



Owens Avenue

5860 OWENS AVENUE
CARLSBAD, CA 92010

FOR SALE OR LEASE
OWNER-USER OPPORTUNITY
ASSUMABLE LOAN THROUGH 2026 @ 4.375%

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5860 Owens Avenue is a 17,054 square foot office building located in Carlsbad, in the heart of Coastal North County San Diego. This steel frame building was constructed in 2001 and features a high-image lobby and suites. With close proximity to the I-5, Owens is a commuter's dream. This distinct location also features excellent access to The Island at Carlsbad food court and restaurants and shops at Bressi Ranch.

Sale Price - \$4,425,000

Lease Rate - \$2.00/SF + E

**Prime
Location**

Minutes to amenities,
I-5, and the coast.

**Strong
Corporate Image**

Located in the
beautiful Palomar
Height Office Plaza.

**PM Zone
Designation**

Allows for flexible
business uses
amongst tenants and
owners.

**Abundant Parking
& Elevator-Served**

4.08/1,000 ratio.
Centrally located
elevator off lobby.

**Freeway
Adjacent**

Quick access to
the I-5 and Highway
78.

**Flexible
Layout**

Can accommodate
owner/user or
investor.



PROPERTY PHOTOS

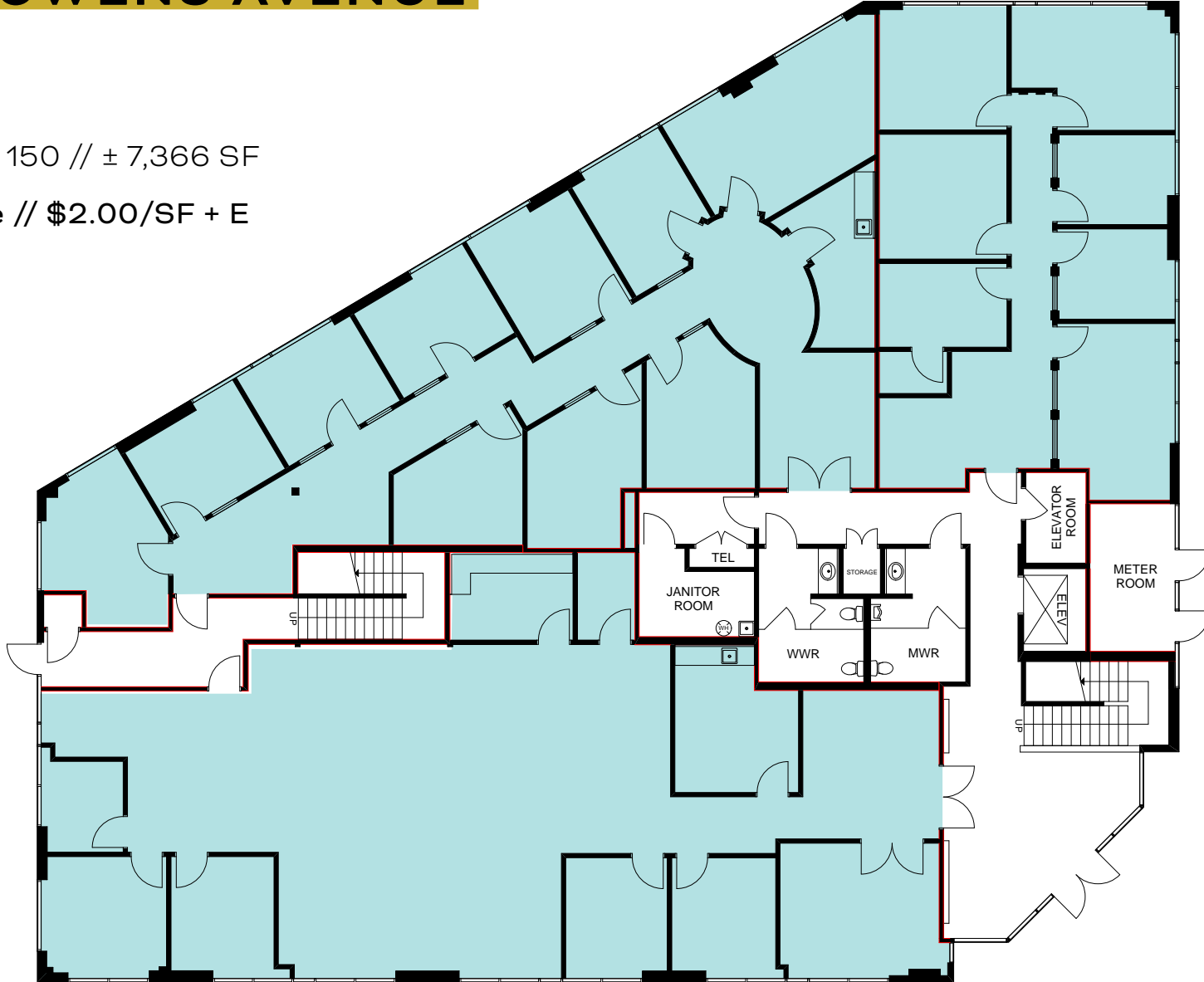


5860 OWENS AVENUE

1st Floor

Suite 100 - 150 // ± 7,366 SF

Lease Rate // \$2.00/SF + E

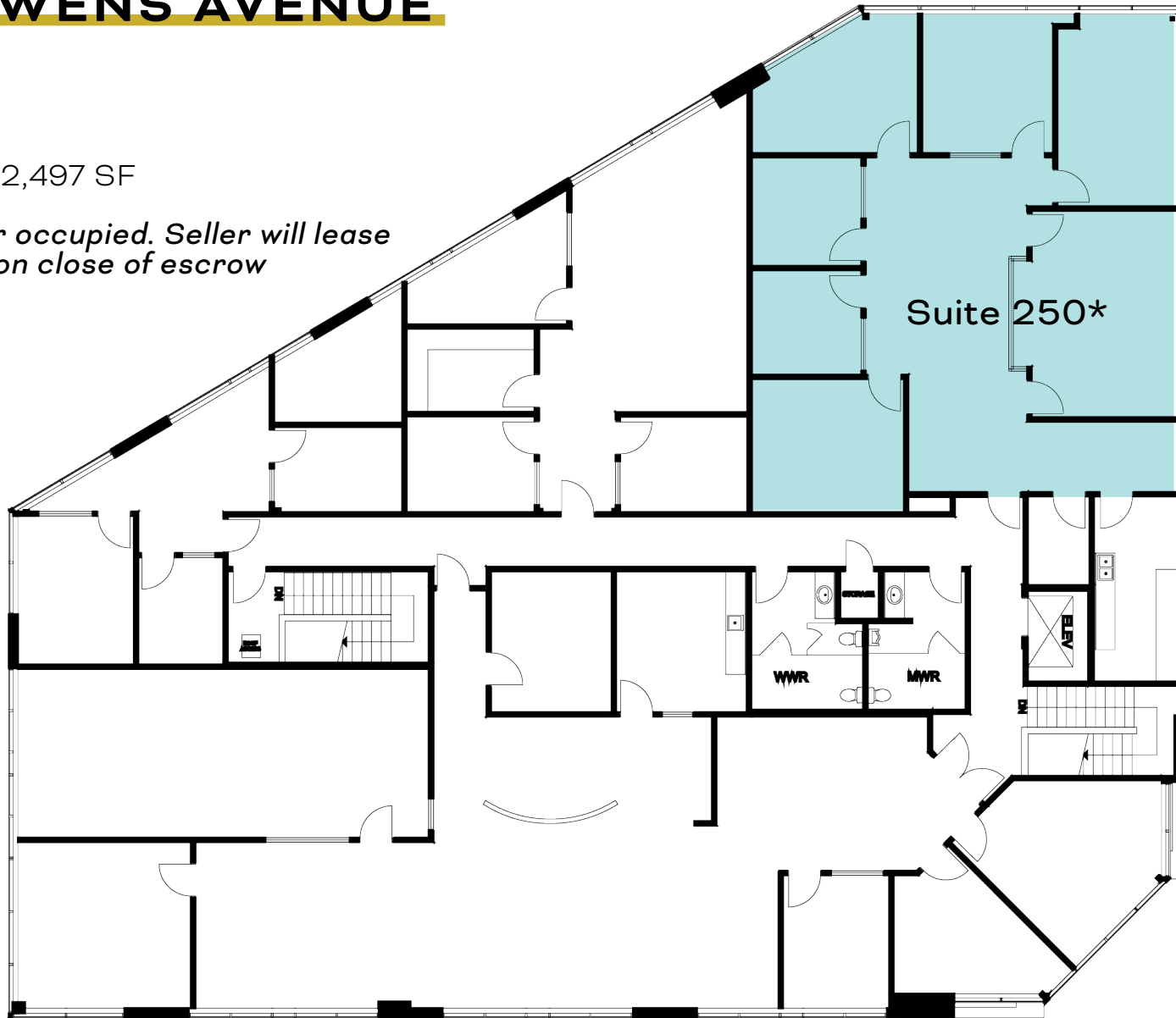


5860 OWENS AVENUE

2nd Floor

Suite 250 // ± 2,497 SF

**Suite is owner occupied. Seller will lease back space upon close of escrow*





THE FLOWER FIELDS

LEGOLAND

THE CROSSINGS

MCCLELLAN-PALOMAR AIRPORT

AGUA HEDIONDA

5

CARLSBAD STATE BEACH

EL CAMINO REAL

COLLEGE BOULEVARD

PALOMAR AIRPORT ROAD

EL CAMINO REAL

1

2

3

4

Owens Avenue



North



AMENITIES

Effortless access to Carlsbad's numerous restaurants and shopping conveniences.

Highlights Include:

- 1** West of I-5

Draft Republic	In-N-Out Burger	Toast Gastrobrunch
Miguel's Cocina	McDonald's	Shell
- 2** North of Palomar Airport Road

Windmill Food Hall	Chevron	Carlsbad Premium Outlets
King's Fish House	Starbucks	P.F. Chang's
Ruby's Diner	BJ's Restaurant	Corner Bakery Cafe
Rubio's	Panda Express	Menchie's Frozen Yogurt
- 3** South of Palomar Airport Road

Costco	Mobil	Burger Lounge
Seafire Restaurant	Starbucks	Veggie Grill
Islands	Taco Bell	Nothing Bundt Cakes
Carl's Jr.	Subway	Green Dragon Tavern
- 4** Palomar Commons

Lowe's	Noodles and Company	California Bank & Trust
Chipotle	Bistro Kabob	Panera Bread
- 5** Bressi Ranch

Trader Joe's	Sprouts	Stater Brothers Markets
Staples	Chase Bank	Richard Walker's Pancake House
Shell	Board & Brew	Tommy V's Urban Kitchen
Mendocino Farms	Ebullition Brew Works	Bird Rock Coffee Roasters
Peet's Coffee	Pizza Port	Casero Taqueria
Starbucks Coffee	Eureka!	Luna Grill
CVS	UPS	BevMo
Fortis Fitness	Panini Kabob Grill	Mission Federal Credit Union
Fish District Seafood	Panda Express	Pieology

CARLSBAD

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

A DESIRABLE PLACE TO LIVE

Located in the heart of southern California in North County San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

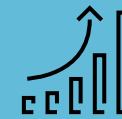
“In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand.”



