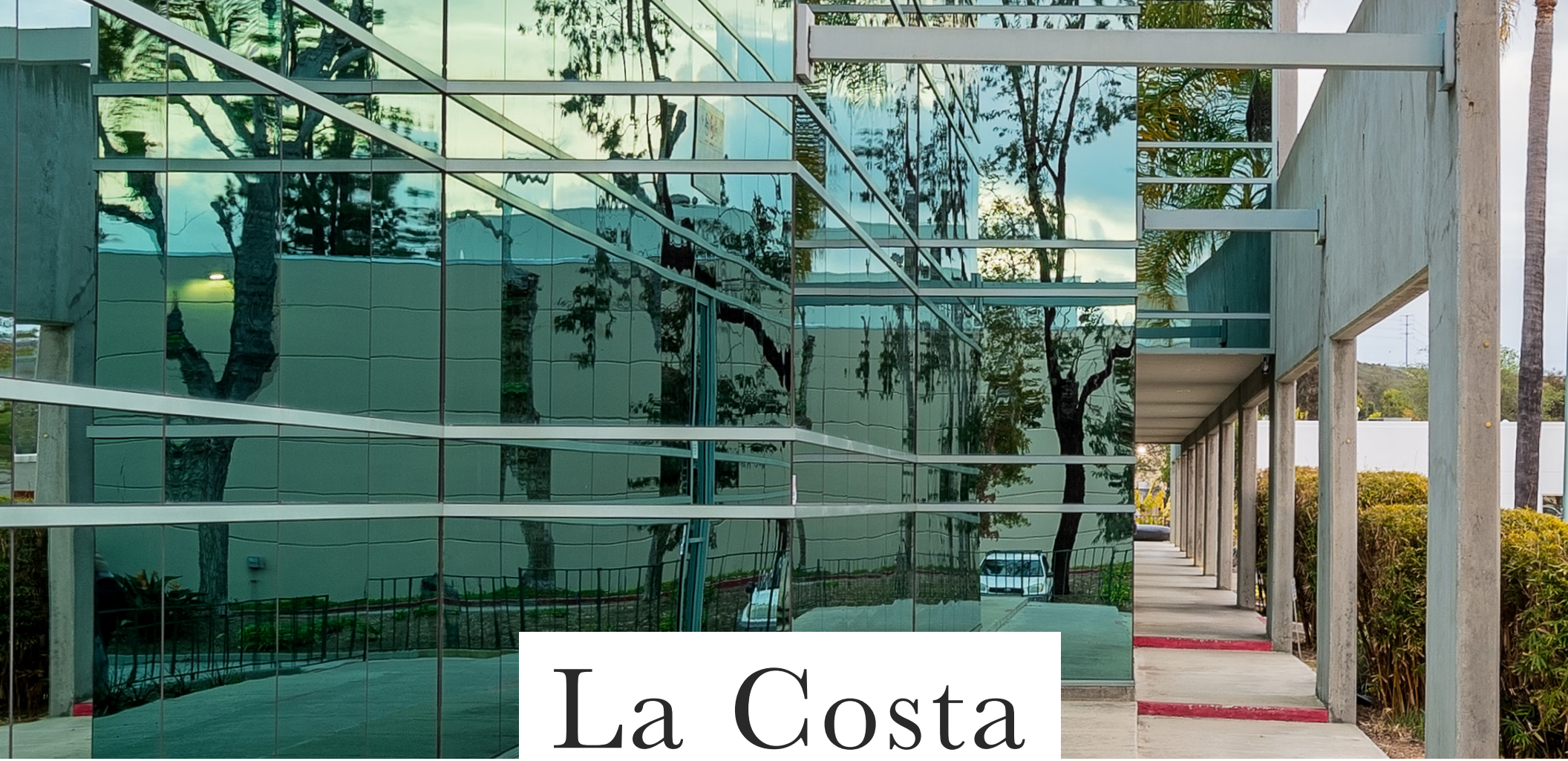


La Costa Meadows

JLL

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

GILDRED COMPANIES

LOCATION, FUNCTIONAL UNITS, FLEXIBLE CONFIGURATIONS

An accessible, multi-tenant business park ideal for office, manufacturing and warehouse companies.

