

Office For Lease



2710 LOKER AVE WEST

CARLSBAD, CA 92010

Carlsbad Class "A" Office Building | ±1,796 - 6,768 SF



Office For Lease

Property Highlights

- ➔ Class "A" office building with attractive and well-kept exterior and interior
- ➔ Suites feature reception area, private offices, conference room, mail/storage room, and open area
- ➔ Common areas feature restrooms/showers, mail room, and outdoor patio area
- ➔ Adjacent to Bressi Ranch amenities, including retail, restaurants, and banks
- ➔ Quick access to El Camino Real, Palomar Airport Rd, and 1-5 & Highway 78
- ➔ Short drive to Carlsbad's McClellan Palomar Airport



OUTDOOR
ENTRANCE



ENTRANCE TO
LOBBY

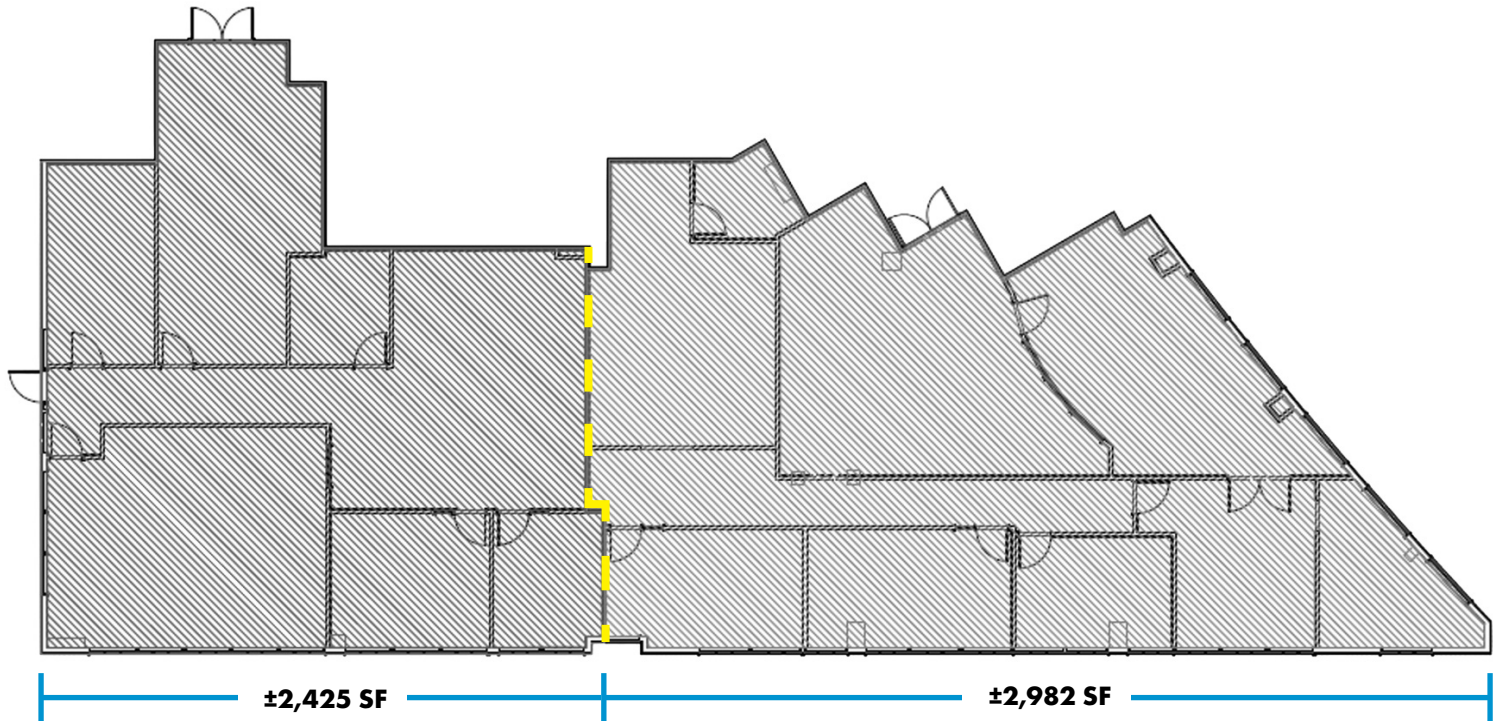


OUTDOOR
COMMON AREA

2710 Laker Ave West | For Lease

1st Floor

Suite 100



±2,425 - 5,407



Size

January 1, 2025



Timing

\$2.35 psf + electrical



Rate

Office For Lease

2nd Floor

Suites 240 - 260

±1,796 - 6,768 SF

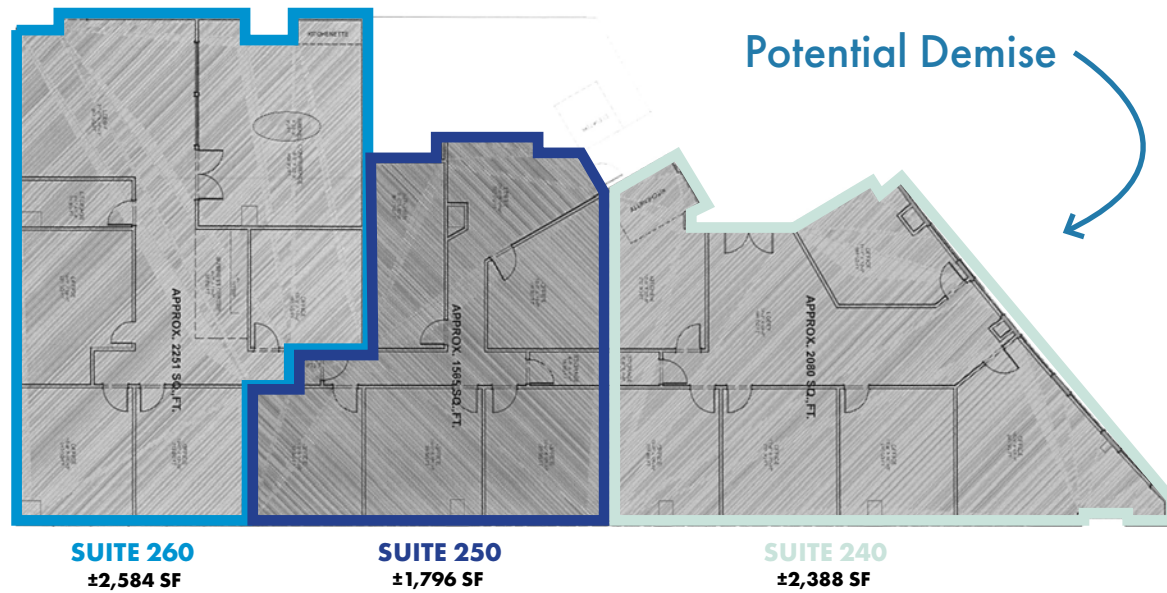
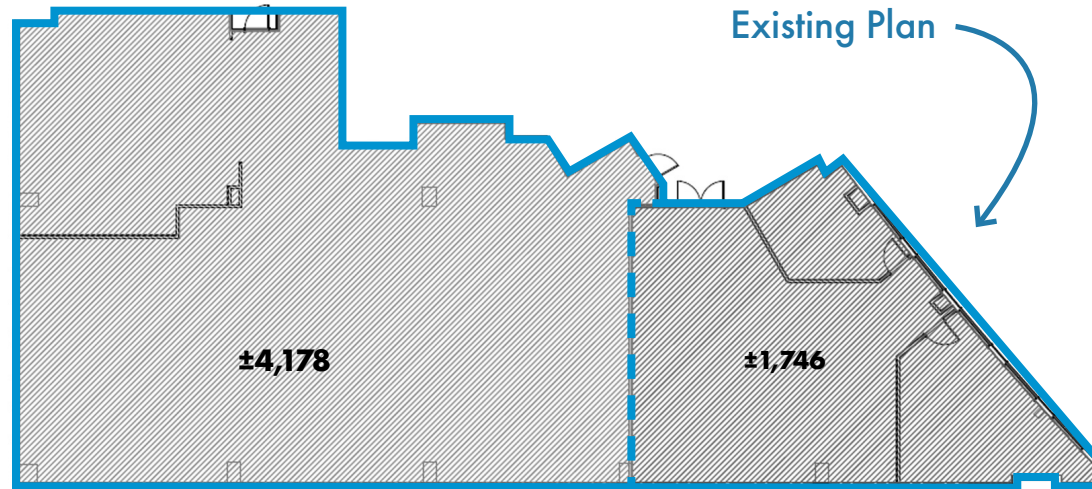
→ Size

30 Days

→ Timing

\$2.35 psf + electrical

→ Rate



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Amenities & Developments

- 1 **McClellan-Palomar Airport**
- 2 **Bressi Ranch Village Center**
Trader Joe's, Pure Burger, Board & Brew, Luna Grill, Rubio's, Cravory Cookies, The Bar Method, Chase Bank, Nektar Juice Bar, Blo, Peets Coffee & Tea, Verizon, and more
- 3 **The Square at Bressi Ranch**
CVS Pharmacy, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee Roasters, and more
- 4 **Palomar Commons**
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, CYO Pizza, and more
- 5 **Loker Retail Center**
Starbucks, Bank of America, Staples, and more
- 6 **Lift**
44,030 SF Mixed-Use Office and Retail Development
- 7 **Kensington at the Square**
100 Townhome Development Site



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Corporate Neighbors

Life Science	Military & Innovation	Food & Beverage	Manufacturing	Action Sports
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4

Your Neighbors

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Carlsbad has also been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to work, live, and play.

85%

→ of businesses agree that Carlsbad is an *Excellent Place to do Business*

97%

→ of residents approve of *Carlsbad's Quality Of Life*

95%

→ of businesses think that Carlsbad offers the *Highest Quality Of Life*



Aviara
The Crossings at Carlsbad



Bressi Ranch
Bressi Ranch Village Center



Coastal
Carlsbad State Beach

Carlsbad

Discover a scenic coastal community with a forward thinking economy.

Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.



114,411
POPULATION

\$150,102
AVG HOUSEHOLD INCOME

3.59M
ANNUAL VISITORS

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