

2221

Las Palmas Drive
Suite(s) B/C

CARLSBAD, CA 92011

FOR SALE

7,478 Sq Ft Light Industrial Condos

\$2,729,470 (\$365/SF)



James Bengala | 760.208.8798 | james@uwventures.com

Peter Kies | 760.504.8928 | peter@uwventures.com

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

CONTACT US

James Bengala
Managing Director

760.208.8798
james@uwventures.com
Lic#: 01950077

Peter Kies
Sr. Vice President

760.504.8928
peter@uwventures.com
Lic#: 02100353

Alex Mickle
Managing Broker

619.307.3782
alex@uwventures.com
Lic#: 01350200



THE OPPORTUNITY

Urban West Ventures, Inc., as Exclusive Listing Broker, is pleased to present an exciting opportunity for an Owner-Occupant or Investor to acquire 2 highly desirable, contiguous in nature, light industrial condominiums located in the crosshairs of Carlsbad's flourishing light industrial hub.

The Subject Property – **2221 Las Palmas Drive, Suite(s) B/C, Carlsbad, CA 92011** – offers approximately 7,478 Sq Ft of light industrial space consisting of two condos with unique APN's, divisible to Suite B – 3,790 Sq Ft and Suite C – 3,688 Sq Ft.

Incoming Ownership will appreciate the substantial warehouse footprint of appx. 6,000 sq ft, fully sprinklered along with a clear height of 18'-22' and 2 12'x14' grade level rollup doors. The minimal improved office space (appx 1,478 sq ft) provides a reception area, 2 private offices, a kitchen/break area and 2 restrooms.

Enjoy the turnkey nature of the space or easily reconfigure per specific business needs.



PROPERTY INFORMATION

| | |
|------------------------------|---|
| Market: | North County San Diego |
| Submarket: | Carlsbad – Palomar Airport Business Park |
| Property Type: | Light Industrial |
| Property Name: | Palomar 14 |
| Zoning: | Carlsbad P-M (Planned Industrial) |
| Zoning Link: | https://ecode360.com/44011355 |
| Address: | 2221 Las Palmas Drive, Carlsbad, CA 92011 |
| Total Building RBA: | 36,815 Sq Ft |
| Lot Size: | 128,938 Sq Ft (2.96 AC) |
| Floor Area Ratio: | 0.29 |
| Construction: | Concrete Tilt |
| Year Built/Renovated: | 1981/2025 |
| Parking: | 89 Surface |

ACQUISITION OPPORTUNITY

| | |
|-----------------------|---|
| Subject Suite: | Suite B & Suite C |
| Subject RBA: | 7,478 Sq Ft (3,790sf (B) / 3,688sf (C)) |
| APNs: | 213-050-31-02 (B) / 213-050-31-03 (C) |
| Power: | 200A / 240V / 3-Phase |
| Clear Height: | 18'-22' |
| Loading: | 2 Grade Level 12'x14' Doors |
| Gas: | Available & Stubbed On-Site |
| Skylights: | Yes |
| Sprinklered: | Fully |

