ocean POINT

COASTAL OFFICE | FLEX | INDUSTRIAL

SPACE AVAILABLE FOR LEASE

JLL®

Jones Lang LaSalle Brokerage, Inc. RE license #01856260

GILDRED COMPANIES

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

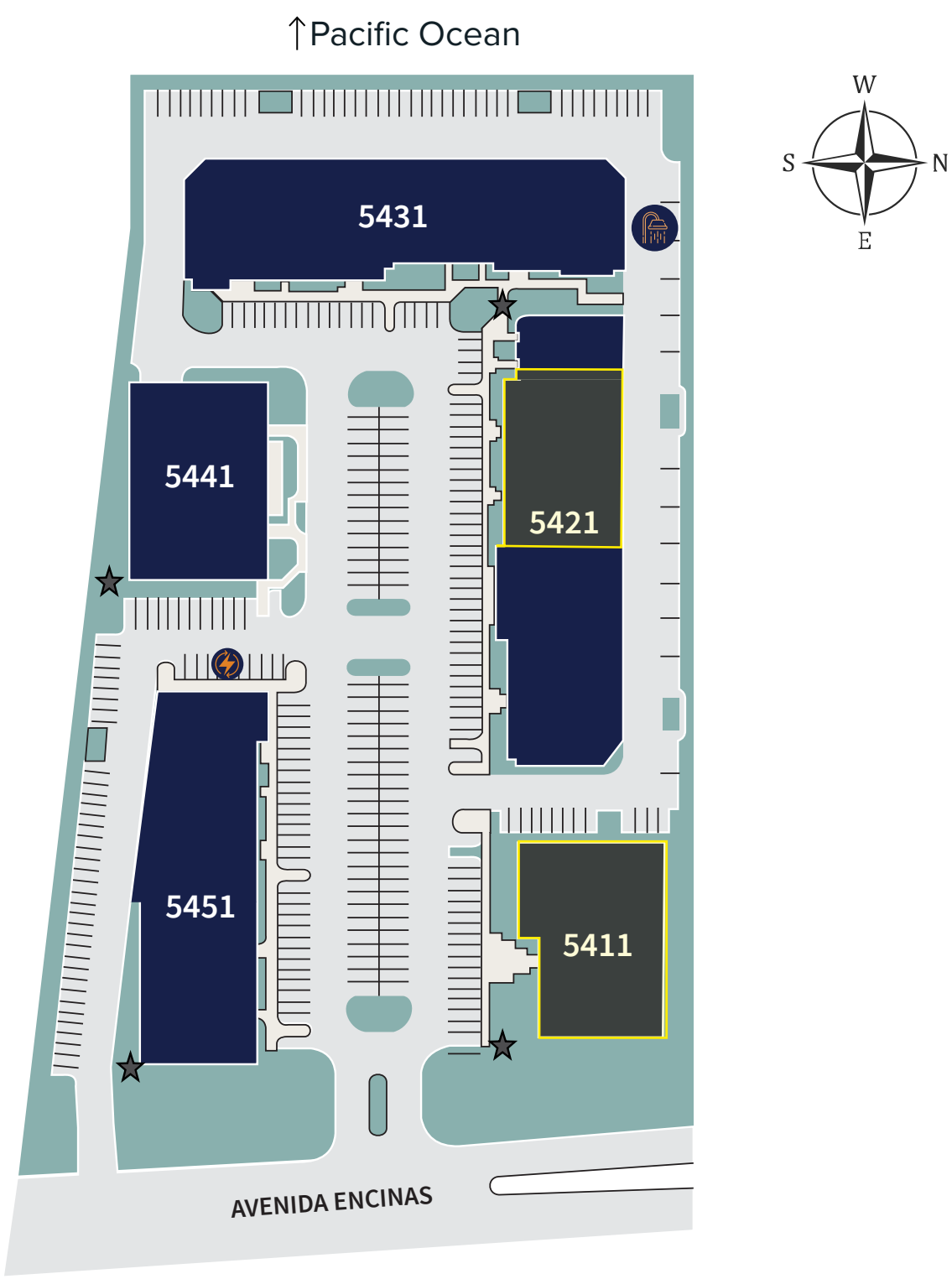
5411-5451 Avenida Encinas

5 Building
coastal campus

Move-in Ready
suites

Office & Flex/R&D
space available

Newly Renovated
onsite shower + locker facilities





CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Lease Rate
5411	100	±1,956 RSF	Now	$2.45/sf + E
5411	110	±3,340 RSF	Now	$2.45/sf + E
5411	210	±1,068 RSF	Now	$2.35/sf + E
5411	260	±1,208 RSF	Now	$2.35/sf + E
5411	270	±1,572 RSF	Now	$2.35/sf + E

