



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



## CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Product Type
5411	100	±1,956 RSF	Now	Office
5411	110	±3,340 RSF	5/1/26	Office
5411	270	±1,572 RSF	Now	Office

## CURRENT AVAILABILITY - FLEX

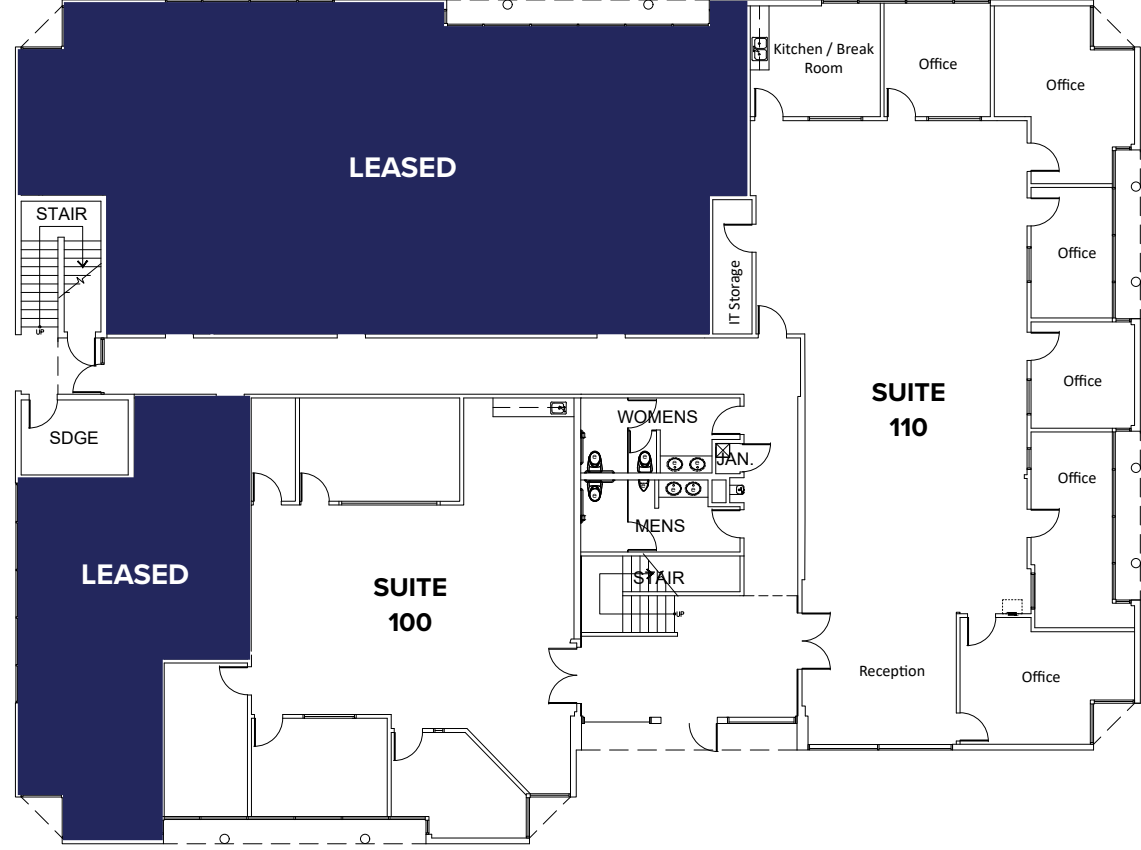
Building	Suite	RSF	Available	Product Type
5421	E*	±3,578 RSF	Now	New Spec Creative Office/Flex
5421	F*	±4,063 RSF	Now	New Spec Creative Office/Flex
5431	H	±1,500 RSF	Now	Flex

