



FOR SALE OR LEASE

Owner/User or Investment Opportunity

5860 Owens Avenue, Carlsbad, CA 92010



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5860 Owens Avenue | Carlsbad, CA 92010



ASSUMABLE LOAN THROUGH 2026 @ 4.375%



±17,054 SF
Office Property

2001
Year Built

\$4,425,000
Sale Price

Contact Broker
Lease Rate

5860 Owens Avenue is a 17,054-square-foot office property situated in Carlsbad, centrally located within Coastal North County San Diego. Built in 2001, this steel-frame building features a high-image lobby and suites. Convenient access to I-5 makes the property ideal for commuters. The location also provides easy access to dining, shopping, and amenities at The Island at Carlsbad, as well as the nearby restaurants and shops of Bressi Ranch.

PROPERTY HIGHLIGHTS

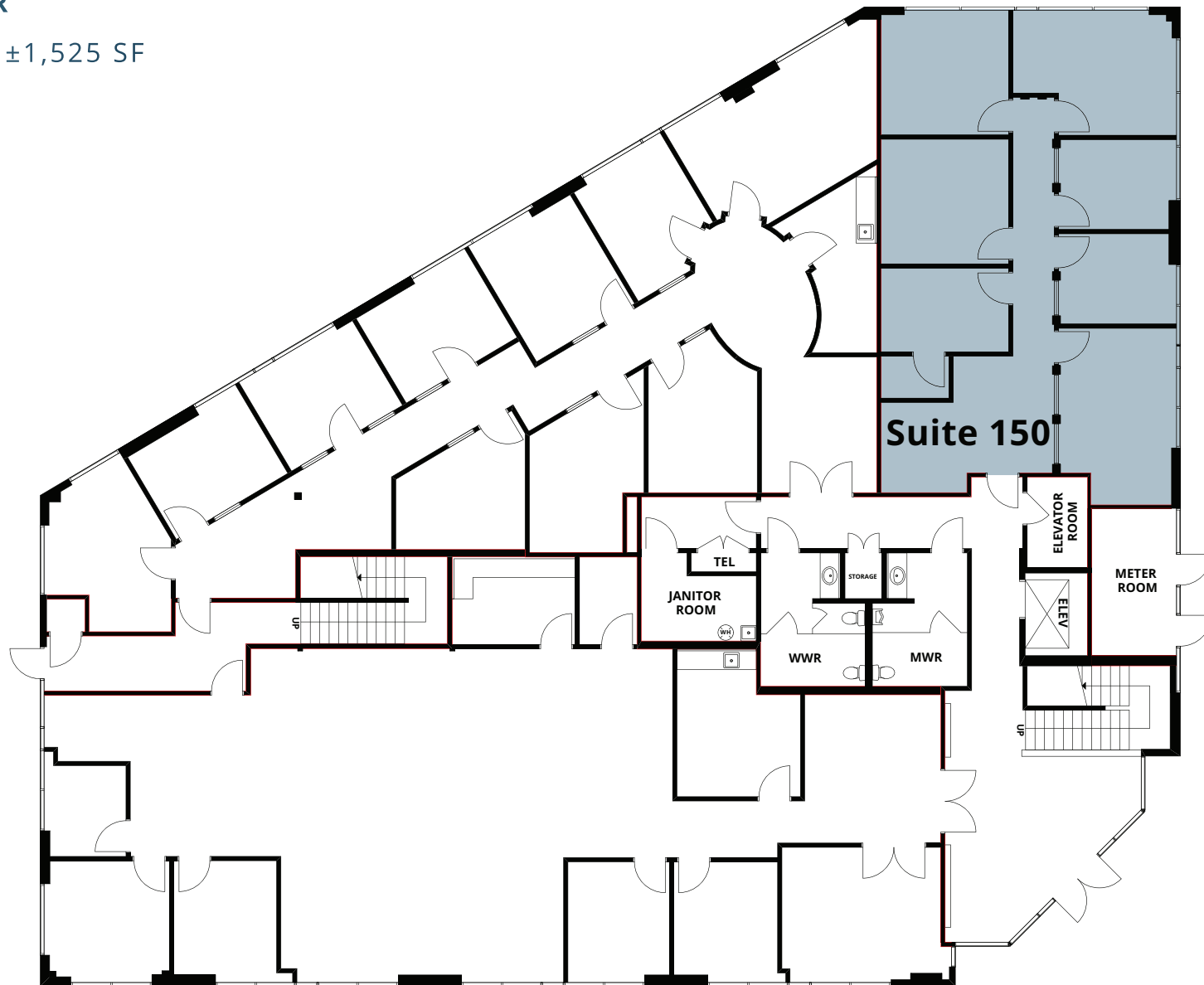
- **PRIME LOCATION**
Minutes to amenities, I-5, and the coast.
- **PM ZONE DESIGNATION**
Allows for flexible business uses amongst tenants and owners.
- **FREEWAY ADJACENT:**
Quick access to the I-5 and Hwy 78.
- **STRONG CORPORATE IMAGE:**
Located in the beautiful Palomar Height Office Plaza.
- **ABUNDANT PARKING & ELEVATOR-SERVED:**
4.08/1,000 ratio. Centrally located elevator off lobby.
- **FLEXIBLE LAYOUT:**
Can accommodate owner/user or investor.