CURRENT AVAILABILITY - INDUSTRIAL

Building	Suite	RSF	Available	Lease Rate
5421	E*	±3,578 RSF	Now	$2.45/sf NNN
5421	F*	±4,063 RSF	Now	$2.45/sf NNN

*Contiguous for up to 7,641 RSF
**NNN = $0.52/sf

FLOOR PLAN

5411 Avenida Encinas

Suite 100
± 1,956 SF
Double-door entry off main lobby
Available Now
VIRTUAL TOUR

Suite 110
± 3,340 SF
Available Now
VIRTUAL TOUR

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FLOOR PLAN

5411 Avenida Encinas

Suite 210
± 1,068 SF
Available Now

Suite 260
± 1,208 SF
Available Now

Suite 270
± 1,572 SF
Available Now

VIRTUAL TOUR

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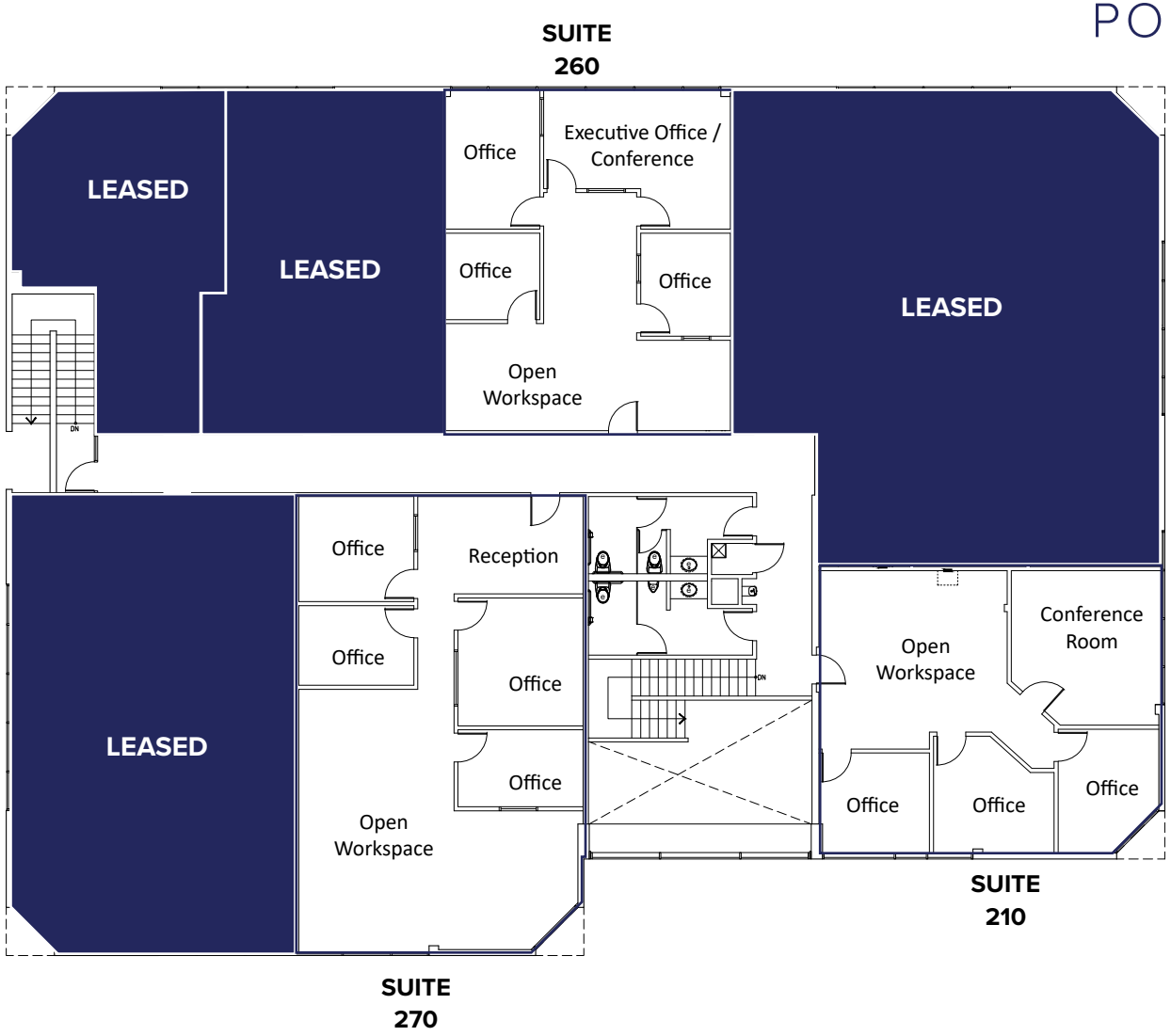