Sale Price: **\$2,729,470 (\$365/SF)**

Property Tour: https://www.youtube.com/watch?v=GwZXP_jNB8w

James Bengala

760.208.8798

james@uwventures.com

CADRE Lic#: 01950077

Peter Kies

760.504.8928

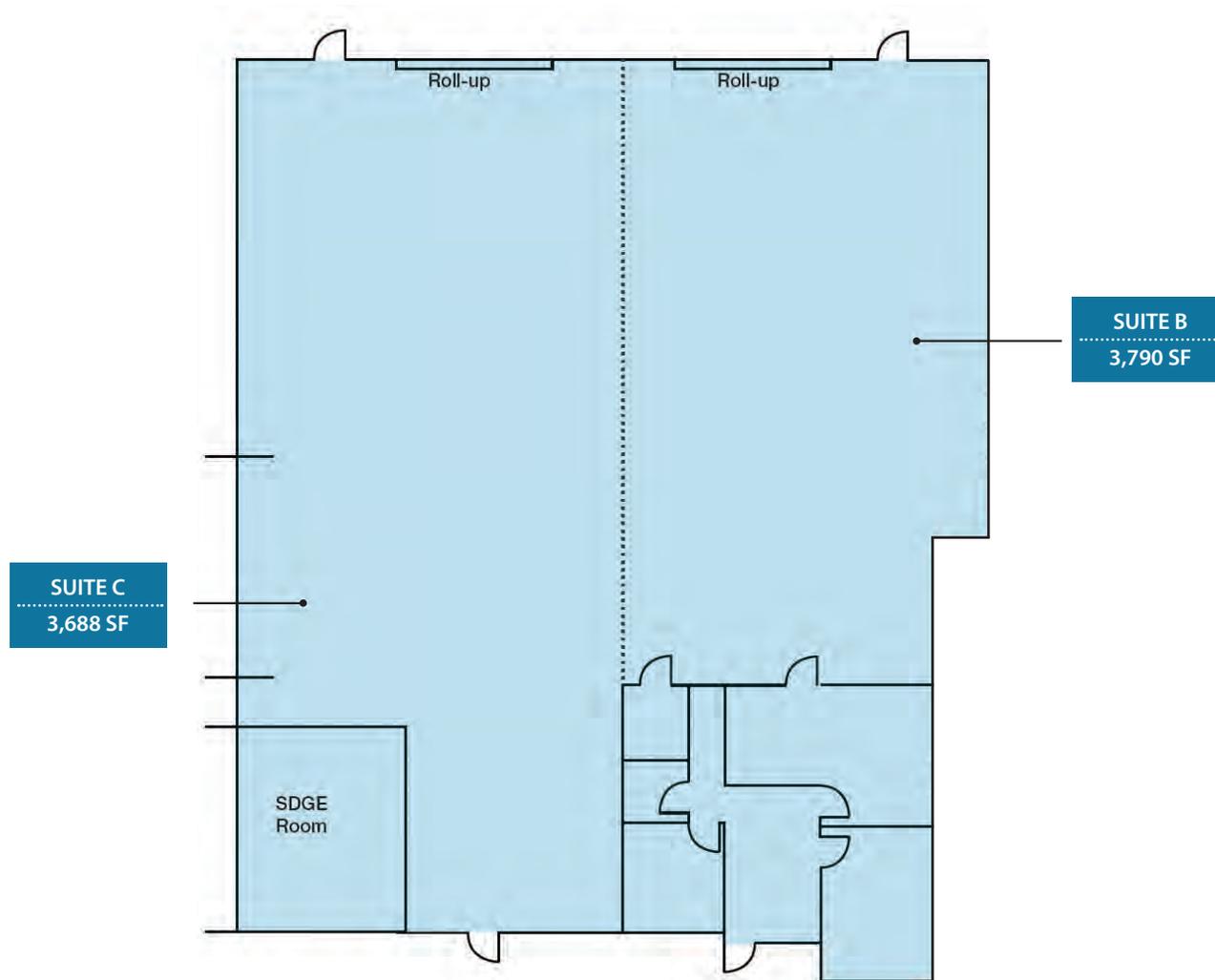
peter@uwventures.com

CADRE Lic#: 02100353



FLOOR PLAN

2221 Las Palmas Drive
Suites B-C, Carlsbad, CA 92011



James Bengala
760.208.8798
james@uwventures.com
CADRE Lic#: 01950077

Peter Kies
760.504.8928
peter@uwventures.com
CADRE Lic#: 02100353







Warehouse

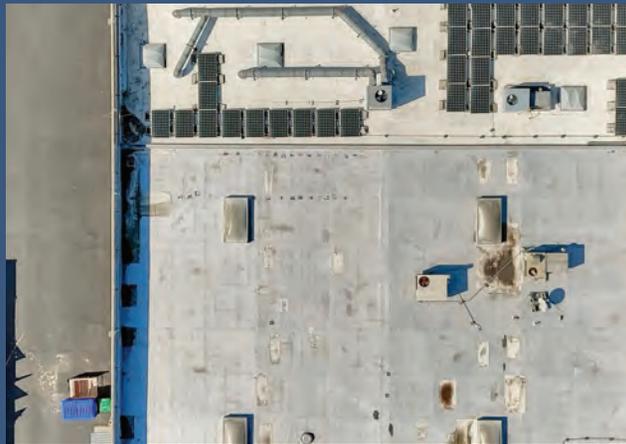




Warehouse



Exterior



AERIAL OVERVIEW



Major Tenants in Area

Bressi Ranch Village Center
 Callaway Golf
 Carlsbad Strawberry Company
 Chuao Chocletier
 Crocs at Carlsbad Premium Outlets
 Crossings Golf Course
 Costco Wholesale
 Gemological Institute of America
 GenMark Diagnostics
 GIA World Headquarters
 Hermosa
 HM Electronics
 Home Depot
 In-Out Burger
 Jersey Mikes
 Karl Strauss Brewing Company
 LegoLand California
 Lowes
 Miniland USA
 Noodles and Company
 Novartis
 Omni La Costa Resort
 Palomar Airport
 PF Changs
 Sky Zone Trampoline Park
 Target
 TaylorMade Golf
 The Flower Fields
 Thermo Fisher Scientific
 Tommy V's Urban Kitchen & Bar
 Trader Joe's
 Tumi Outlet Store
 Viasat

James Bengala
760.208.8798
 james@uwventures.com
 CADRE Lic#: 01950077

Peter Kies
760.504.8928
 peter@uwventures.com
 CADRE Lic#: 02100353





Welcome to Carlsbad

Carlsbad, California, often referred to as “The Village by the Sea,” is a premier coastal destination in North County San Diego that perfectly balances a laid-back beach vibe with upscale modern amenities. Located about 35 miles north of San Diego, this vibrant city boasts seven miles of pristine coastline, featuring popular spots like Tamarack