Locally Owned
Responsive, proactive ownership

Multi-Tenant Industrial/Flex
Three (3) Buildings
Total of approx 43,158 SF

Location
Close proximity to the communities of San Elijo Hills, Carlsbad, Encinitas and San Marcos

Convenience
Walking Distance to Retail Amenities



Access
Drive Around Access

Loading
Grade level loading for all suites

Flexibility
Units starting at 1,500 SF

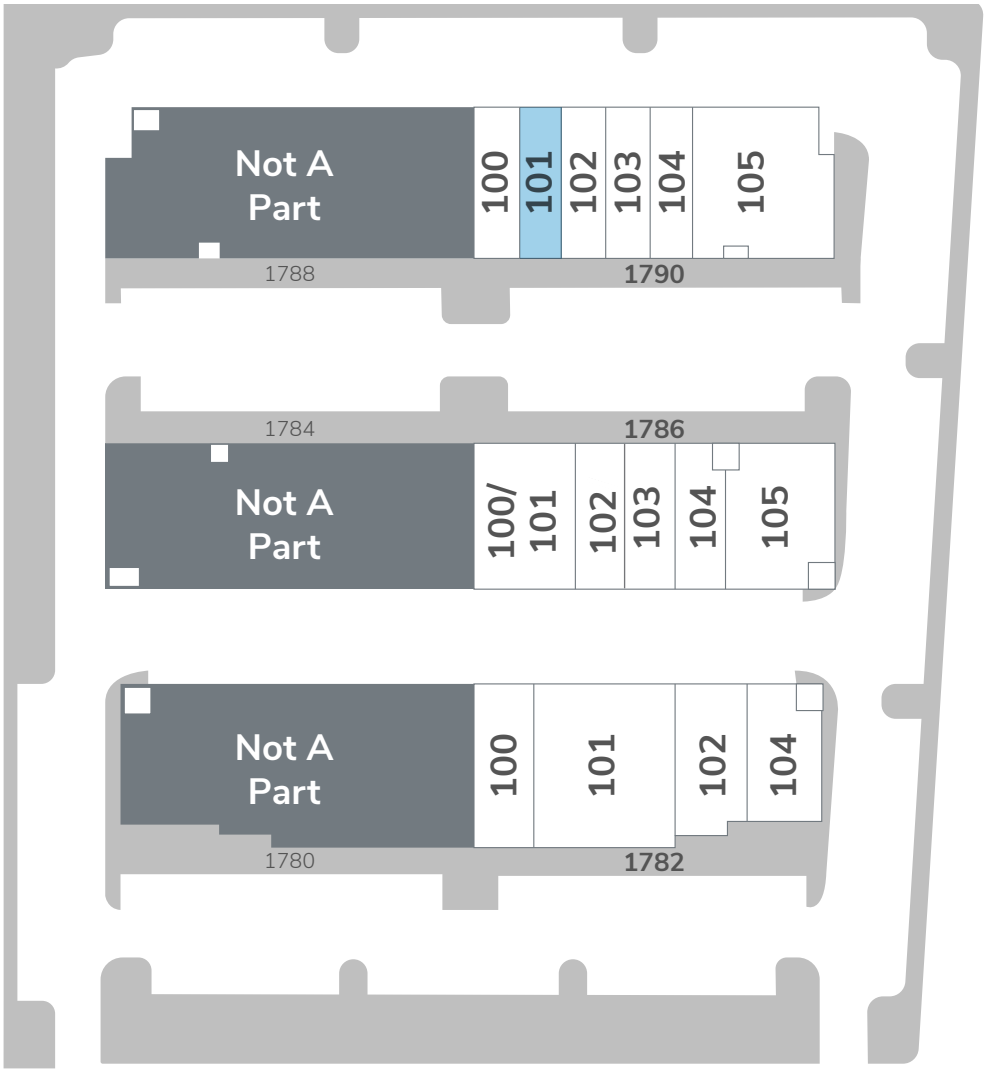
SITE PLAN

3 Buildings
Industrial/flex

Move-in Ready
suites

Clear Height
Approx 20’ Warehouse Clear Height

Parking Ratio
3.0/1,000 SF



AVAILABLE



CURRENT AVAILABILITY

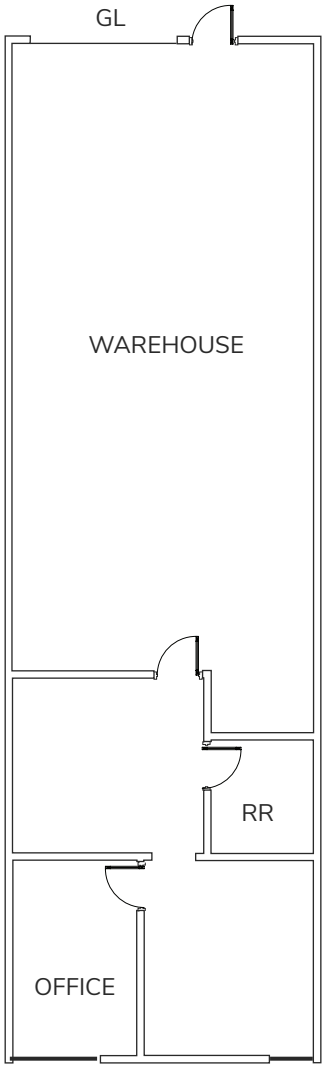
Building	Suite	RSF	Available	Lease Rate
1790	101	± 1,575 SF	Now	$1.55 + CAM

*CAM: $0.21/sf/mo.

