

FOR SALE AND/OR LEASE
2746 LOKER AVENUE WEST
// CARLSBAD, CA 92010



**INDUSTRIAL SPACE FOR SALE
AND/OR LEASE**

±10,600 AVAILABLE



PROPERTY HIGHLIGHTS



*Asphalt in photos have been digitally enhanced



- Situated in the Canyon Ridge Business Park in the City of Carlsbad
- Easy to access to beautiful beaches, parks, and recreation areas
- Located near Bressi Ranch Village Center and other excellent community amenities



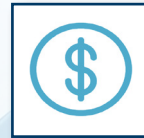
±10,600 SF
INDUSTRIAL SPACE



**OVERNIGHT
PARKING**
AVAILABLE



**NINE (9) HVAC
UNITS AVAILABLE**
FOR POTENTIAL TO 100%
CLIMATE-CONTROL THE
BUILDING



**SALE PRICE &
LEASE RATE**
CALL BROKER FOR DETAILS



SPRINKLERS



SINGLE TENANCY



APPROX. 16'
CLEAR HEIGHT



**COMPLETE ROOF
REPLACEMENT IN
2023**



3.00/1,000 SF
PARKING



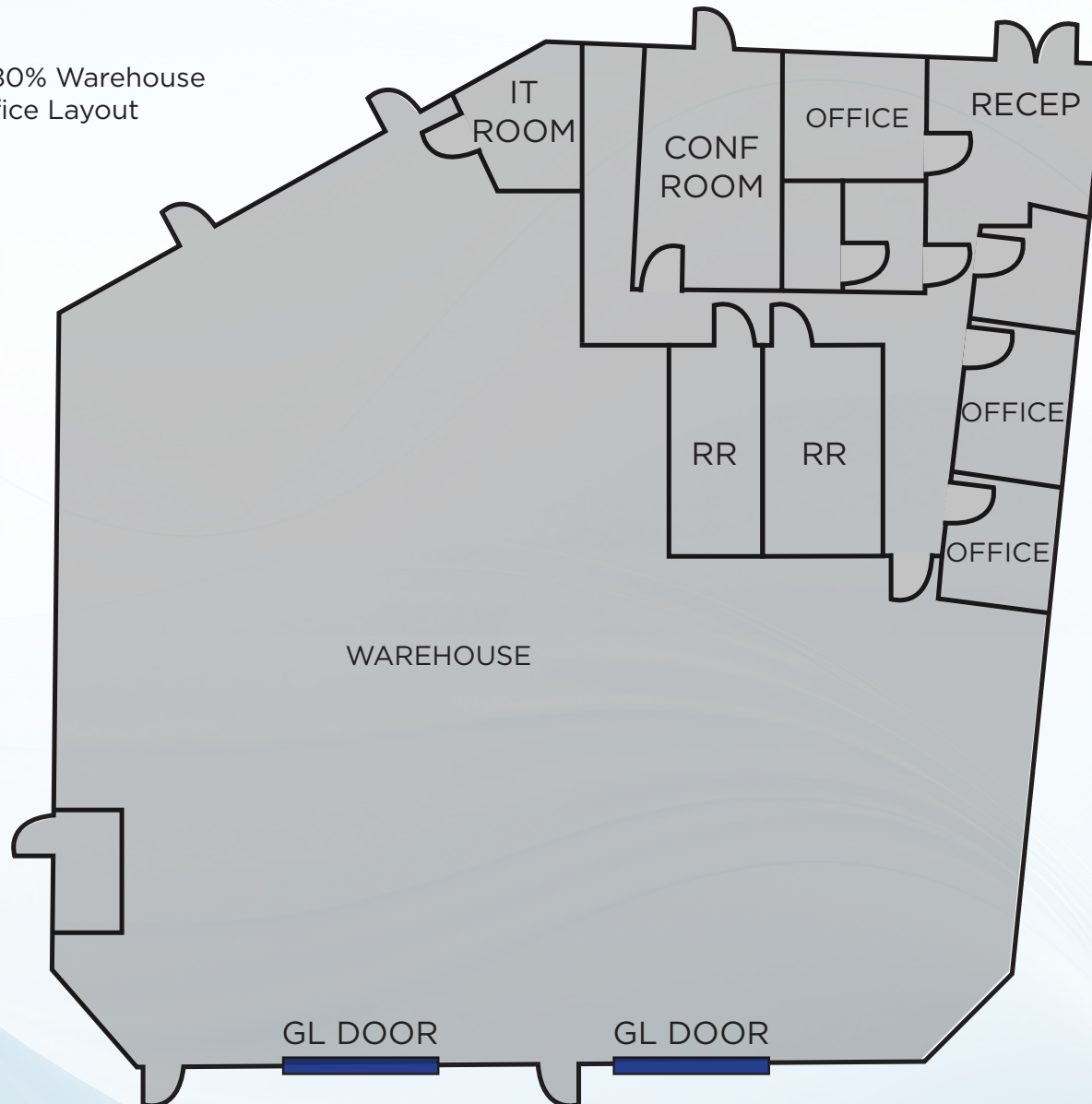
800 AMPS
POWER
*To be independently
verified by Tenant



