

**FOR SALE: 12,176 SF FREESTANDING OFFICE BUILDING**

**FOR LEASE: 6,391 SF - TURNKEY CREATIVE OFFICE SUITES**

**EXCELLENT  
OWNER USER  
OPPORTUNITY**

**TENANT INCENTIVE:**

- ONE (1) MONTH OF FREE RENT PER YEAR OF TERM (Min. 5-Year Lease)
- FIRST YEAR TEASER RATE: \$1.00/SF

**BROKER INCENTIVE:**

**\$2.00/SF BROKER BONUS**  
(Min. 5-Year Lease)

**3176 LIONSHEAD AVENUE - CARLSBAD, CA 92010**



# Excellent Tenant or Owner User Opportunity with Expansion Needs

## Project Overview

The opportunity to purchase or lease 3176 Lionshead Ave presents a unique opportunity for a tenant or an owner user to occupy the entire second floor, consisting of 6,391 SF of high-end creative office space (vacant), and have the ability to expand into the first-floor suites consisting of 2,954 SF & 3,030 SF totaling 5,785 SF. Built in 2007, and fully renovated in 2019 & 2024, the 12,176 SF property features two floors (with elevator service) with a variety of newly constructed creative office improvements, including but not limited to high & exposed ceilings, spiral HVAC ducting, mixture of private offices and collaborative work areas, herculite entry wall systems and modern improvements throughout. The subject property is located within the highly sought after master planned Carlsbad Raceway Business Park and in the heart of one of the most desirable and affluent regions of Southern California known as Carlsbad.



## Project Highlights

### Irreplaceable Location

- Located within the highly sought-after master planned Carlsbad Raceway Business Park, in the heart of one of the most desirable and affluent regions of Southern California.
- The property is strategically situated off Carlsbad's main arterials and within close proximity to Interstate 5 and Highway 78, providing access to nearby communities of Vista, San Marcos, Oceanside, Encinitas and La Costa.

### Quality Construction & Well Maintained Project

- Lionshead point was constructed in 2014 by TFW Construction and consists of 7 freestanding buildings, comprised of 13 condominiums.
- The Lionshead Point association maintains the property's exterior landscaping, lighting and common areas as well as roofs, exterior doors and windows keeping the project in pristine condition.

### Unique Identity & Image

- Ability to lease the entire second floor of two-story office building and expand into the first floor space as the leases roll.
- Exterior signage opportunity and exposure on a major thoroughfare.
- High end exterior corporate image with unmatched interior quality.



## Premises Overview

<b>Address:</b>	3176 Lionshead Ave, Carlsbad, CA 92010
<b>Business Park:</b>	Lionshead Point Business Park
<b>Project Size:</b>	62,601 Square Feet
<b>Elevator Served:</b>	Yes
<b>Building Size:</b>	12,176 Square Feet
<b>Vacant SF:</b>	6,391 SF (52%) - Entire Second Floor
<b>Leased SF:</b>	5,785 SF (48%) – Entire First Floor
<b>Type:</b>	Two Separate Legal Condominiums
<b>Year Built/Renovated:</b>	2007/2019 & 2024
<b>Suite Condition:</b>	Excellent Turnkey Condition
<b>Zoning:</b>	PM
<b>Parking:</b>	4 Spaces/1,000 SF
<b>Restrooms:</b>	Set of Restrooms on Each Floor
<b>Sale Price (Entire Building):</b>	<b>\$3,640,624 (\$299/SF)</b>
<b>Lease Rate:</b>	<b>Year 1: \$1.00/SF + Utilities</b> <b>Year 2: \$1.50/SF + Utilities</b>

