

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:**  $\pm 10'$



**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

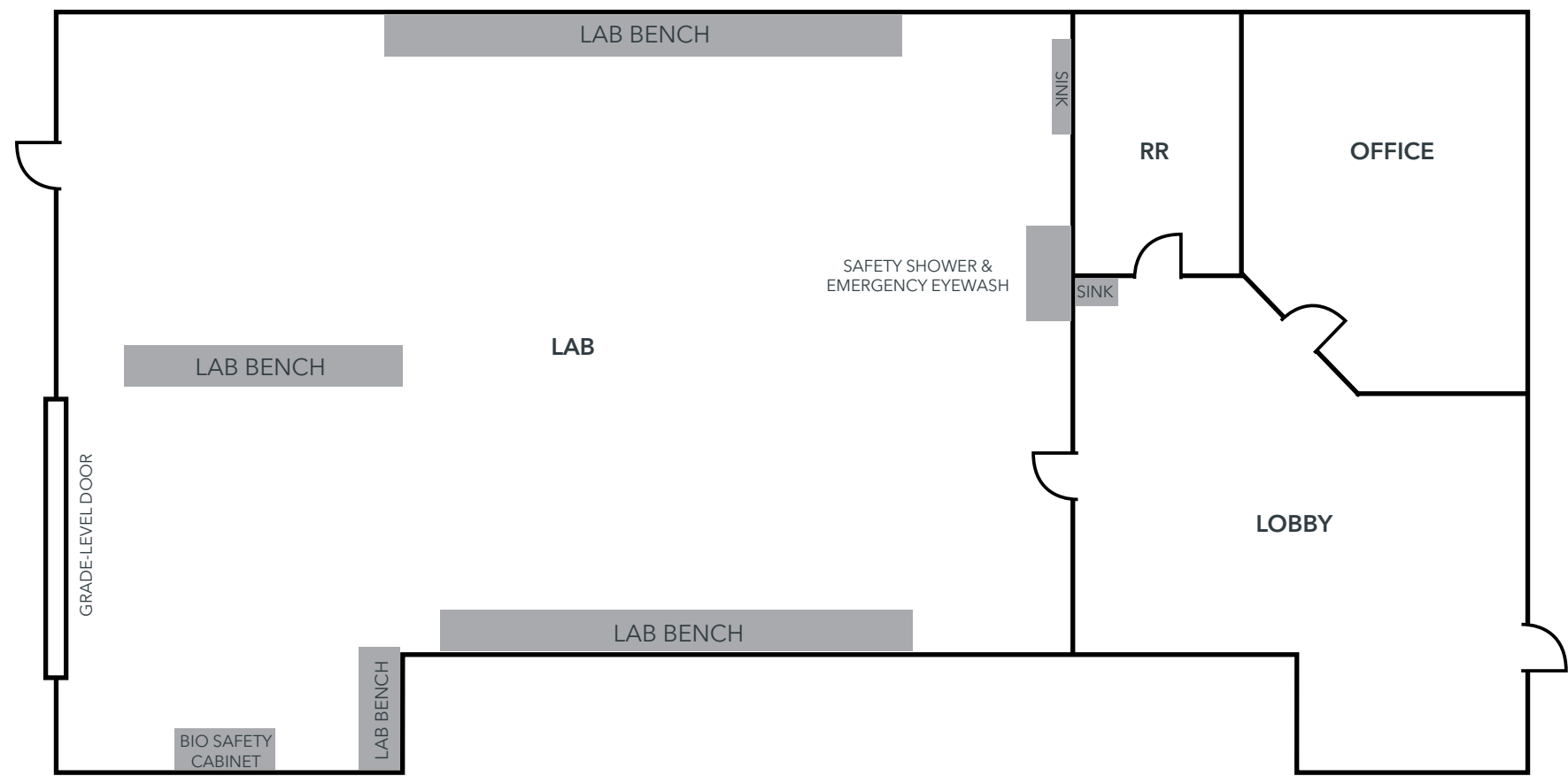
- Laminar flow hood for tissue culture
- Fume hood vented through the roof
- Solvent storage cabinet
- "Deli fridge" cold cabinet
- 2 free-standing laboratory benches 2.5 x 6 ft with 110V power
- 2 wall-adjacent lab benches ~ 10 x 3 ft with 110V power
- Stainless lab sink with water purification systems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

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# FLOOR PLAN

TOTAL SQUARE FEET: 1,320 SF





# PROPERTY LOCATION



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# CORPORATE NEIGHBORS



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7		12	DIG water matters	17	ACCUTEK Packaging Equipment Corporation, Inc.	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DT Diversified Tool & Die	8	DART AEROSPACE	13	KILLION (SOLUS FINE D, INC.)	18	US FOODS	23		28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK (Global International Encapsulating Quality)	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS PHARMACEUTICALS	34	glanbia
5	EMI SPECIALTY MANUFACTURING INC.	10	STONE BREWING CO.	15	amazon	20	DR. BRONNER'S ALL-ONE!	25	UNITE PROFESSIONAL SALON SYSTEM	30	CISCO		

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# 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**



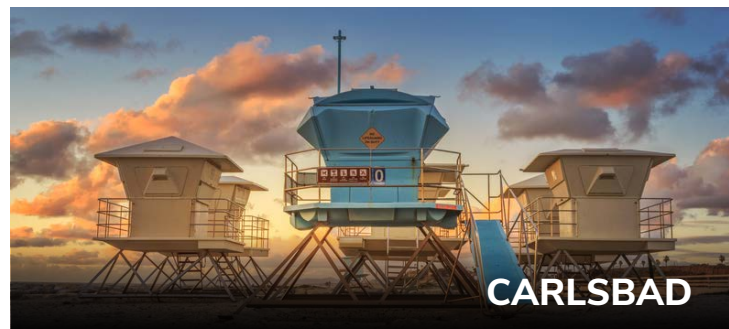
**5,781**  
**TOTAL BUSINESSES**



**54,550**  
**TOTAL EMPLOYEES**



**VISTA**



**CARLSBAD**



**SAN MARCOS**

**AVAILABLE FOR LEASE**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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