**2 GRADE LEVEL
ROLL-UP DOORS**
LOADING

FLOOR PLAN

*Estimated 80% Warehouse
and 20% Office Layout



PROPERTY LOCATION



\$163,815

*PER A 3-MILE RADIUS

AVG. HOUSEHOLD INCOME



76,290

POPULATION

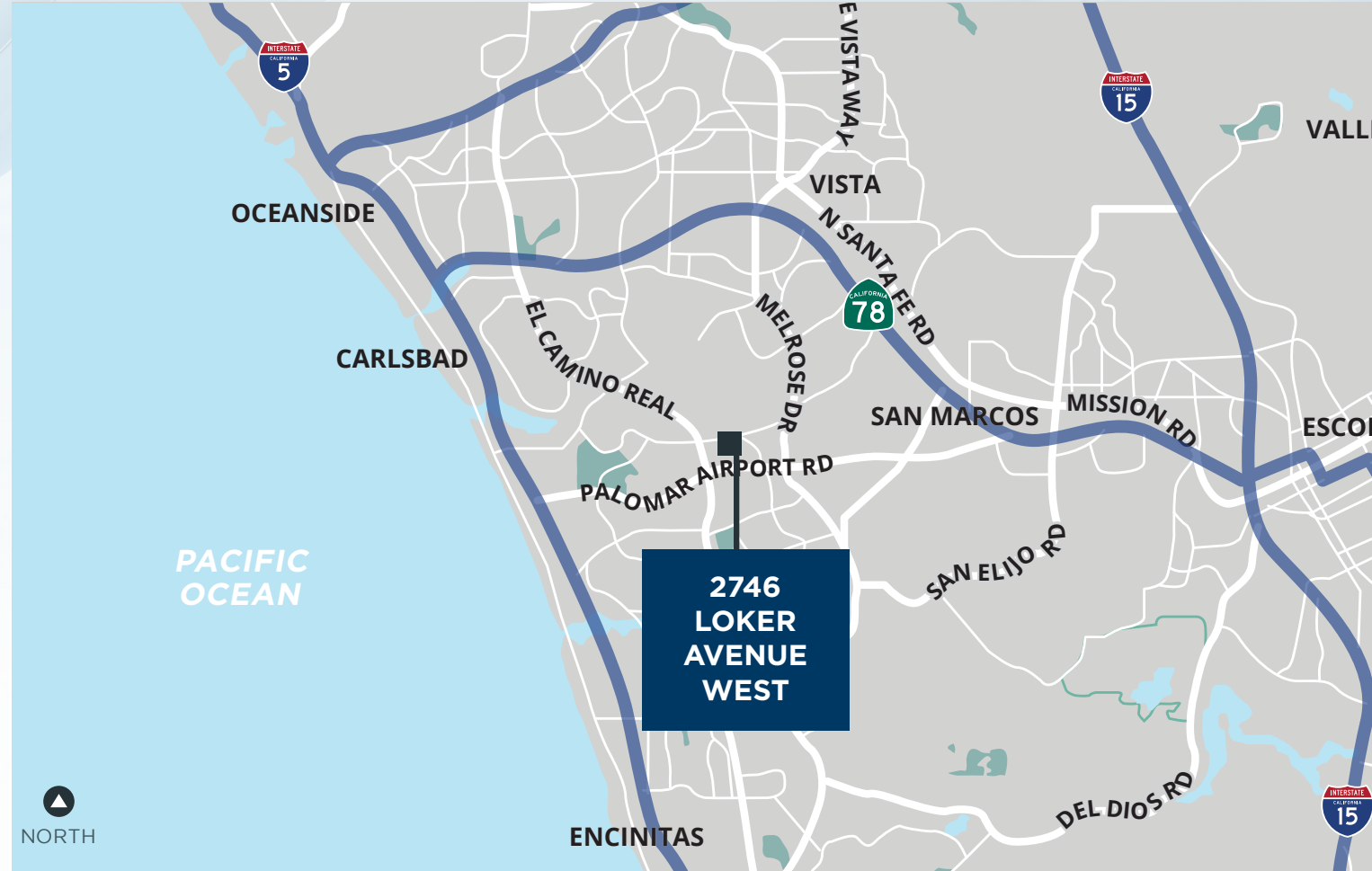


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MEDIAN AGE

Carlsbad, California, is a coastal gem in San Diego County, known for its pristine beaches and laid-back lifestyle. The city boasts some of Southern California's most scenic stretches of shoreline, where visitors can enjoy sunsets, surfing, and long walks along the coast. Carlsbad is also famous for its flower fields, particularly the Carlsbad Flower Fields, which blooming ranunculus flowers each spring, creating a stunning floral spectacle.

Aside from its natural beauty, Carlsbad is home to a thriving arts and culture scene, with numerous art galleries, theaters, and music venues to explore. Whether you're seeking outdoor adventures or cultural experiences, Carlsbad offers a perfect blend of coastal charm and cultural vibrancy.



Carlsbad, California, boasts a dynamic office real estate scene, attracting businesses from diverse sectors. With its beautiful coastal settings, excellent amenities, and a well-educated workforce, Carlsbad has become an appealing destination for companies seeking office spaces, particularly in technology, biotech, and life sciences sectors, contributing to the city's thriving business community.



TYLER STEMLEY
+1 760 908 4270
tyler.stemley@cushwake.com

CONOR BOYLE
+1 760 458 5739
conor.boyle@cushwake.com

JOE CROTTY
+1 760 473 1811
joe.crotty@cushwake.com

12830 El Camino Real, Suite 100
San Diego, CA 92130
+1 858 452 6500