FLOOR PLAN

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5421 Avenida Encinas

Contiguous for up to 7,641 RSF

Suite E

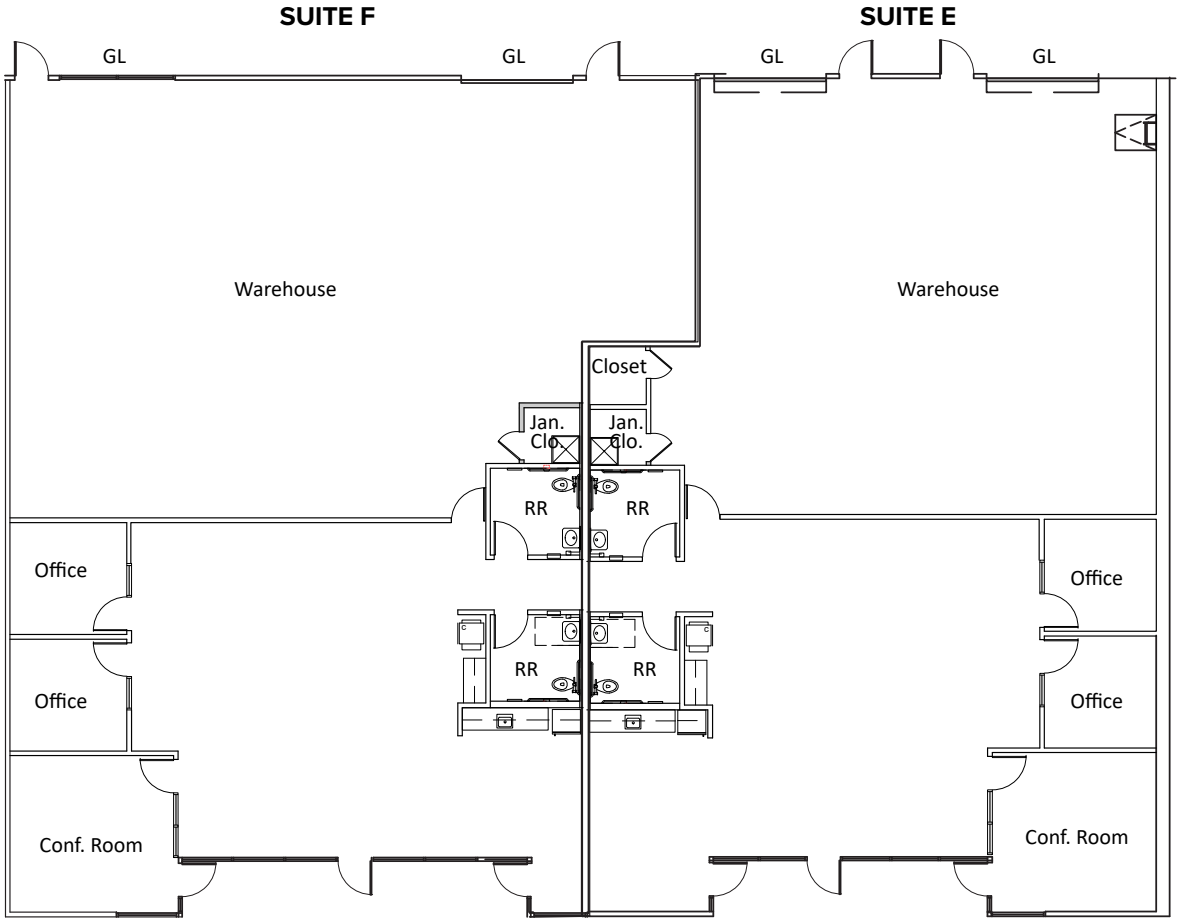
± 3,578 SF

Available Now

Suite F

± 4,063 SF

Available Now



GL = Grade level door



5421-F | Open Area



5421-E | Warehouse



5421-F | Open Area



5421-E | Coffee Bar



5421-F | Warehouse



5421-E | Open Area



Common Area Shower



Common Area Shower



Common Area



Common Area


5411
Align Builders




5411


5411


5411

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?

GILDRED COMPANIES



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



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