First Floor Plan

5860 Owens Avenue | Carlsbad, CA 92010

FIRST FLOOR

SUITE 150 // ±1,525 SF



Second Floor Plan

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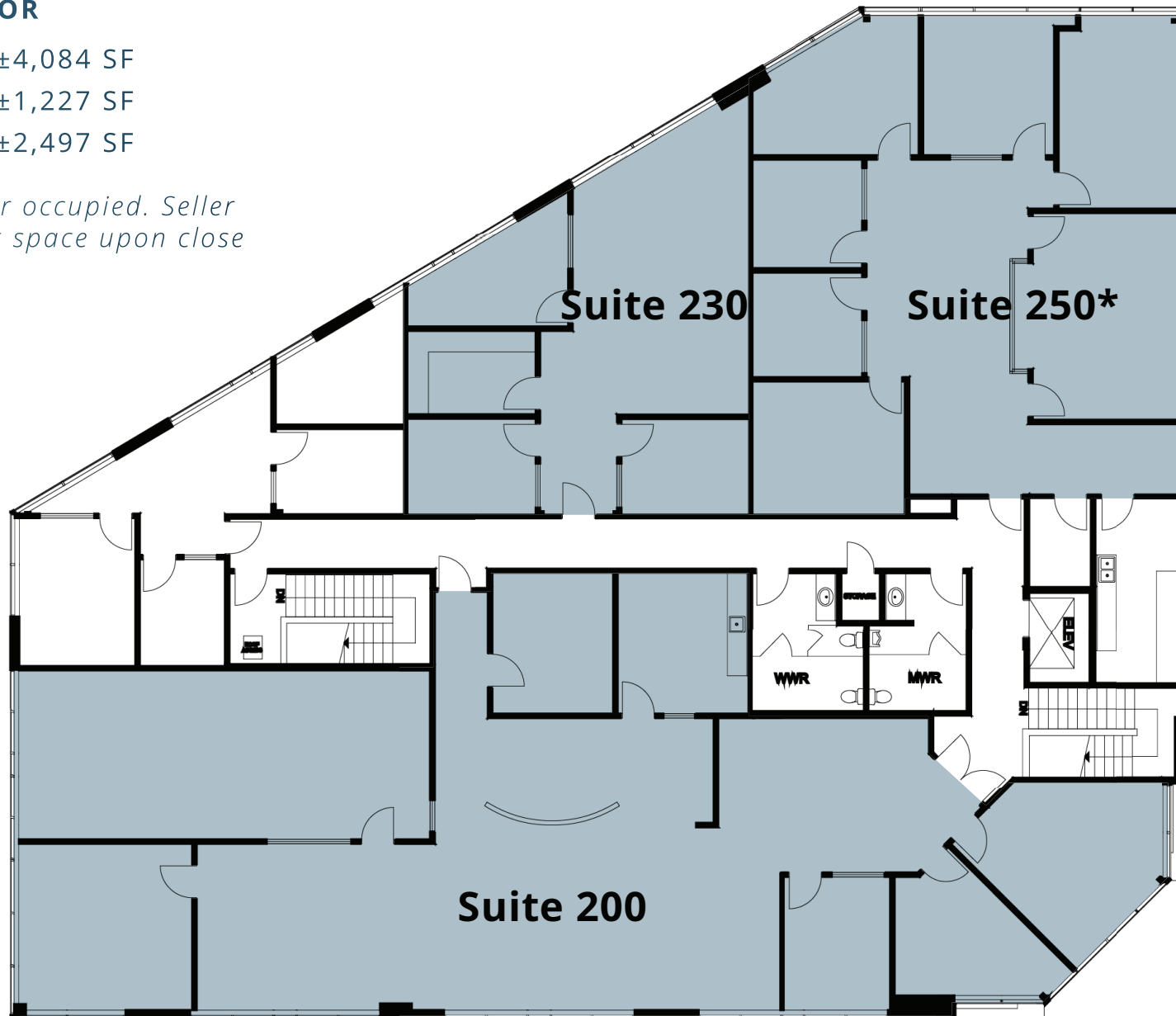
SECOND FLOOR

