

1,320 SF BIOTECH/LAB SUITE FOR LEASE

# 6084 CORTE DEL CEDRO STE 100



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# PROPERTY HIGHLIGHTS



**Address:** 6084 Corte Del Cedro, Suite 100  
Carlsbad, CA 92008



**RSF:** 1,320 SF



**Year Built:** 1982



**Clear Height:** ±10'



**Loading:** 1 Grade level door



**Parking:** 2.47/1,000 SF



**Power:** 200 - 400a/110 - 208v 3p

**LEASE RATE:** \$2.35/SF + Electrical



## INCLUDED LAB EQUIPMENT

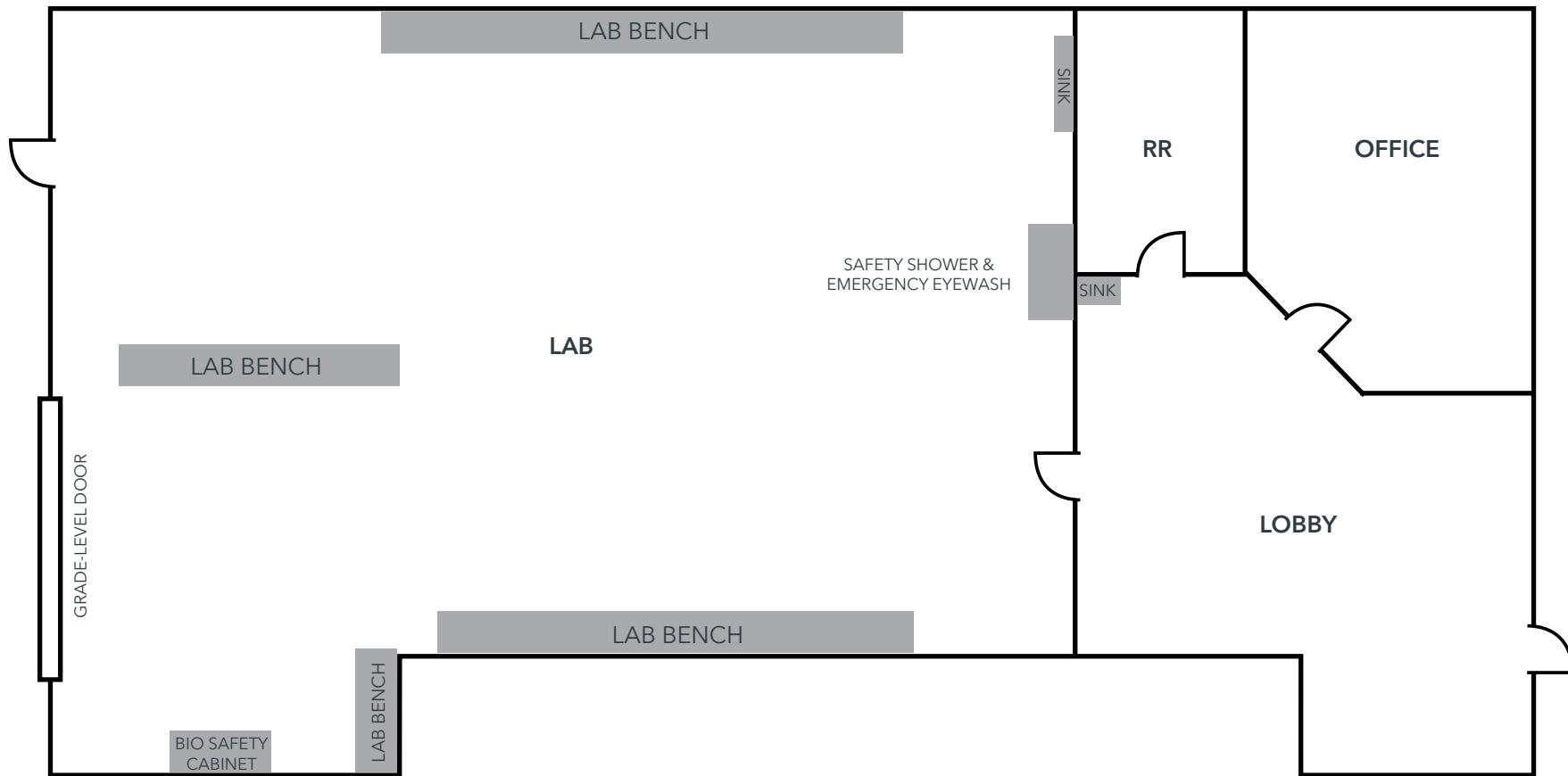
- Laminar flow hood for tissue culture
- Fume hood vented through the roof
- Solvent storage cabinet
- "Deli fridge" cold cabinet
- 2 free-standing laboratory benches 2.5 x 6 ft with 110V power
- 2 wall-adjacent lab benches ~ 10 x 3 ft with 110V power
- Stainless lab sink with water purification systems for DI water.

