

**YEAR 1 PROMOTIONAL RATE:
\$1.80/NNN***

***MINIMUM OF 4 YEAR LEASE
TERM MUST BE SIGNED PRIOR
TO 9/30/2024**



PACIFIC COAST

INDUSTRIAL CENTER

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

FOR LEASE - Multi-Tenant Flex Availabilities

CBRE



PROPERTY HIGHLIGHTS



PRIME COASTAL LOCATION

- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants



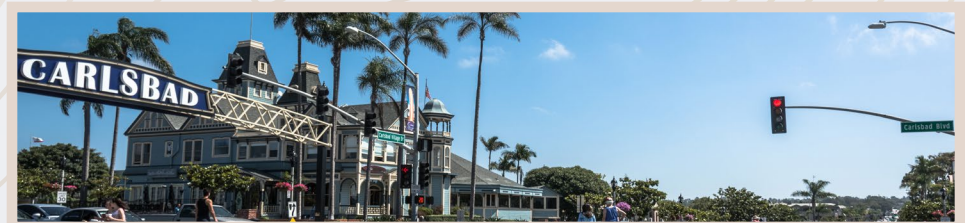
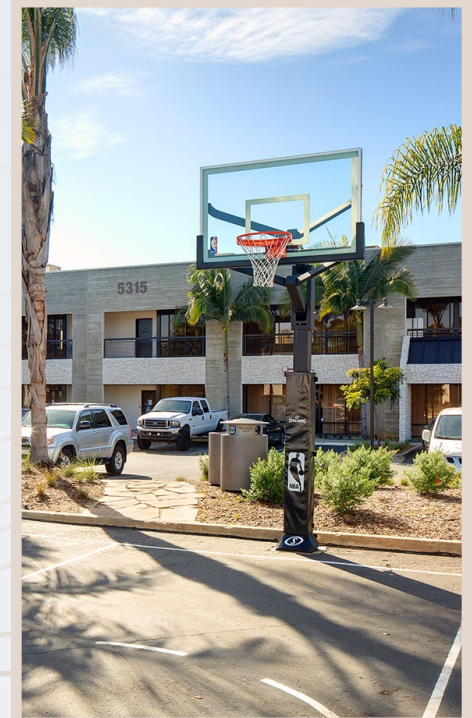
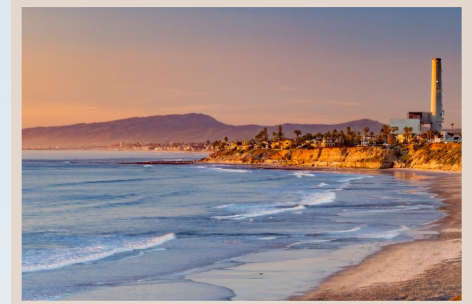
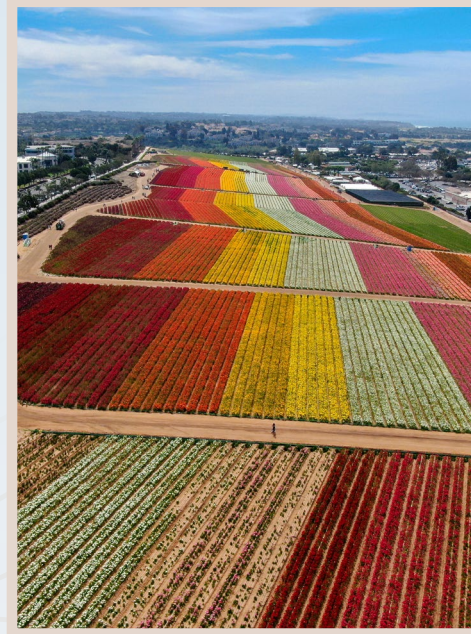
AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras



ADDITIONAL FEATURES

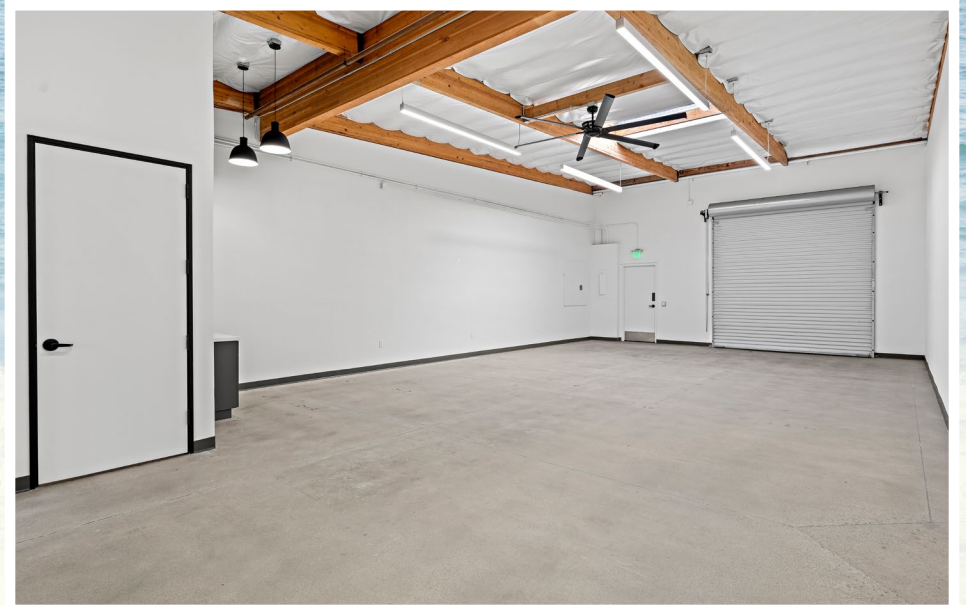
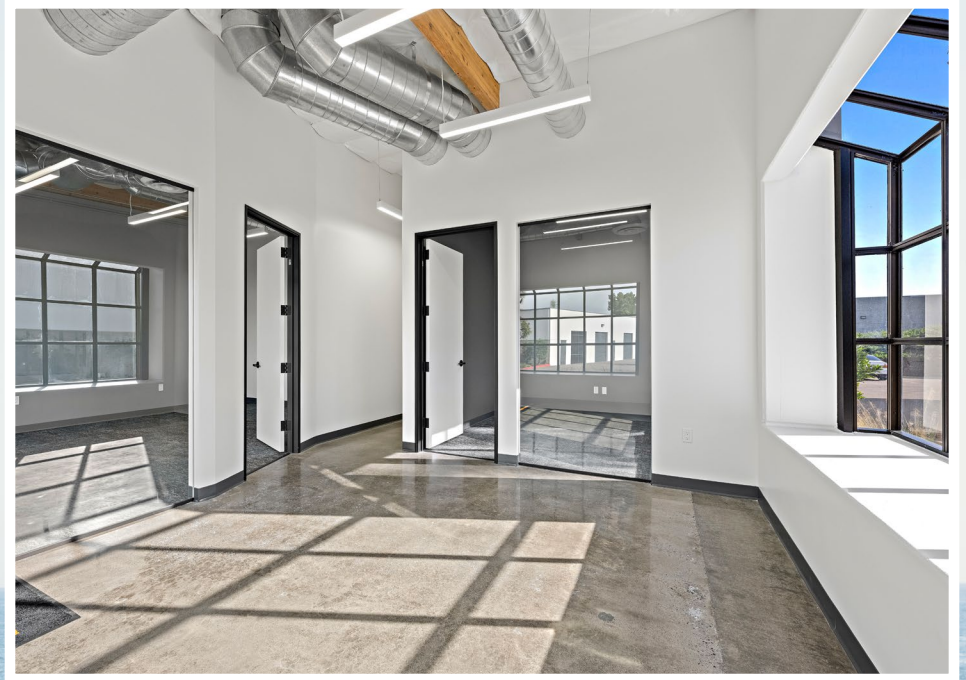
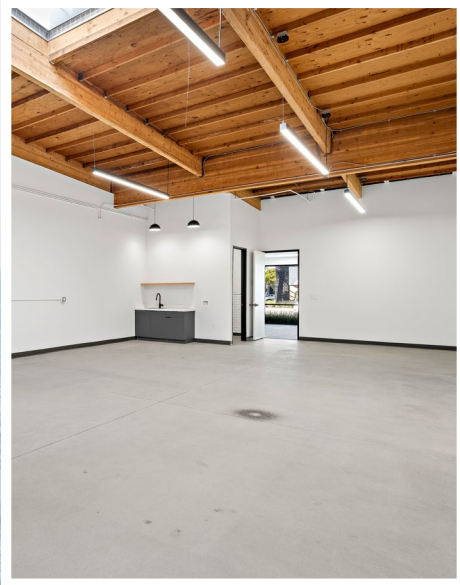
- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