\*Contiguous for up to 7,641 RSF

# FLOOR PLAN

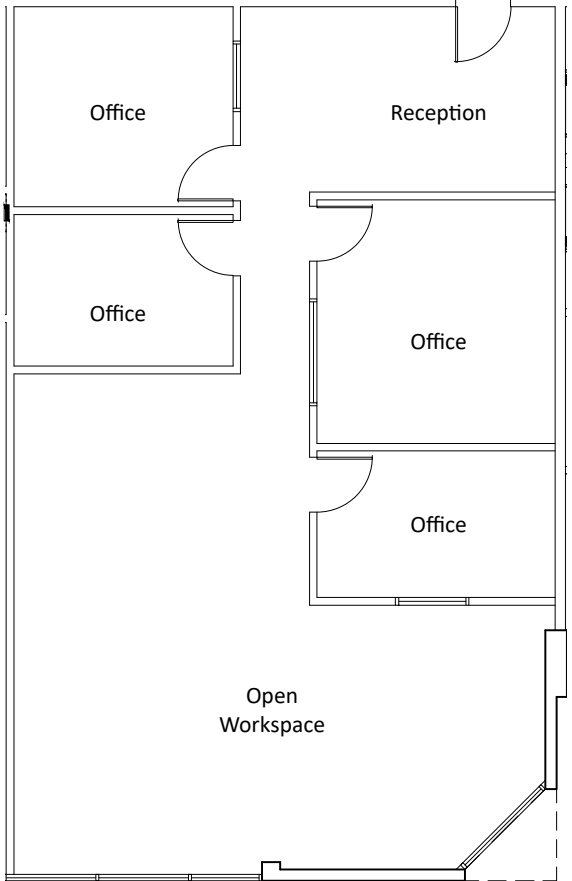
**5411 Avenida Encinas**  
**Suite 100**  
± 1,956 SF  
Double-door entry off main lobby  
Available Now

