



COASTAL OFFICE | FLEX | R&D
SPACE AVAILABLE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



Carlsbad Coastal Business Center

DESIGN & LOCATION

A flexible, accessible coastal location designed with tech and creative users in mind



Multi-tenant

4 industrial and 1 office building



Coastal Location

A coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



Flexibility

Variety of unit sizes and configurations



Access

Direct access to I-5 (via Avenida Encinas & Cannon Rd.) and Palomar Airport Road



Recently Renovated

- New parking lot surface
- New landscaping
- New added outdoor amenity space
- New spec suites available for immediate occupancy



Outdoor gathering
areas for team collaboration



New EV Charging
stations available

SITE PLAN

5411-5451 Avenida Encinas



5 Building
coastal campus



Move-in Ready
suites

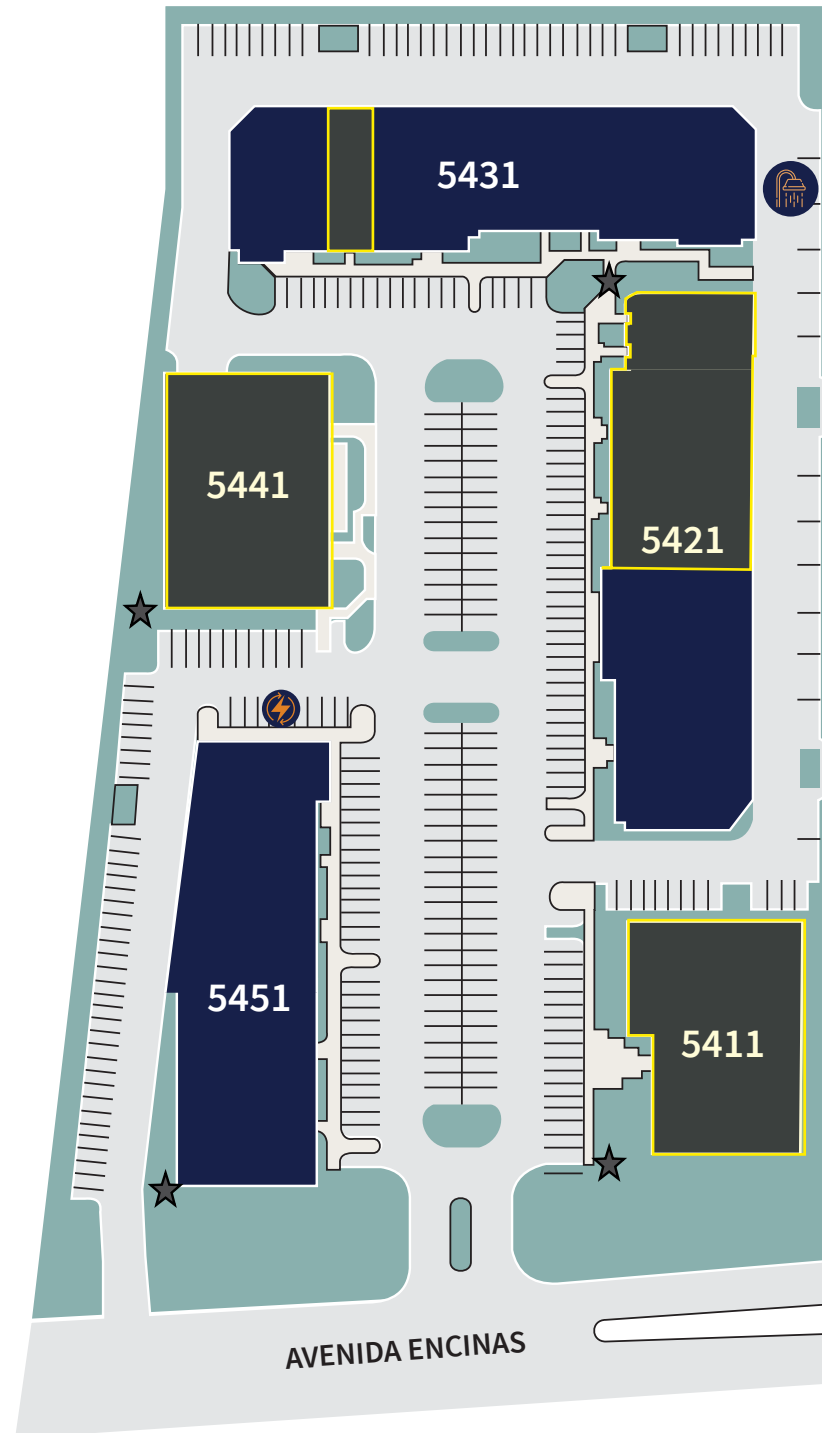


Office & Flex/R&D
space available



Newly Renovated
onsite shower + locker
facilities

↑ Pacific Ocean



Available

Outdoor Amenity Areas

EV Charging Stations (2)



