

For Lease or Sale | Owner-User/Investor Opportunity

CBRE

Paseo Palomar

3220 Executive Ridge | Vista, CA 92081



CBRE San Diego | 5790 Fleet Street, Suite 130, Carlsbad, CA 92008

For Lease or Sale



Lease Rate \$1.60/SF + Electricity

SUITE	SQUARE FEET	AVAILABLE
200	16,940 RSF	June 1, 2026

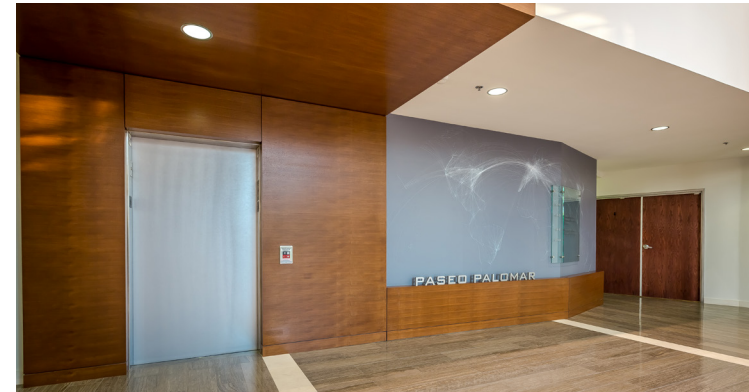
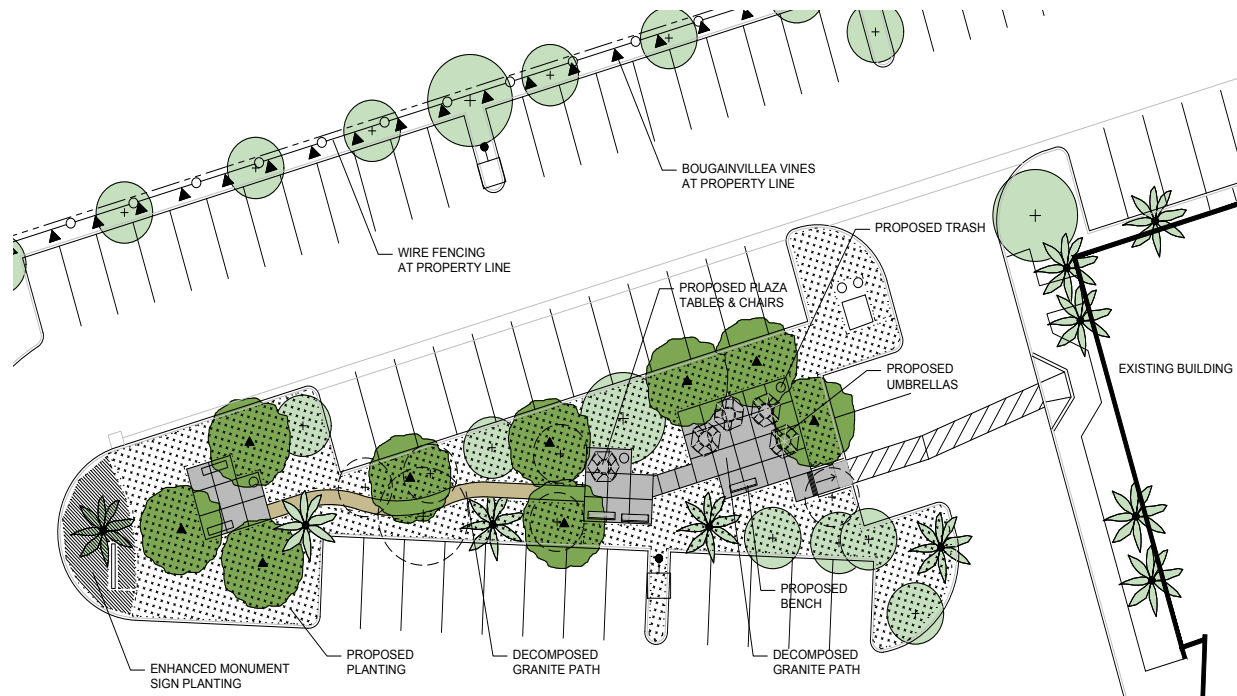
Sale Price: \$9,100,000 (\$150/SF)

Excellent Owner/User or Investor Opportunity



Property Highlights/Amenities

- » 60,649 square foot, two-story office building
- » High-end, Creative office improvements throughout
- » Situated in the heart of one of North County's premiere business parks
- » Parking Ratio: 4.2/1,000 USF
- » Central location on the border of Carlsbad and Vista near the Palomar Airport Road corridor
- » Lushly landscaped grounds with outside break area
- » Easy access to numerous restaurant and retail amenities
- » Close proximity to the residential communities of Carlsbad, Rancho Santa Fe, La Costa, Del Mar and Encinitas