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2 | 6084 Corte Del Cedro, Carlsbad, CA

# FLOOR PLAN

TOTAL SQUARE FEET: 1,320 SF



# PROPERTY LOCATION



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4 | 6084 Corte Del Cedro, Carlsbad, CA

# CORPORATE NEIGHBORS

Pacific Ocean

6084 CORTE DEL CEDRO

McClellan-Palomar Airport

78

El Camino Real

El Fuerte St

Palomar/Airport Rd

Lionshead Ave

15

14

16

13

12

11

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9

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5

32

31

30

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Ocean Hills  
Golf Club

Shadowridge  
Golf Club

CALIFORNIA  
78

3 Miles Away

ACUSHNET COMPANY

6



BROWN SAFE

11



WINNERS ONLY

26



31



DDH ENTERPRISE, INC.

7



12



17



22



27



32



DTD Diversified Tool & Die

8



13



18



23



28



33



PDQ PICKUP

9



14



19



24



29



34



EMI Applied Membranes Inc.

10



15



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5 | 6084 Corte Del Cedro, Carlsbad, CA

# VISTA/CARLSBAD/SAN MARCOS

Located near San Marcos Blvd and Palomar Airport Road, this property sits at the heart of North County San Diego's thriving economic and innovation corridor. **Strategically positioned near the borders of Vista, Carlsbad, and San Marcos, the area offers the unique advantage of accessibility to three major cities, each contributing distinct strengths in business, education, and lifestyle.**

This location is just minutes from the State Route 78 freeway, a key east-west connector known as the "Innovation Corridor." The 78 links a growing cluster of technology, manufacturing, and especially biotech companies that are fueling the region's reputation as a hub for life sciences and advanced industries. The corridor's development has attracted significant investment and talent, making it an ideal location for businesses and professionals looking to tap into a rich ecosystem of innovation.

Carlsbad, immediately adjacent to the property, is home to a dense concentration of biotech firms and research institutions, while San Marcos contributes with educational resources like California State University San Marcos, supporting workforce development in STEM fields. Vista itself is undergoing revitalization, with a growing number of business parks, breweries, and residential communities that enhance its appeal for both commercial and lifestyle purposes.

With its central location, strong infrastructure, and access to talent and transportation, this area is exceptionally well-suited for businesses looking to thrive in North County's expanding biotech and innovation economy.

## WITHIN 5 MILES OF PROPERTY



**150,627**  
POPULATION



**\$94,534**  
AVERAGE HH INCOME



**34.9**  
AVERAGE AGE



**5,781**  
TOTAL BUSINESSES



**54,550**  
TOTAL EMPLOYEES



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# 6084 CORTE DEL CEDRO STE 100

6084



COMMERCIAL REAL ESTATE SERVICES

1908 Wright Pl, Suite 180 | (760) 929-9700 | lee-associates.com

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