SUITE 200 // $\pm 4,084$ SF

SUITE 250 // $\pm 1,227$ SF

SUITE 230 // $\pm 2,497$ SF

**Suite is owner occupied. Seller
will lease back space upon close
of escrow*



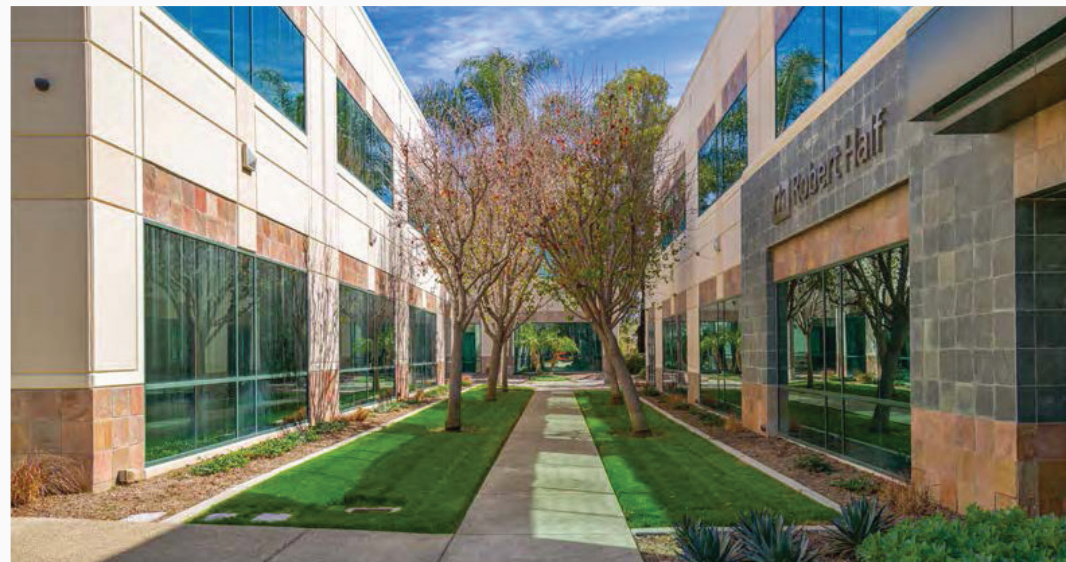
Property Photos

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Corporate Neighbors & Access

5860 Owens Avenue | Carlsbad, CA 92010

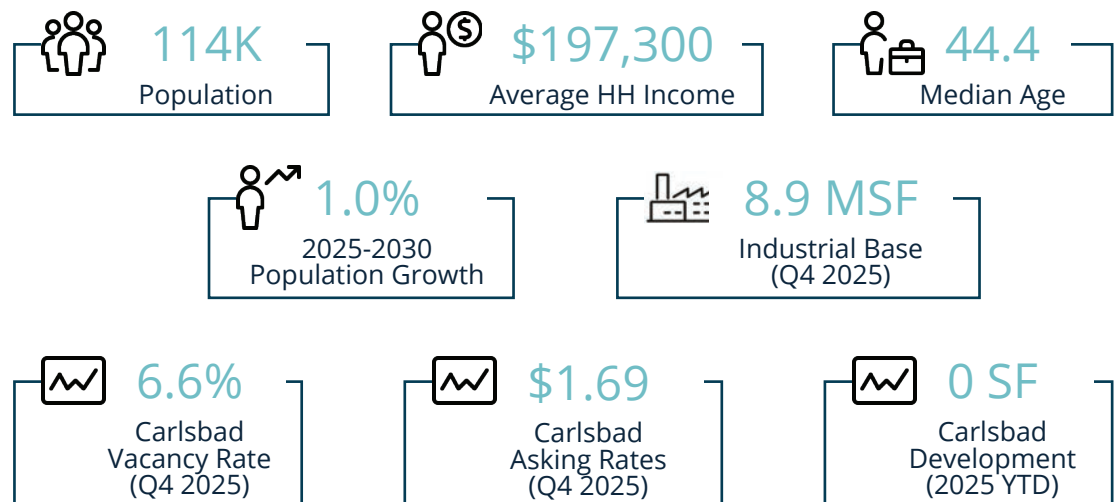


CARLSBAD

Located in the heart of North San Diego County, the City of Carlsbad leverages its premier coastal setting to offer a unique blend of beach community character, economic diversity, and a forward-thinking business environment. Anchored by a strong tourism and hospitality sector, Carlsbad has consistently been recognized as one of the most desirable places to live and work in the region.

A robust network of nearby colleges and universities fuels a deep and highly skilled talent pipeline, generating lasting economic impact through the creation of ideas, innovation, and new companies. Combined with limited new development opportunities and strong barriers to entry, Carlsbad's coastal appeal, quality of life, and access to talent position the city as a premier destination for businesses seeking sustainable growth and long-term value.

AREA DEMOGRAPHICS



Carlsbad Neighbors & Locations

5860 Owens Avenue | Carlsbad, CA 92010





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