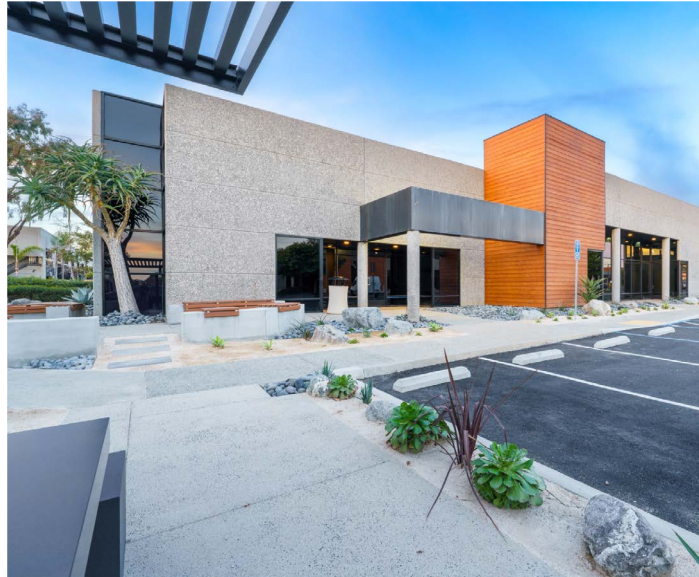
CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Product Type
5411	270*	±1,572 SF	Now	Office
5411	280*	±1,567 SF	Now	Office

* Can be combined for ±3,139 SF



**3D TOUR OF NEW
LOBBY RENOVATION**



CURRENT AVAILABILITY - FLEX

Building	Suite	RSF	Available	Product Type
5421	E*	±4,037 RSF	Now	New Spec Creative Office/Flex
5421	F*	±3,604 RSF	Now	New Spec Creative Office/Flex
5421	N	±2,800 SF	Now	Flex
5431	IJ	±3,000 SF	1/1/25	Creative Office/Flex
5441	A**	±4,972 SF	Now	Creative Office/Flex
5441	B**	±4,956 SF	Now	Creative Flex

