

**FOR SALE**  
**2768 LOKER AVENUE WEST**  
CARLSBAD, CA 92010



**INDUSTRIAL SPACE FOR SALE**

**14,725 SF AVAILABLE**





# PROPERTY HIGHLIGHTS



\*Asphalt in photos have been digitally enhanced



## OVERVIEW

- 10,600 RSF Available For Occupancy
- 4,125 RSF Leased
- Overnight Parking Available
- Two (2) Grade-Level Loading Roll-up Doors
- Clear Height: Approx 16'-18'
- Power: 3-Phase  
\*To be further verified by Tenant
- Zoning: PM



## OVERNIGHT PARKING

Available



## SALE PRICE

Call Broker For Details



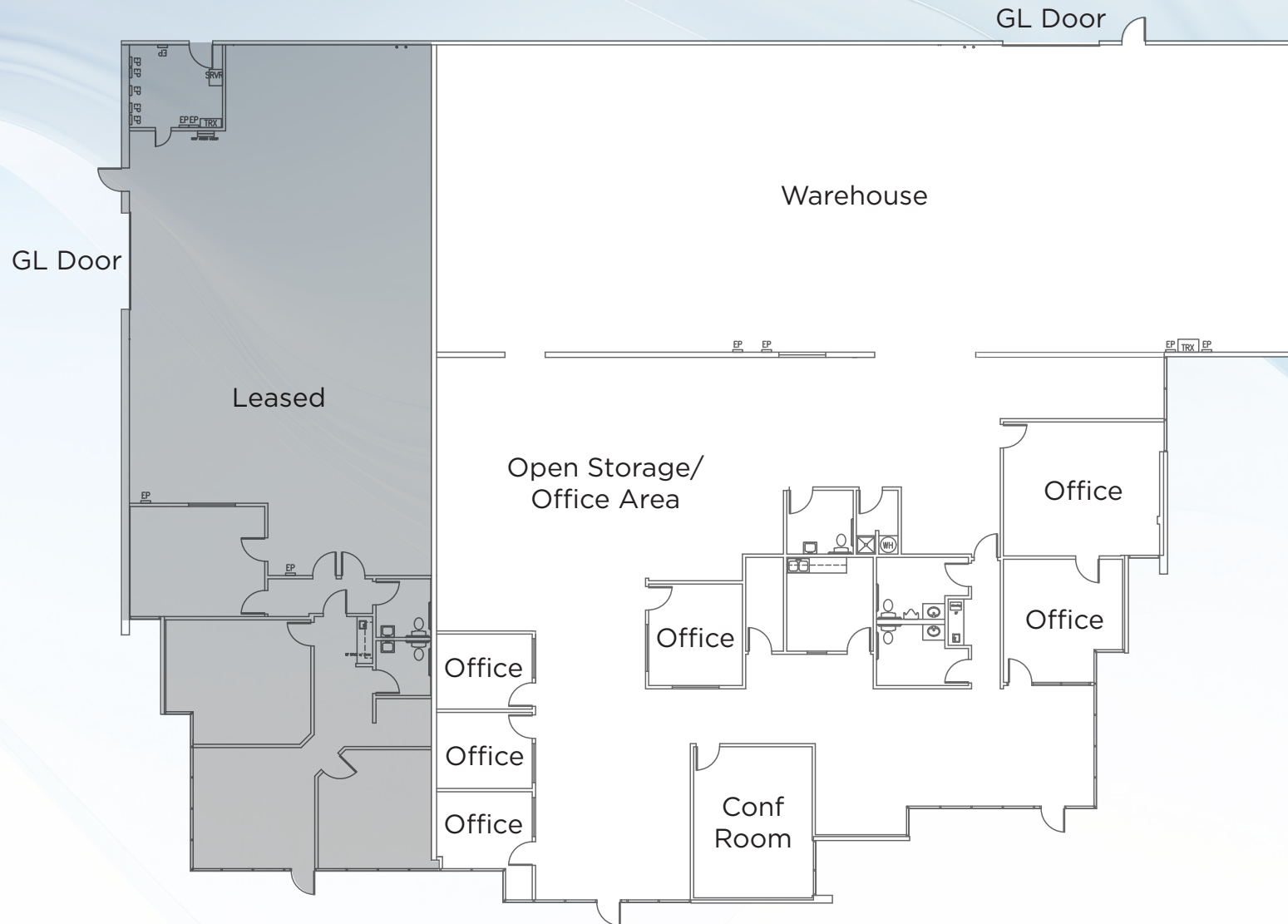
## AVAILABILITY

Call Broker For Details



- ▶ Situated in the Canyon Pacific 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