FLOOR PLAN

La Costa Meadows

1790 LA COSTA MEADOWS
Suite 101
± 1,575 SF Available
Industrial



GL = Grade level

CLOSE PROXIMITY

to North County's Most Affluent Communites

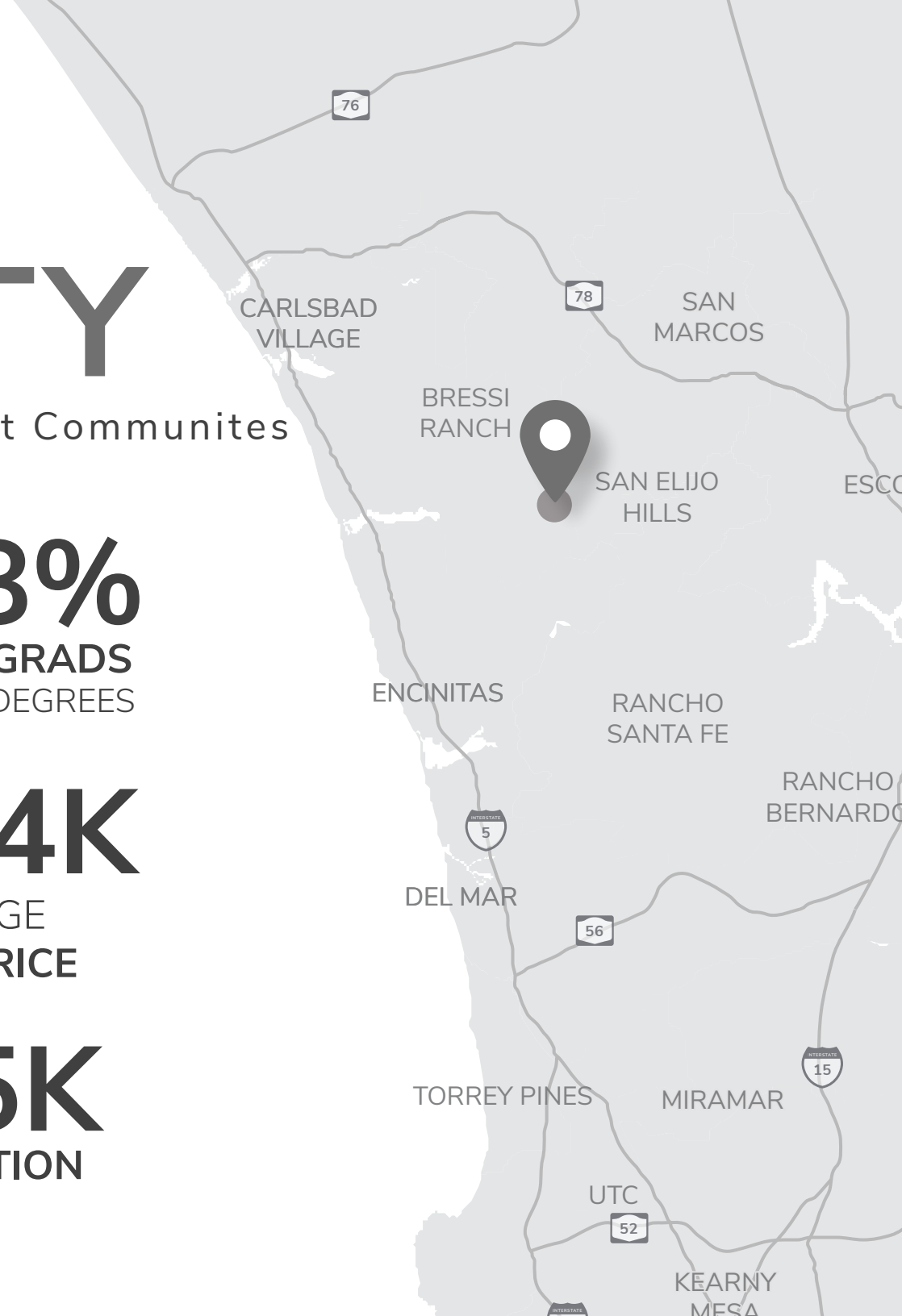
Drive times to:

- **25 min**
  Carlsbad Village
- **10 min**
  Bressi Ranch
- **10 min**
  Highway 78
- **5 min**
  San Elijo Hills
- **15 min**
  Leucadia/
  Downtown Encinitas
- **20 min**
  Ranch Santa Fe
- **25 min**
  Del Mar

37.8%
COLLEGE GRADS
WITH STEM DEGREES

$634K
AVERAGE
HOME PRICE

645K
POPULATION



WHY GILDRED?

GILDRED COMPANIES



Legacy
93 years' experience in San Diego real estate market



Local ownership
Close by and available



Impeccable reputation
Honest and direct communication



Well capitalized
Well maintained buildings and funded for improvements



Strength in numbers
Full-service leasing and management team



Self-managed
Pride of ownership













La Costa Meadows

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