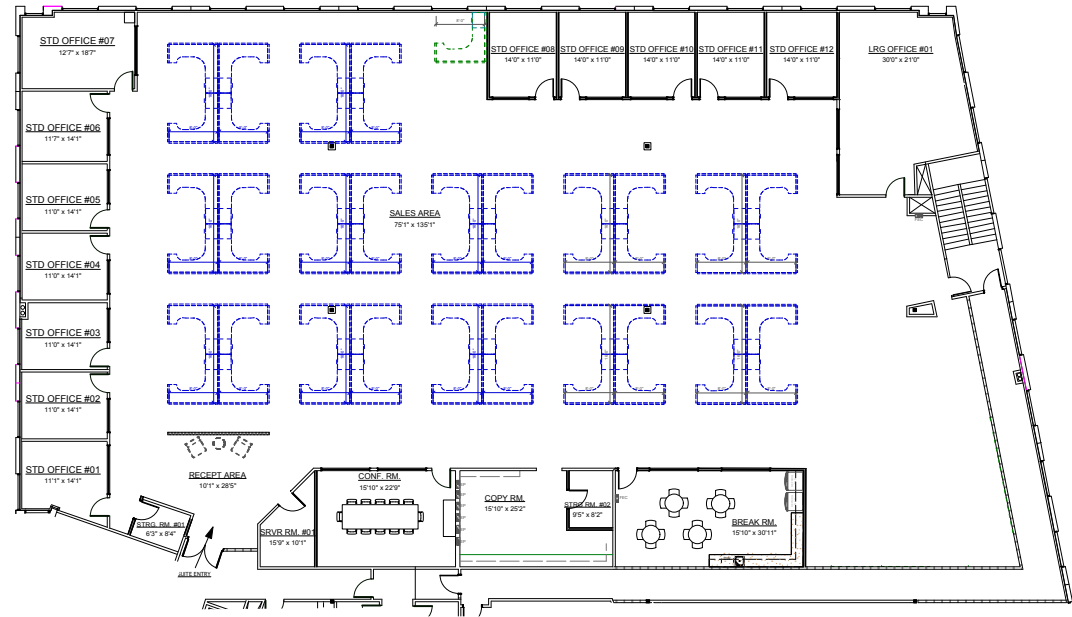
For Lease

Suite 200

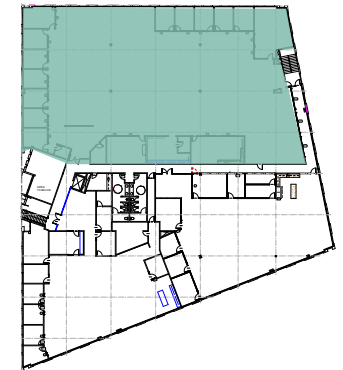


FEATURES

RSF:	16,940
Lease Rate:	\$1.60/SF + Electricity
Available:	June 1, 2026



SECOND FLOOR PLAN



*Furniture shown for demonstration purposes only.
Floor plan for reference purposes only, actual plan may vary.*