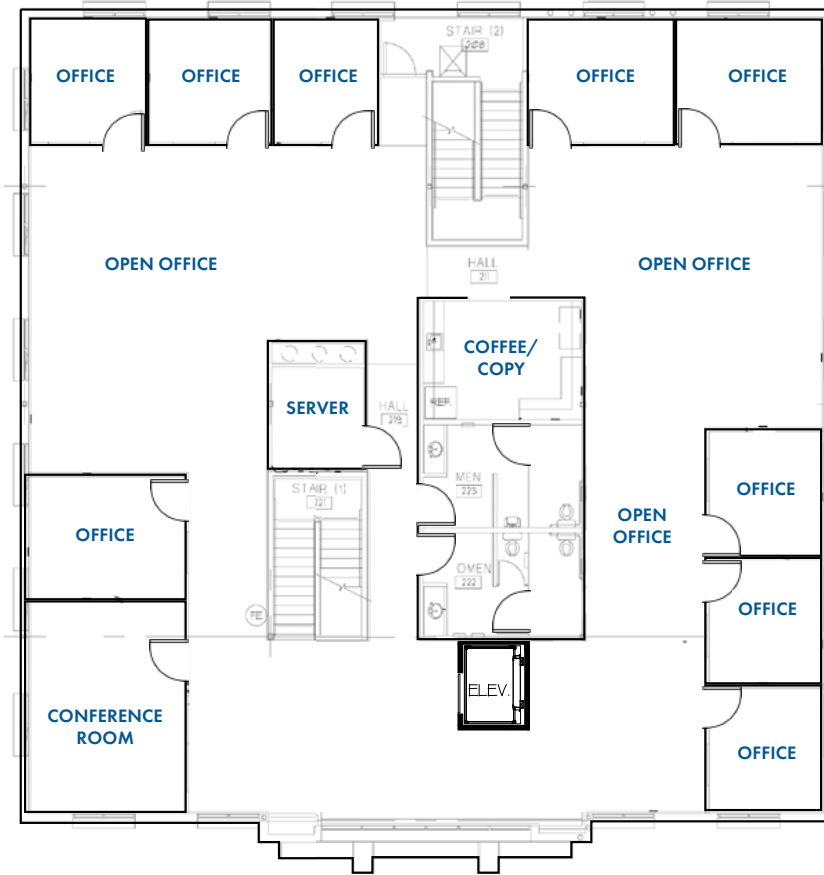


*\* See additional pages for floor plan and specialized feature details*

# Site Plan

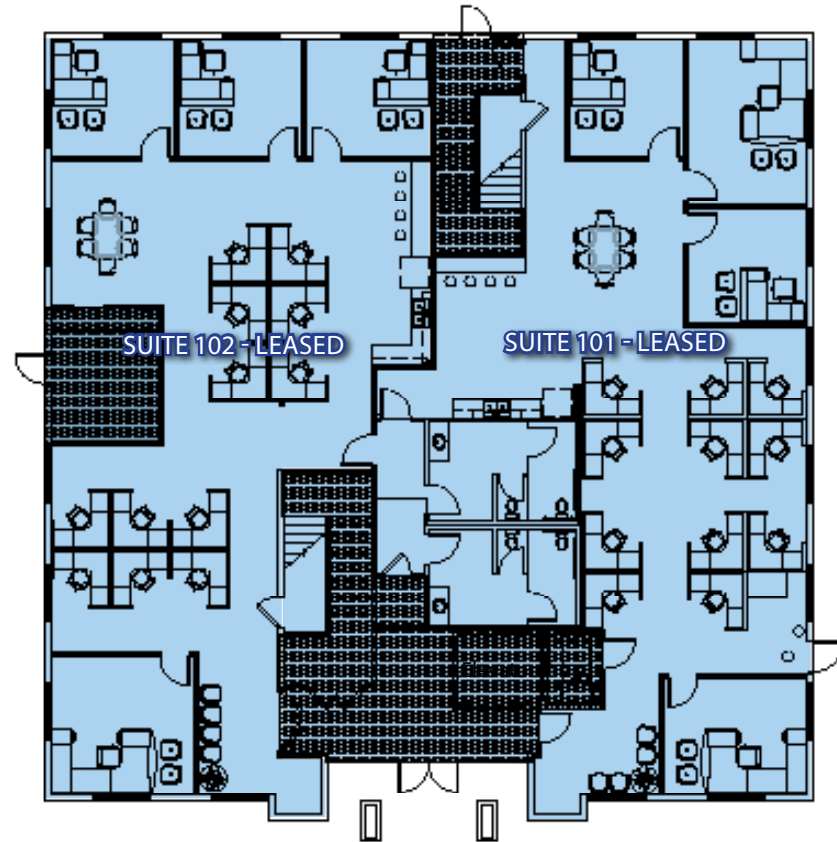
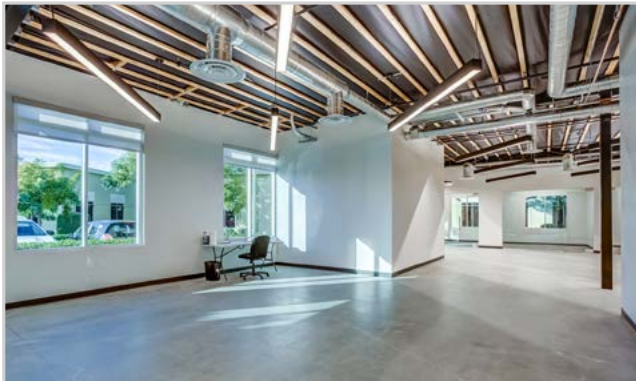


## Floor Plan - Second Floor



Suite #	Size:	Base Rent	Availability	Comments
201	6,391 SF	Year 1: \$1.00/SF + Utilities Year 2: \$1.50/SF + Utilities	Vacant	Entire second floor consisting of reception, 9 window-lined private offices, multiple open workstation areas, two restrooms, breakroom and server room. Extensive natural light throughout.

# Floor Plan - First Floor



Suite #	Suite Size:	Status	Asking Rent	Comments
101	2,954 SF	Leased through July 31, 2030	N/A	High end creative office improvements
102	3,030 SF	Leased through February 28, 2026	N/A	High end creative office improvements



# Property Photos



# Aerial - Business Center Overview



Grey Hawk Business Center  
205K Industrial SF

Distribute  
277k Industrial

Fresh Creative Foods

Prana

Verisk 3E

Future Phase III  
Palomar Forum  
Business Park

Tesla Motors

Aethercomm

Amazon

Zonson USA

Palomar Forum  
Business Park  
275k Flex SF

Keystone Innovation  
77k SF Industrial SF

Diakont

San Diego Sign  
Company

Berg Electric

3176  
Lionshead Ave.  
Carlsbad, CA 92010

UPS - 223K

# Aerial



- Lego Land
- The Crossing Golf Course
- Encina Power Plant
- Agua Hedionda Lagoon
- Oceanside Pier
- Carlsbad Research Center
- McClellan Palomar Airport
- Carlsbad Oaks West Business Park
- ViaSat Headquarters
- Carlsbad Oaks North Business Park
- The Square at Bressi Ranch
- Bressi Ranch Village Center
- Spectrum Flex at Bressi Ranch
- Carlsbad Oaks East Business Park
- Bressi Ranch Corporate Center
- Palomar Forum Business Park
- UPS - 223K
- 3176  
Lionshead Ave.  
Carlsbad, CA 92010
- Rancho Carillo  
1,500 Home Master  
Planned Community
- Future Phase III  
Palomar Forum  
Business Park
- Forum at Carlsbad
- Amazon
- Carlsbad Race Way  
Business Park
- Keystone Innovation  
Industrial Park
- Grey Hawk Business  
Center

# 3176 LIONSHEAD AVENUE

*Carlsbad, CA 92010*

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