PACIFIC COAST

INDUSTRIAL CENTER





PACIFIC COAST

INDUSTRIAL CENTER



R&D/FLEX AVAILABILITIES

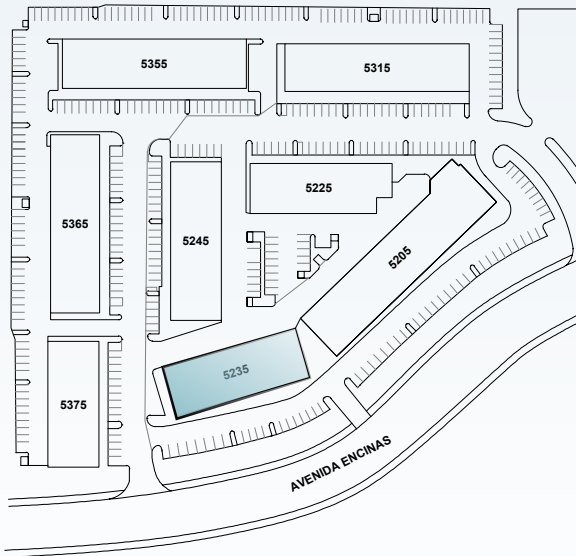
BUILDING #	STE	SQ. FT.	FLOOR PLAN	ASKING LEASE RATE
5205	H	1,382 SF	VIEW PLAN	\$2.69/SF NNN
5235	F	1,573 SF	VIEW PLAN	\$2.69/SF NNN
5245	A/B	3,205 SF	VIEW PLAN	\$2.69/SF NNN
5245	C	1,362 SF	VIEW PLAN	\$2.69/SF NNN
5315	100	3,193 SF	VIEW PLAN	\$2.54/SF NNN
5315	130	5,930 SF	VIEW PLAN	\$2.54/SF NNN
5315	100/130	9,124 SF	VIEW PLAN	\$2.54/SF NNN
5315	140	1,718 SF	VIEW PLAN	\$2.59/SF NNN
5315	150	5,490 SF	VIEW PLAN	\$2.54/SF NNN
5355	105	1,447 SF	VIEW PLAN	\$2.59/SF NNN
5355	106	1,443 SF	VIEW PLAN	\$2.59/SF NNN
5355	109	1,748 SF	COMING SOON	\$2.59/SF NNN
5355	110	1,748 SF	COMING SOON	\$2.59/SF NNN
5355	109/110	3,496 SF	VIEW PLAN	\$2.59/SF NNN
5365	C	1,639 SF	VIEW PLAN	\$2.69/SF NNN
5365	E	1,593 SF	VIEW PLAN	\$2.69/SF NNN

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5235

STE D - 1,638 SF

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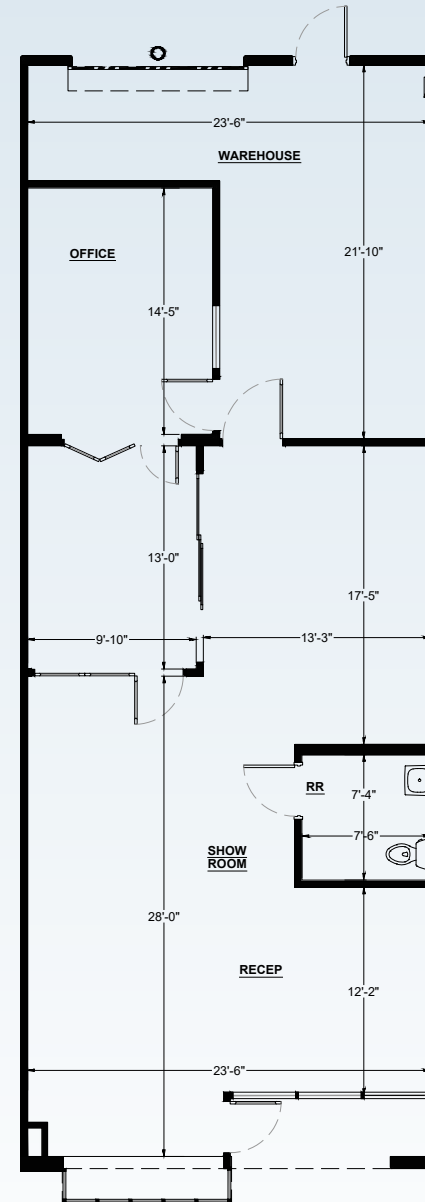
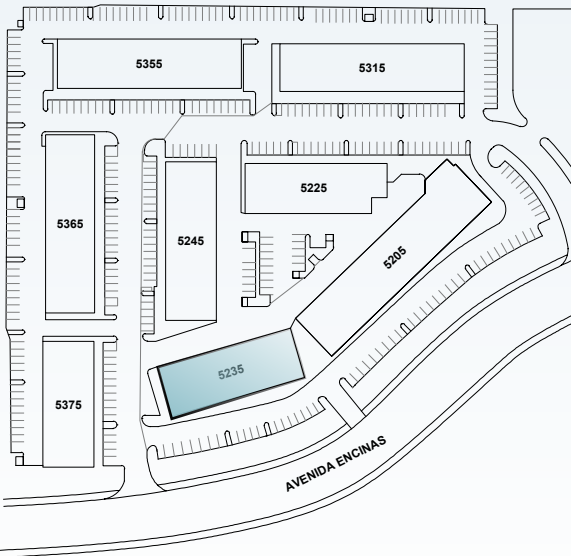