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Sale Opportunity

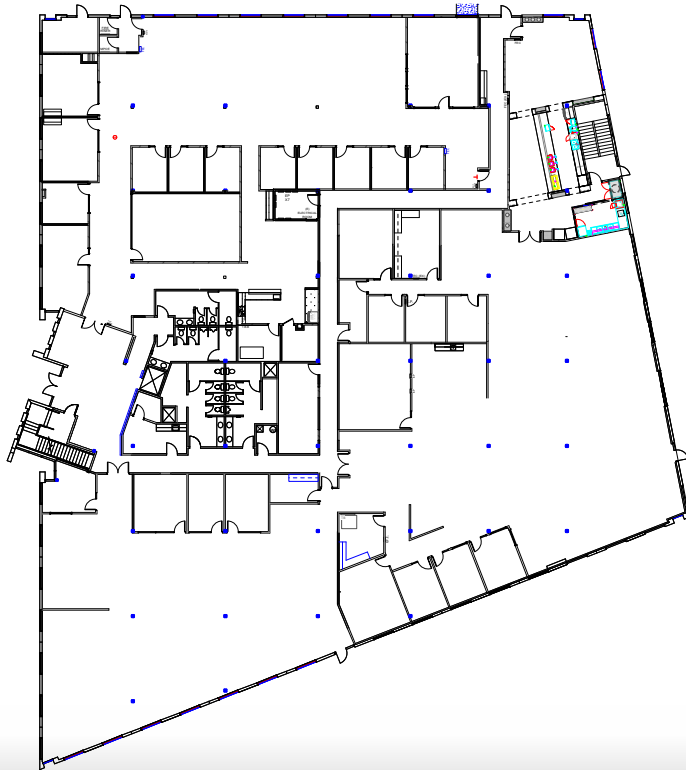
CBRE

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AS-BUILT

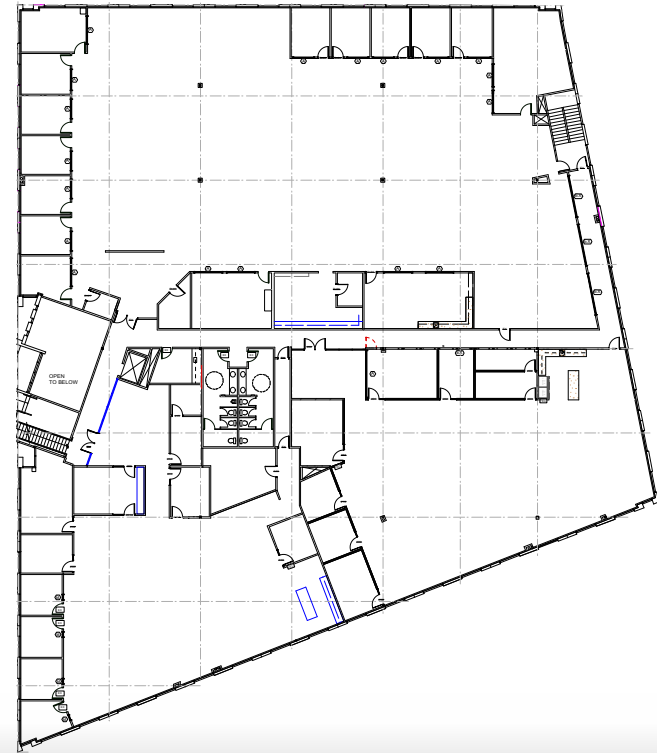
FIRST FLOOR

30,000 RSF



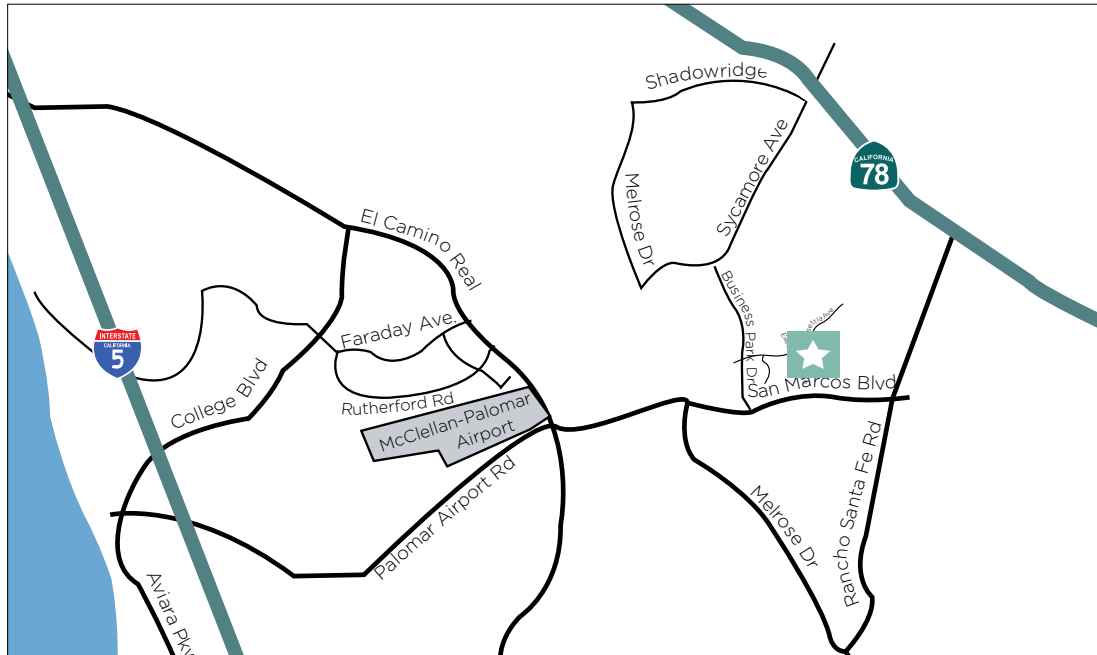
SECOND FLOOR

30,649 RSF



60,649 SF OFFICE, CHQ, R&D, FLEX, OR LIFE SCIENCE PROPERTY

Location





Contact Us

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