**Suite 110**  
± 3,340 SF  
Available 5/1/26  
[▶ VIRTUAL TOUR](#)



# FLOOR PLAN

**5411 Avenida Encinas**  
Suite 270 - ± 1,572 SF  
[▶ VIRTUAL TOUR](#)

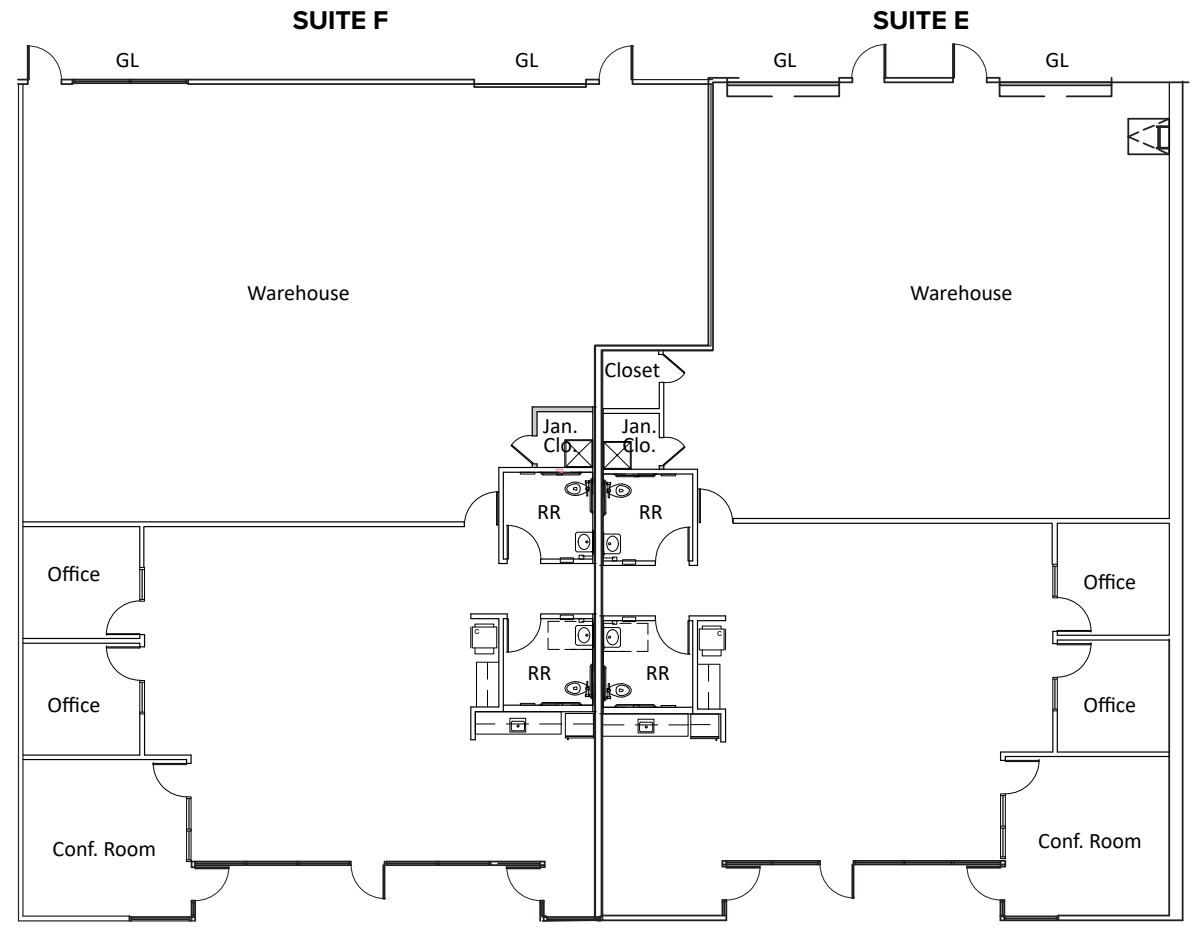


# FLOOR PLAN

**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



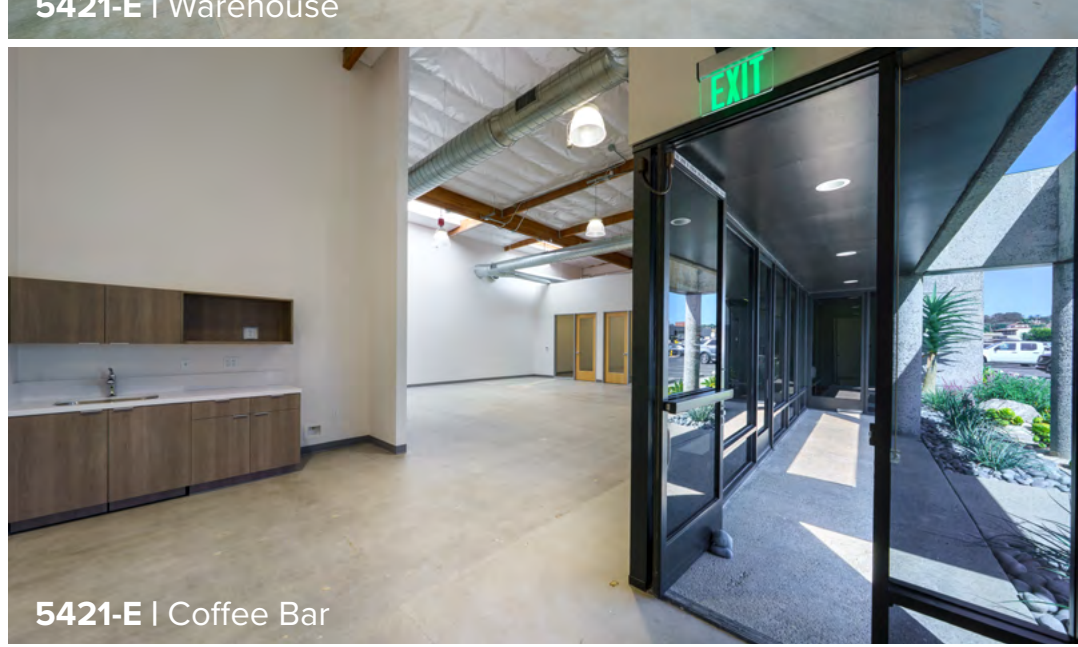
5421-F | Open Area



5421-E | Warehouse



5421-F | Open Area



5421-E | Coffee Bar



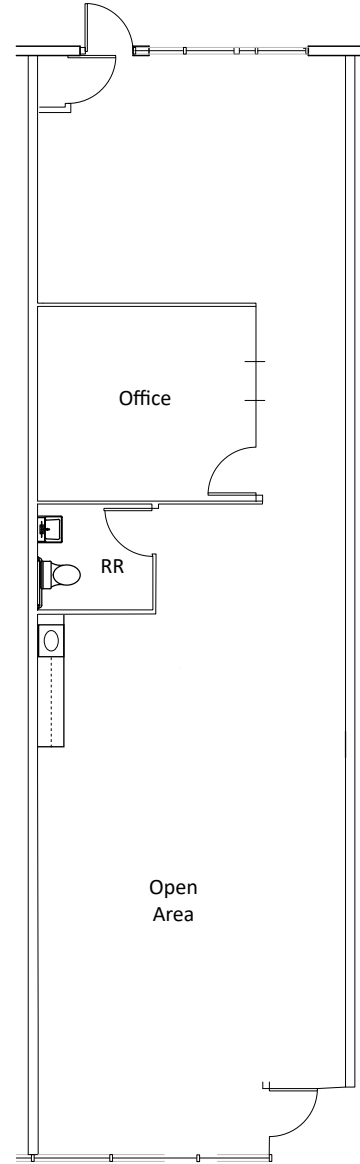
5421-F | Warehouse



5421-E | Open Area

# FLOOR PLAN

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





# 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



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