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5235

STE F - 1,573 SF

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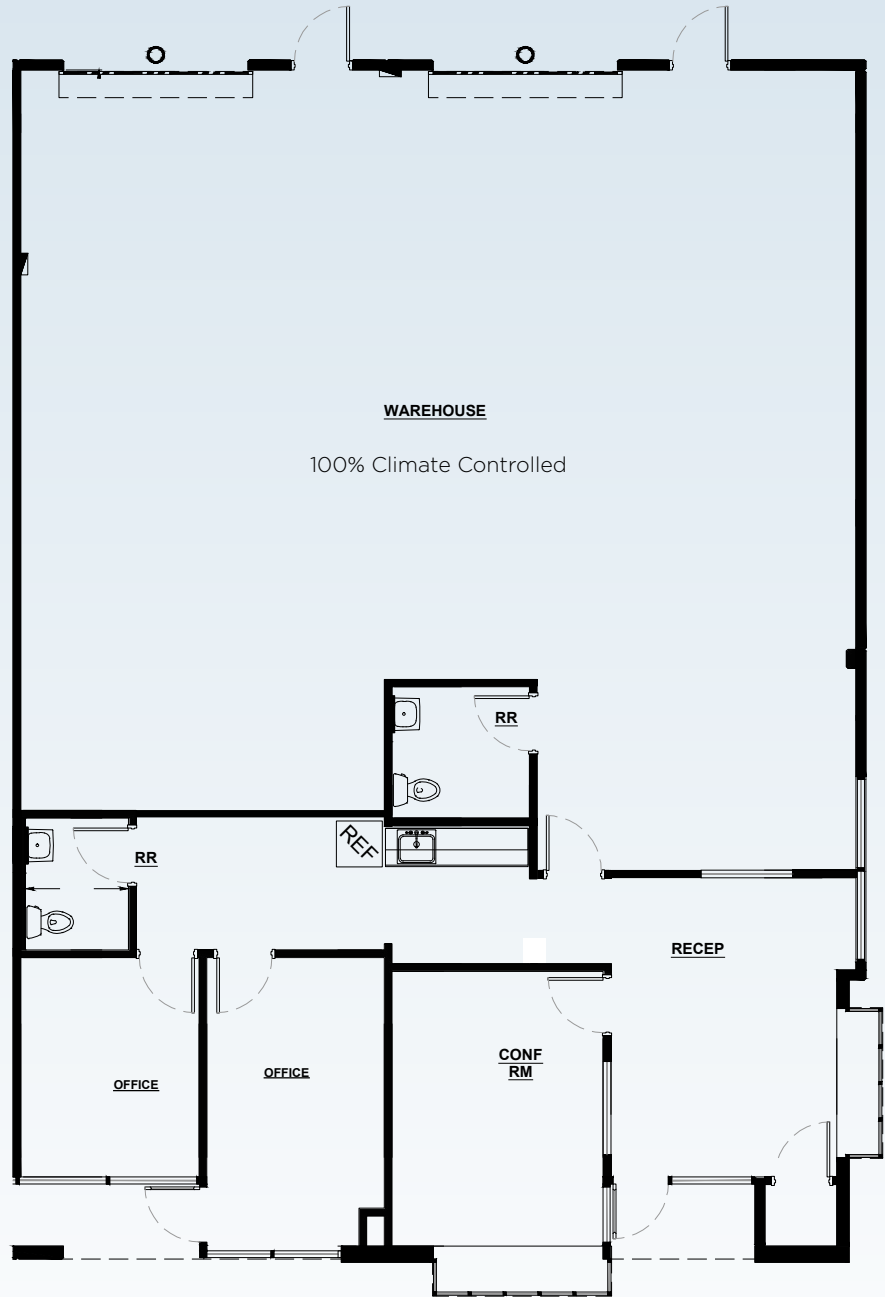
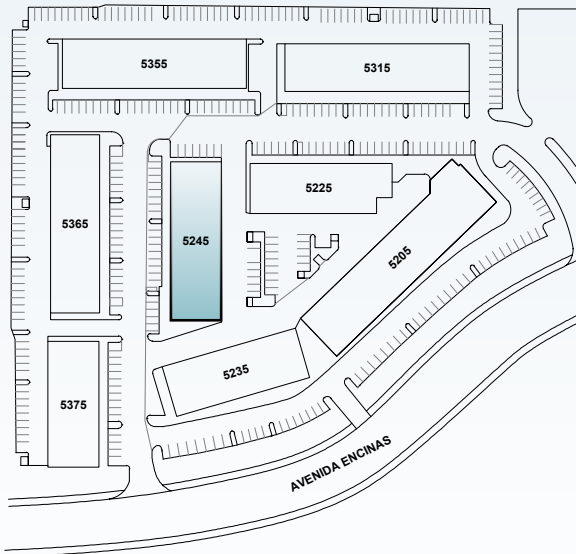
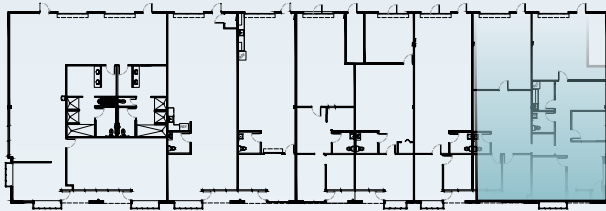
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5245

STE A/B - 3,205 SF

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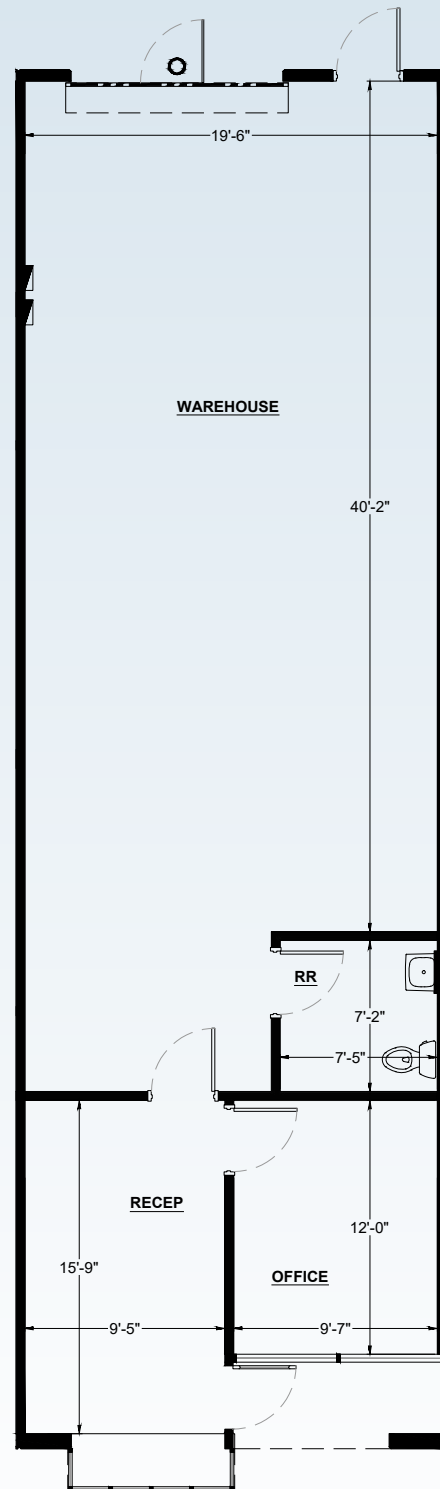
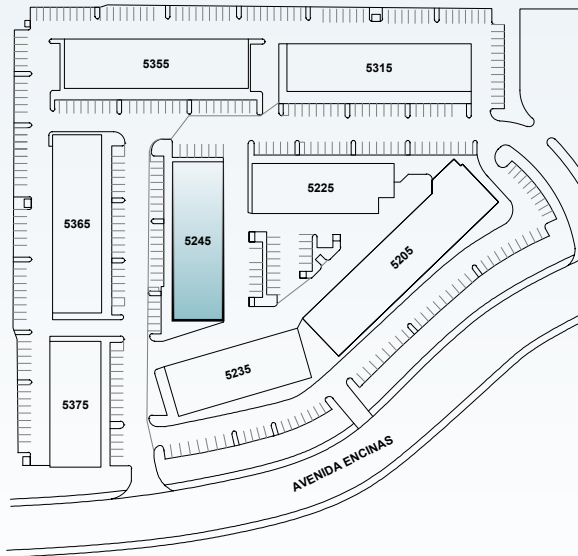
[LINK TO VIRTUAL WALK THROUGH](#)