# FLOOR PLAN





# PROPERTY LOCATION



**\$163,815**

\*PER A 3-MILE RADIUS

AVG. HOUSEHOLD INCOME



**76,290**

POPULATION

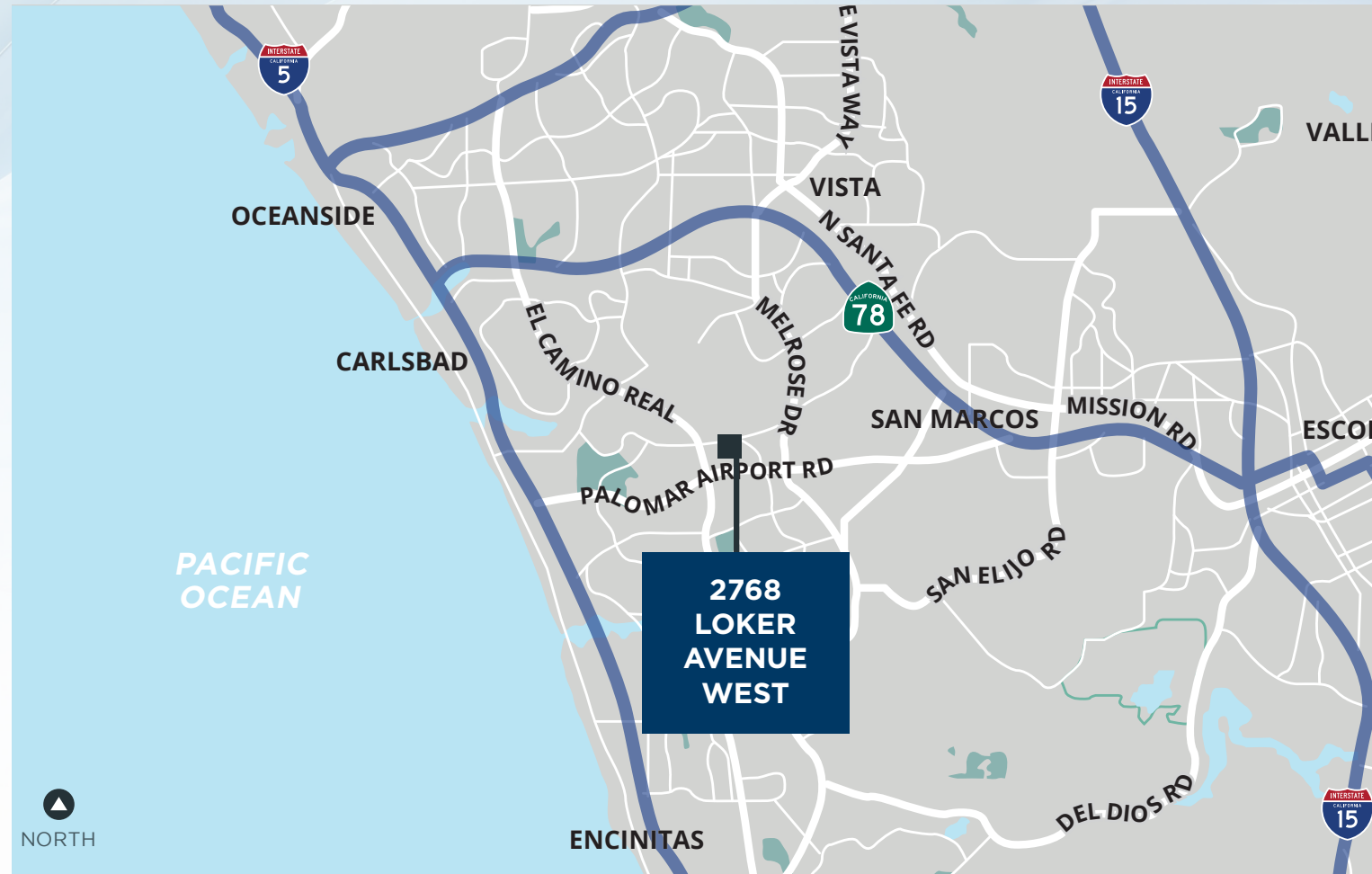


**43**

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.



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