State Beach and South Carlsbad State Beach, which are ideal for swimming, surfing, and relaxing in the sun. The heart of the city is the walkable Carlsbad Village, packed with unique boutique shops, art galleries, and a diverse dining scene that ranges from casual eateries to fine dining.

Beyond the beaches, Carlsbad is a renowned family-friendly destination, highlighted by the massive LEGOLAND® California Resort and the colorful, seasonal Flower Fields at Carlsbad Ranch, which draw visitors from around the world. Nature enthusiasts can explore over 67 miles of hiking and biking trails, including the scenic Batiquitos Lagoon and the volcanic ridges of the Lake Calavera Nature Preserve. The city is also famously known as the “Golf Capital of the World,” housing major industry companies and premier courses like The Crossings at Carlsbad and the Omni La Costa Resort & Spa.

With its 263 days of sunshine per year and a focus on high quality of life, Carlsbad offers an enviable, balanced lifestyle for both residents and visitors. It maintains a charming, small-town character while fostering a thriving economic environment, including a strong presence in the life sciences and technology sectors. Whether you are visiting for the world-class spas, the vibrant downtown farmers’ market, or the scenic coastline, Carlsbad is a quintessential Southern California escape.

James Bengala

760.208.8798

james@uwventures.com

CADRE Lic#: 01950077

Peter Kies

760.504.8928

peter@uwventures.com

CADRE Lic#: 02100353



2221

Las Palmas Drive
Suite(s) B/C

CARLSBAD, CA 92011

FOR SALE

7,478 Sq Ft Light Industrial Condos

\$2,729,470 (\$365/SF)



James Bengala | 760.208.8798 | james@uwventures.com

Peter Kies | 760.504.8928 | peter@uwventures.com