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5245

STE C - 1,362 SF

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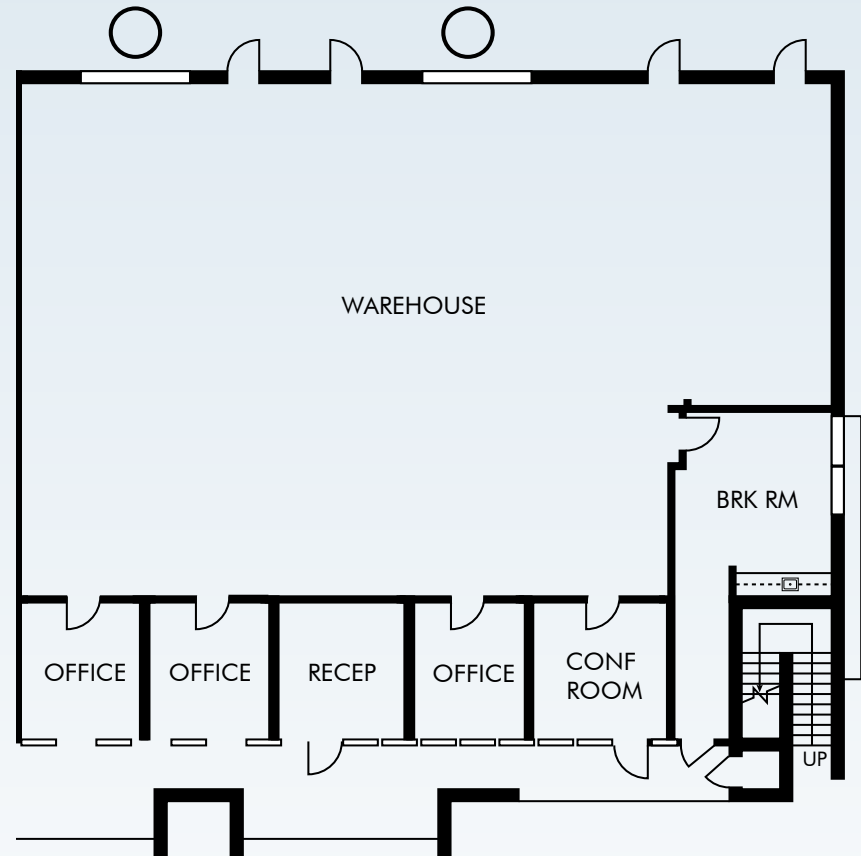
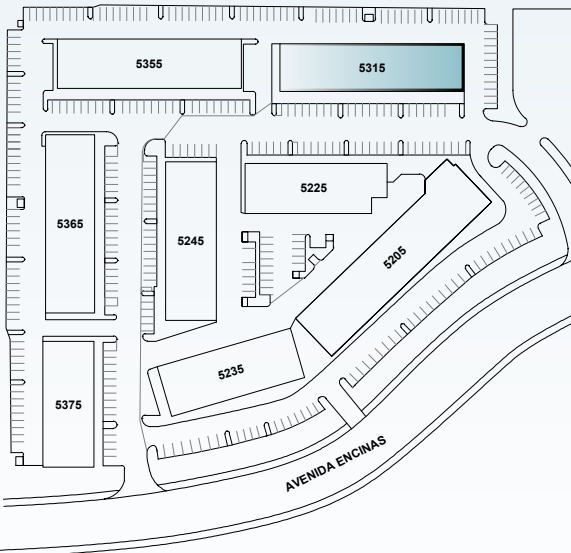
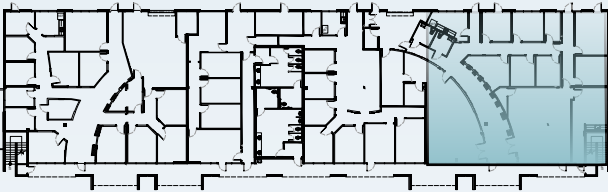
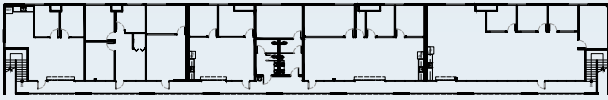


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 100 - 3,193 SF

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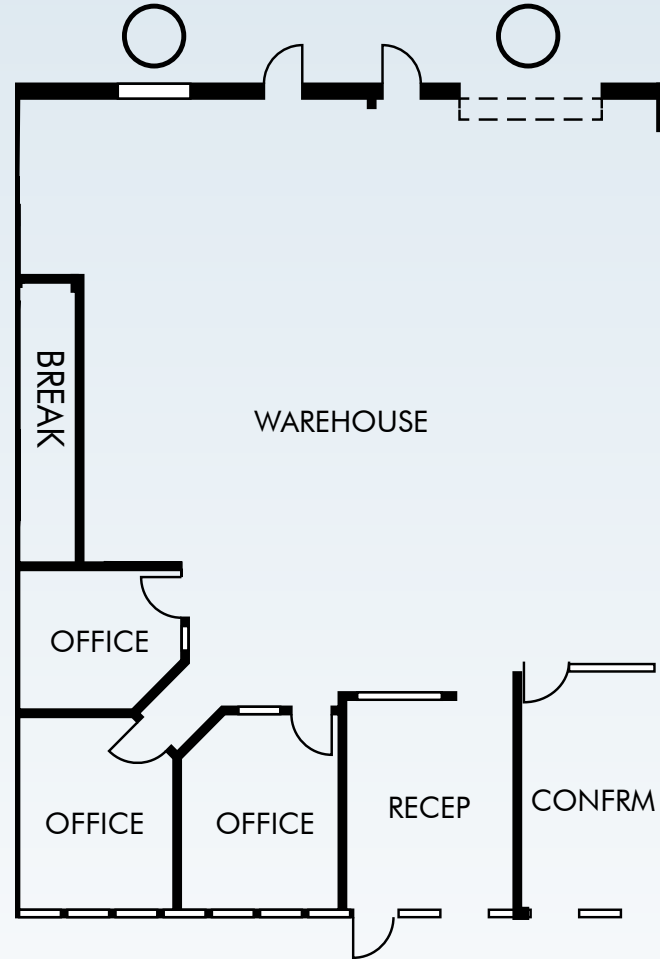
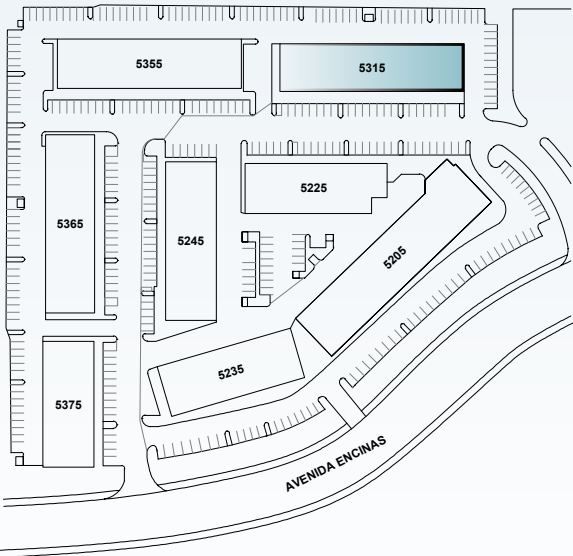
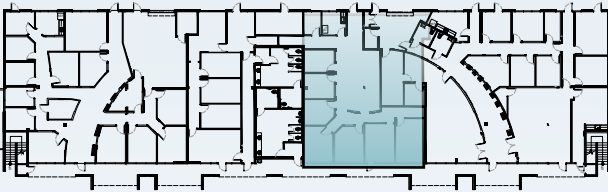
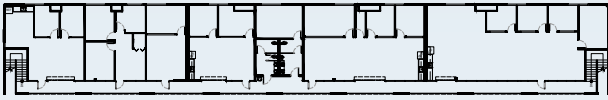
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 130 - 5,930 SF

