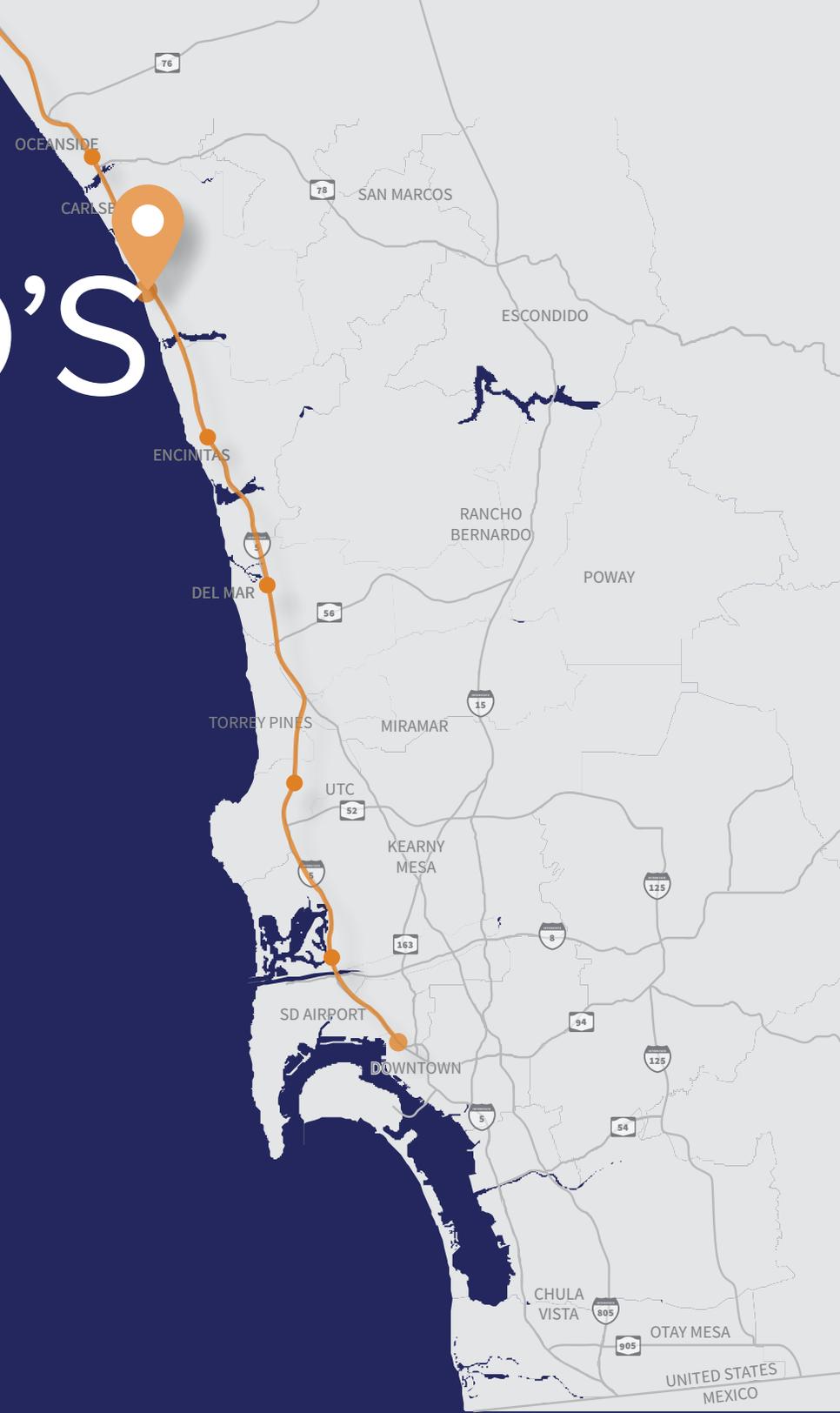
Drive times to:

- 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

Experienced in San Diego real estate market since 1927



Local ownership

Quality and community are core values



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



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