Bachelor's Degree

55%+ of residents (25+) hold a bachelor's degree or higher

The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



Employment Growth

20.4% growth over the past 10 years



2021 Population

203,506 | 5 Mile Radius



2021 Median Household Income

\$105,000 | 5 Mile Radius



2021 Median Age

43 | 5 Mile Radius



2021 Median Home Value

\$836,369 | 5 Mile Radius

Open Space



Activities



Restaurants



Beach



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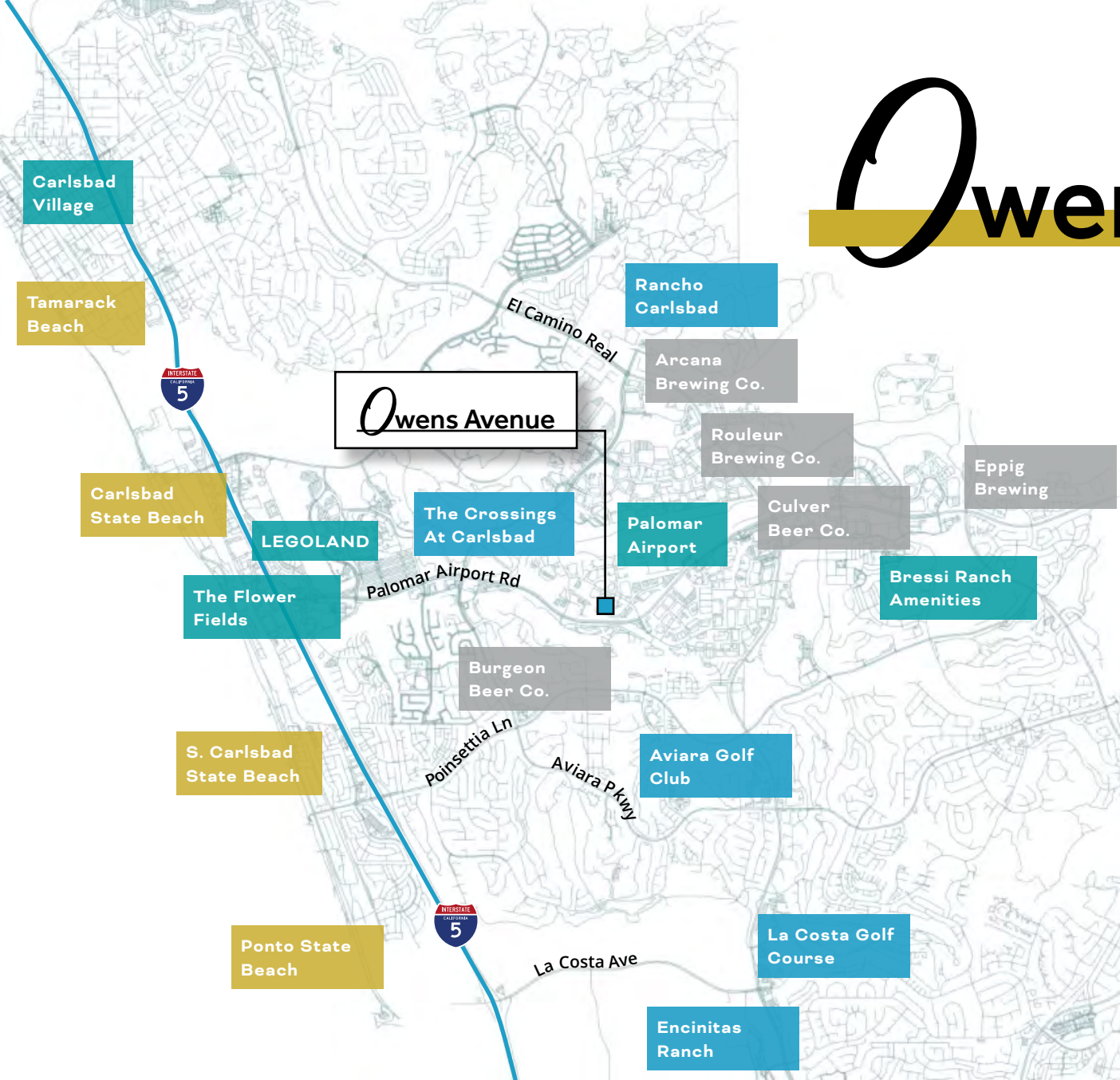
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Owens Avenue

FOR SALE



Golf Course



Beach



Attraction



Brewery