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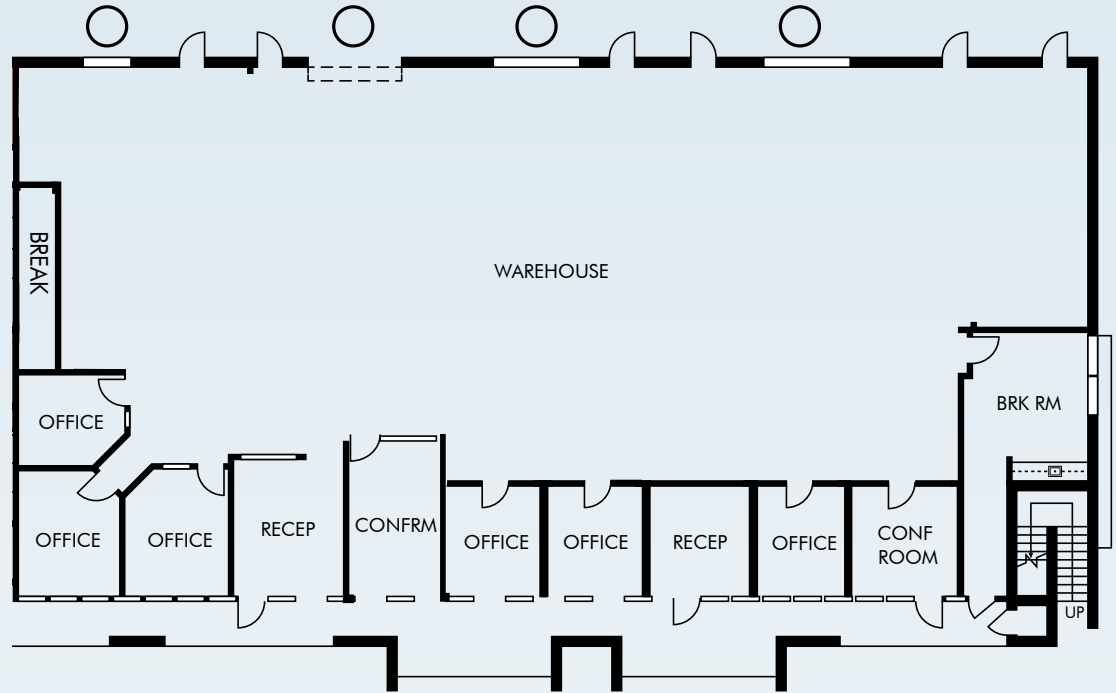
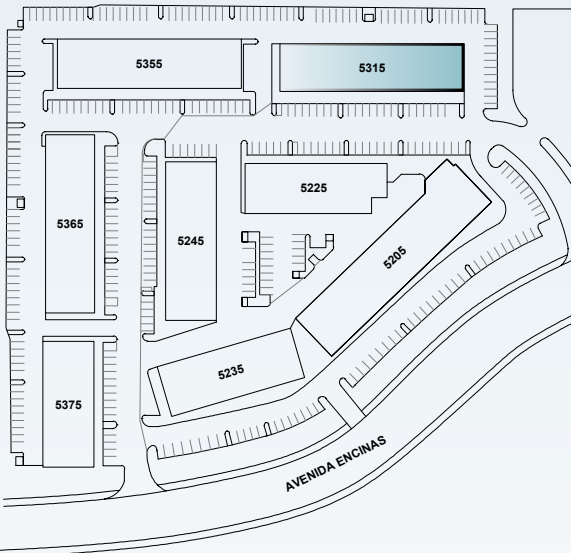
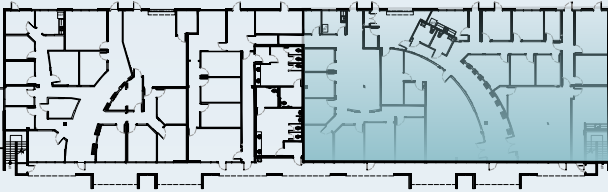
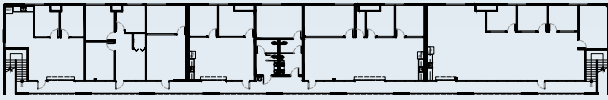
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 100/130 - 9,124 SF

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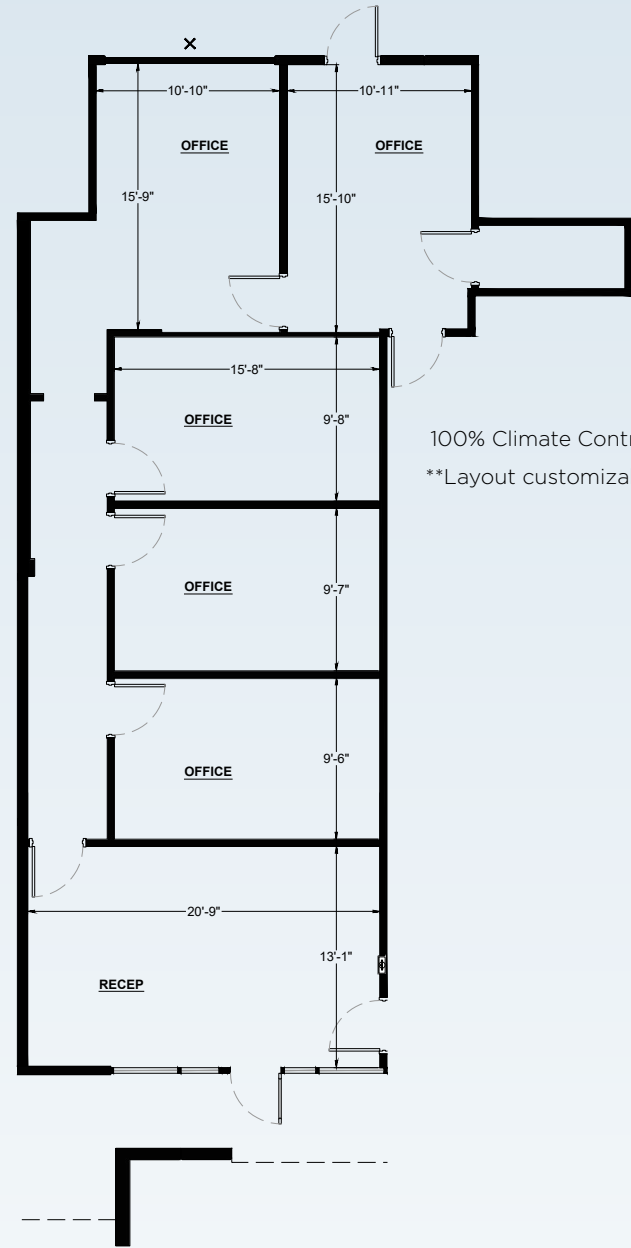
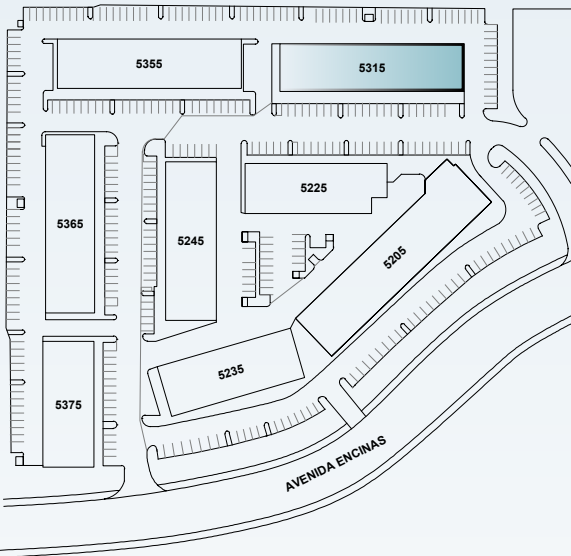
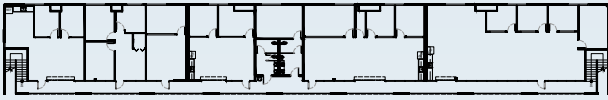
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 140 - 1,718 SF

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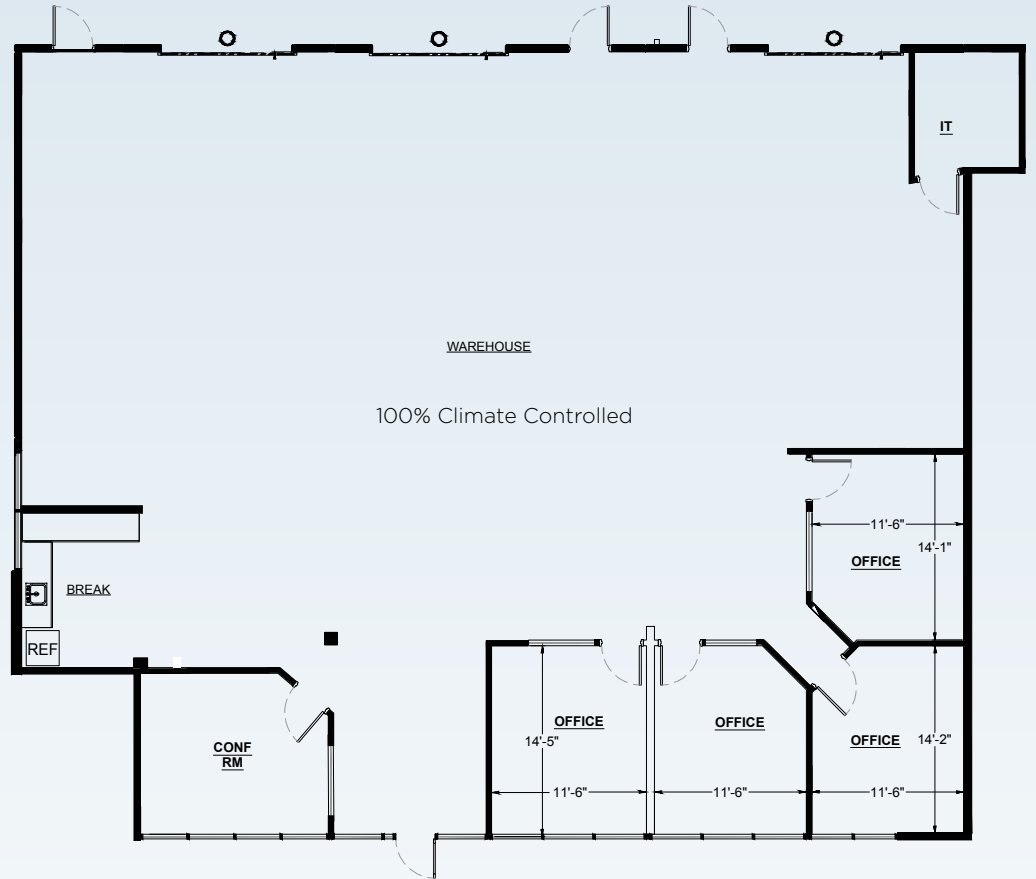
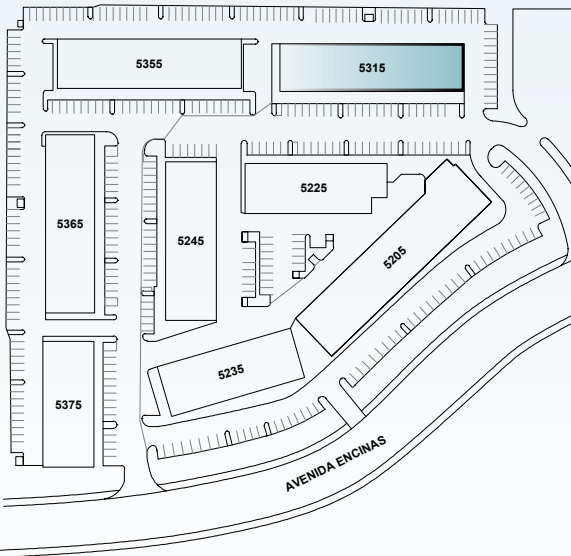
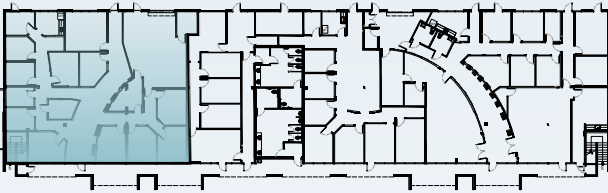
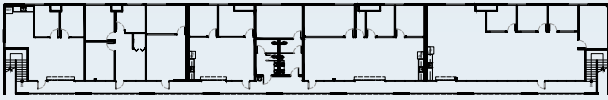
100% Climate Controlled
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5315

STE 150 - 5,490 SF

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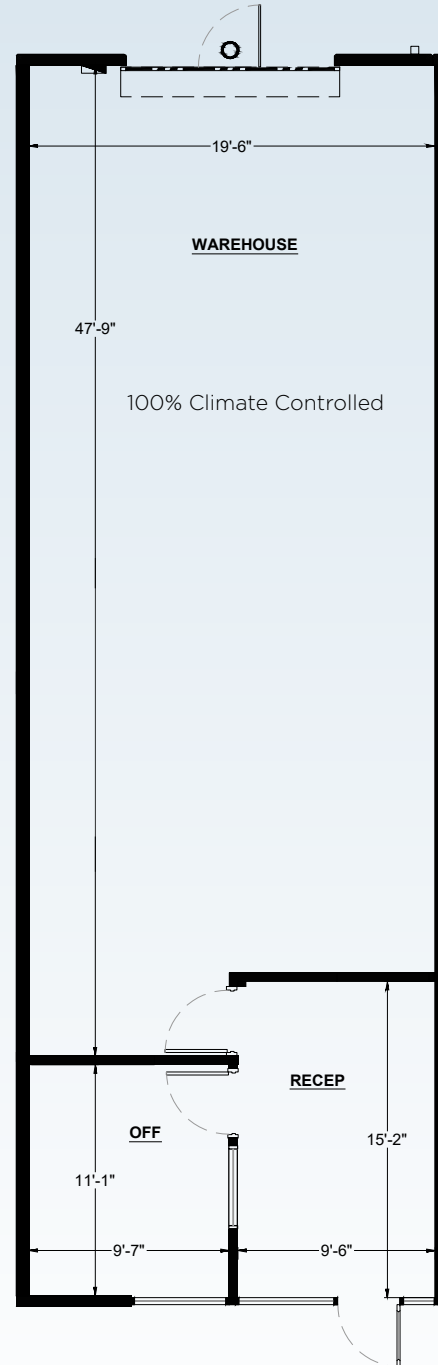
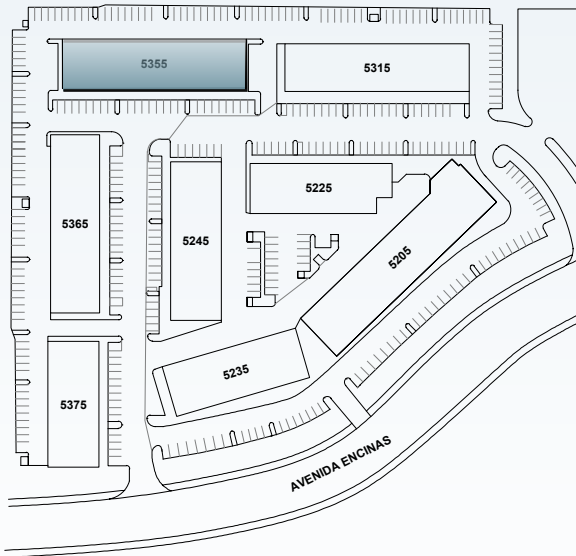
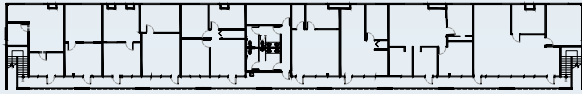


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 105 - 1,447 SF

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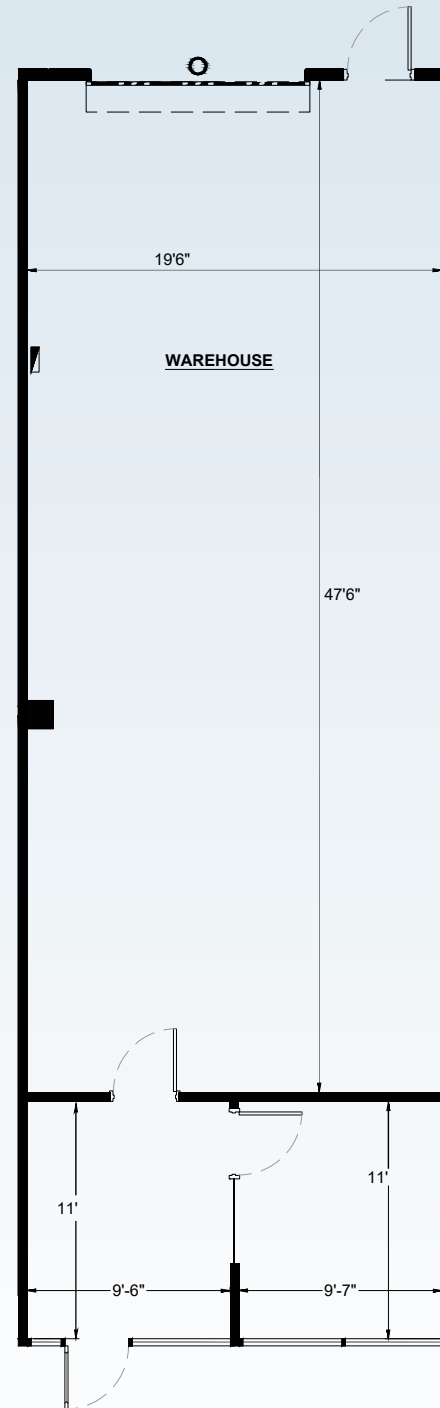
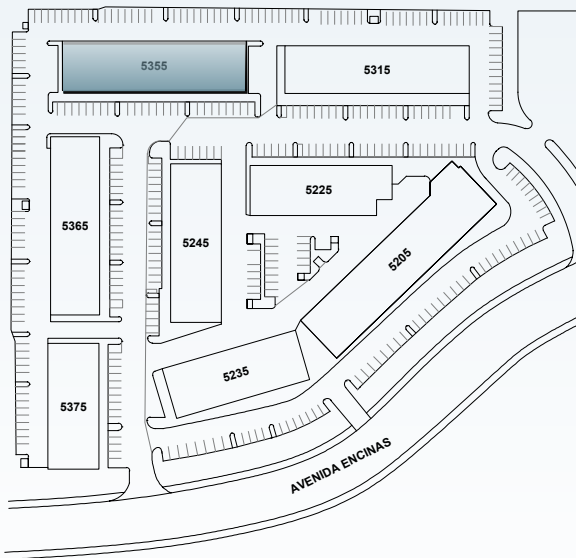
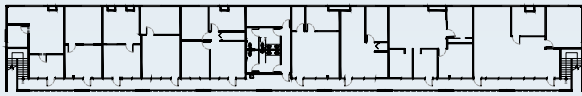


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 106 - 1,443 SF

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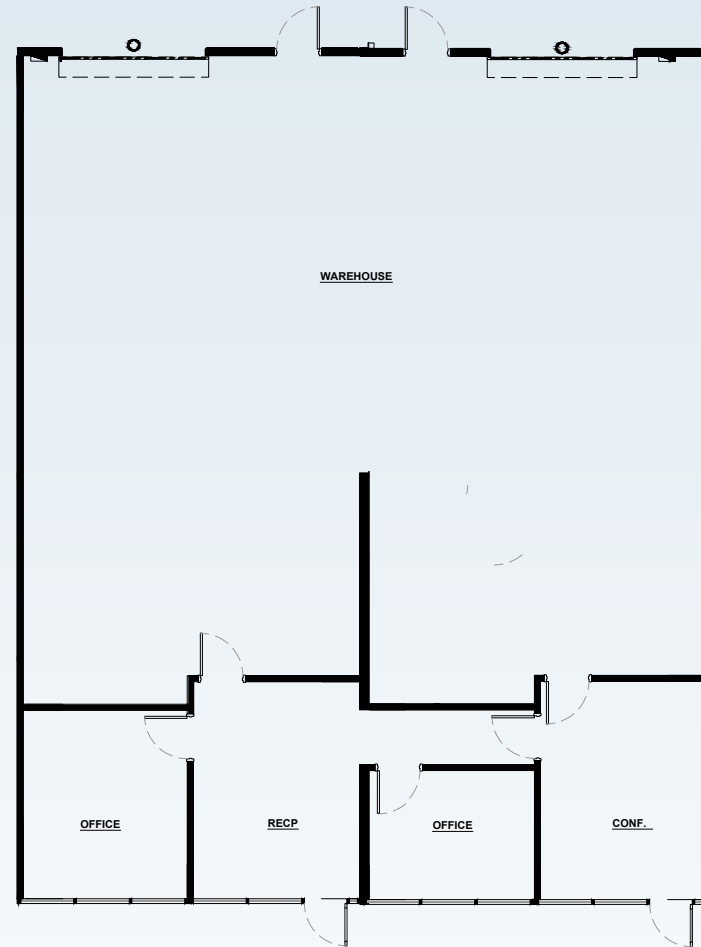
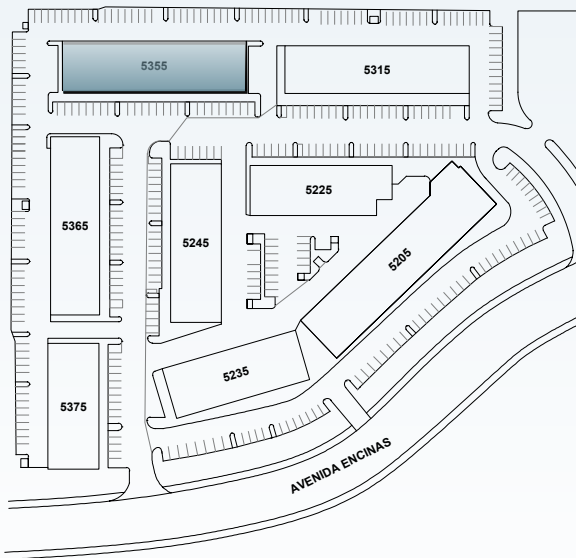
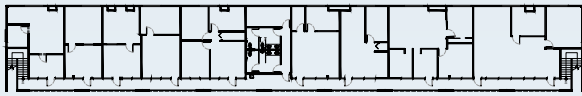


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5355

STE 109/110 - 1,748 SF

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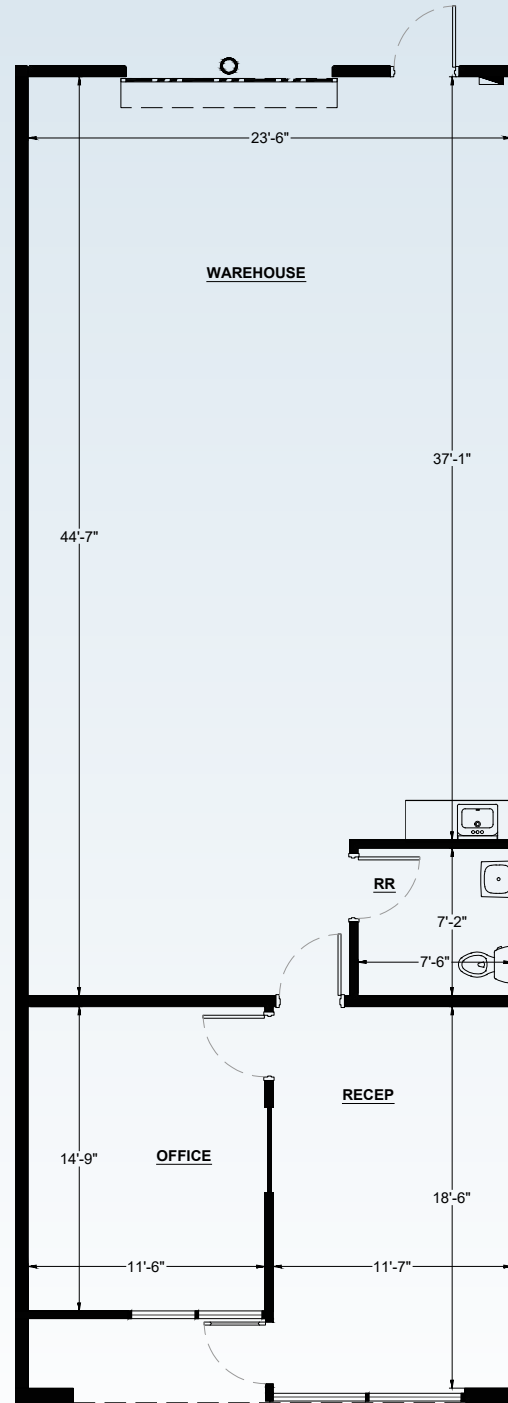
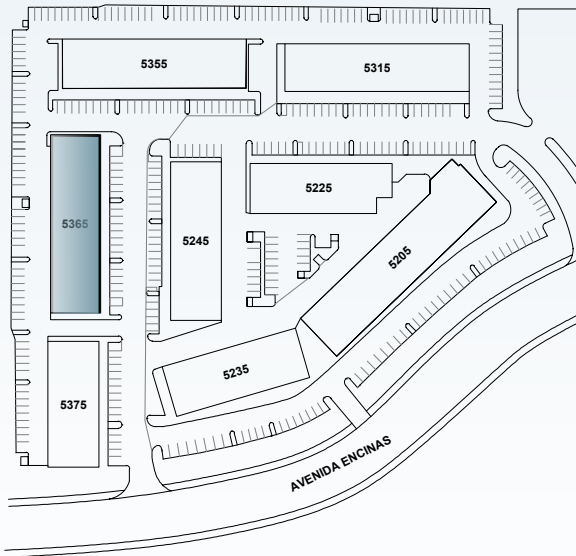
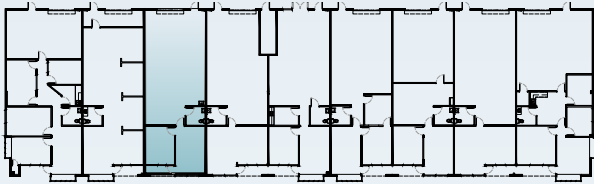


5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5365

STE C - 1,639 SF

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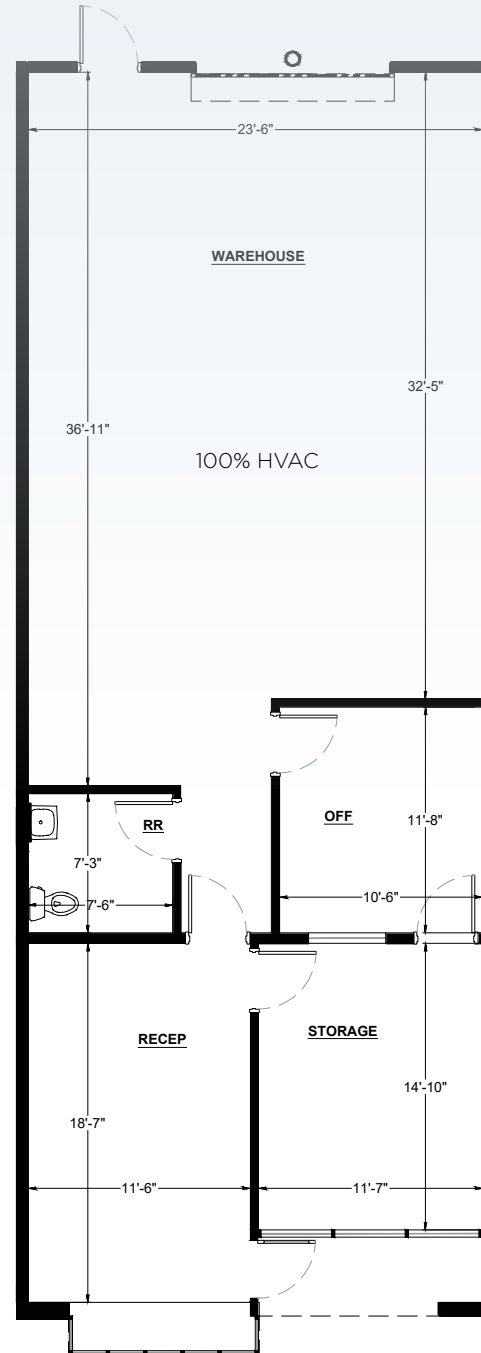
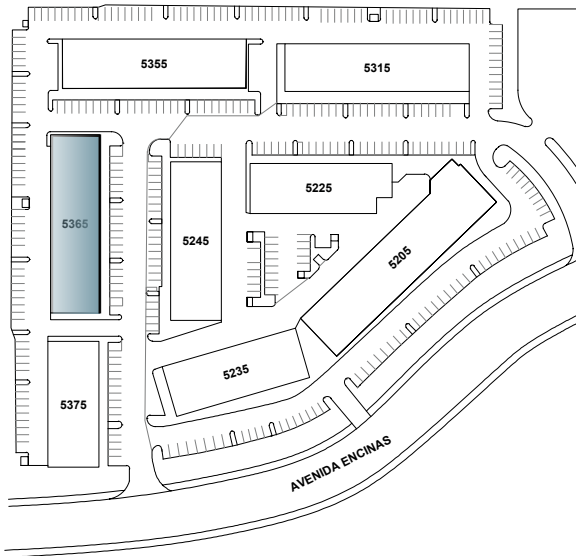
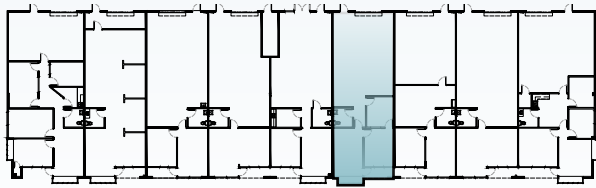
Layout customizable for Tenant

5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008

BUILDING 5365

STE F - 1,656 SF

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MAP

Carlsbad Flower Fields

Windmill Food Hall

In-N-Out Burger



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5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008



PACIFIC COAST

INDUSTRIAL CENTER

PACIFIC OCEAN

AREA OVERVIEW

BLDG 1

5205 Avenida Encinas

BLDG 2

5235 Avenida Encinas

BLDG 3

5375 Avenida Encinas

BLDG 4

5365 Avenida Encinas

BLDG 5

5355 Avenida Encinas

BLDG 6

5315 Avenida Encinas

BLDG 7

5225 Avenida Encinas

BLDG 8

5245 Avenida Encinas



5205 – 5375 AVENIDA ENCINAS CARLSBAD, CA 92008



AVENIDA ENCINAS



PACIFIC
OCEAN



**PACIFIC
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