* Can be combined for ±7,641 SF

**Can be combined for ±9,928 SF free-standing building

FLOOR PLAN

5411 Avenida Encinas

Suite 270 - ± 1,572 SF

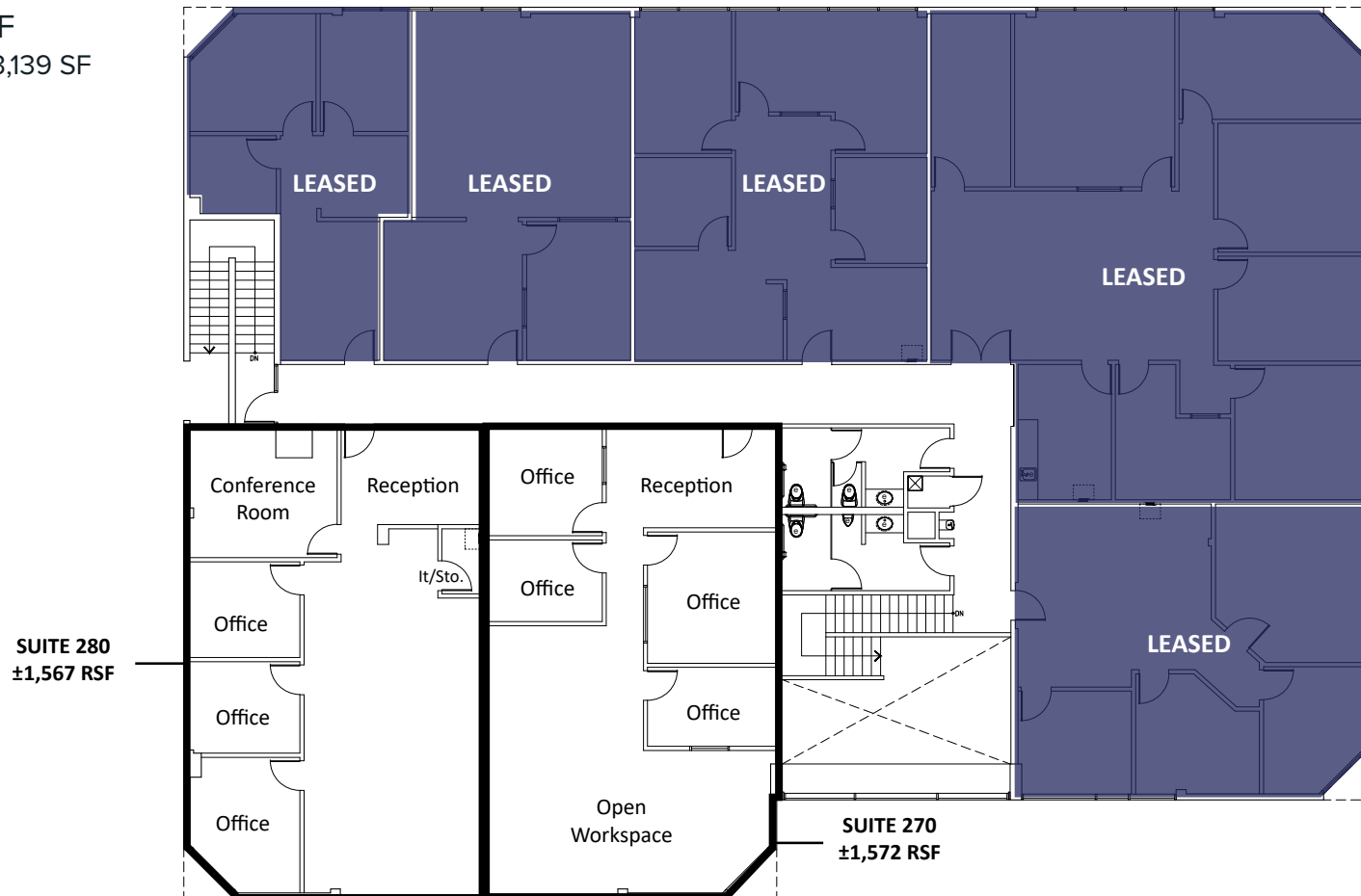
 [VIRTUAL TOUR](#)

Suite 280 - ± 1,567 SF

*Contiguous for up to ± 3,139 SF



ocean
POINT



FLOOR PLAN

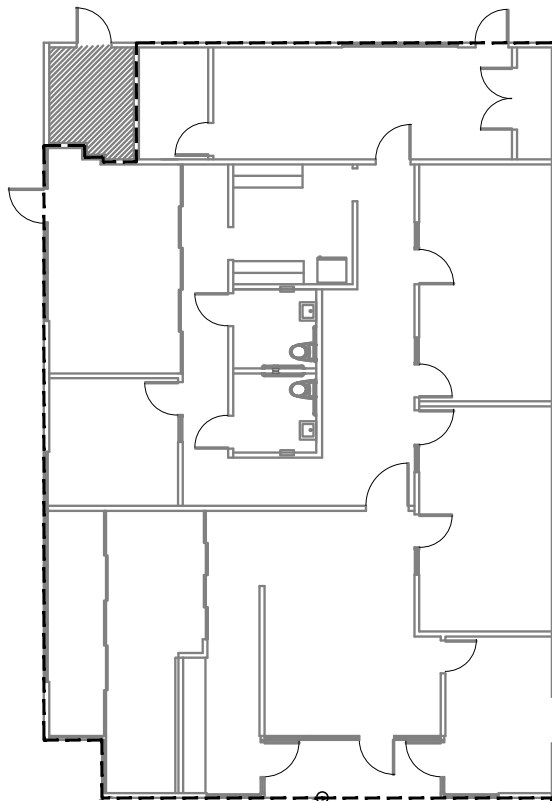
5421 Avenida Encinas | Suite N

±2,800 SF

Available Now

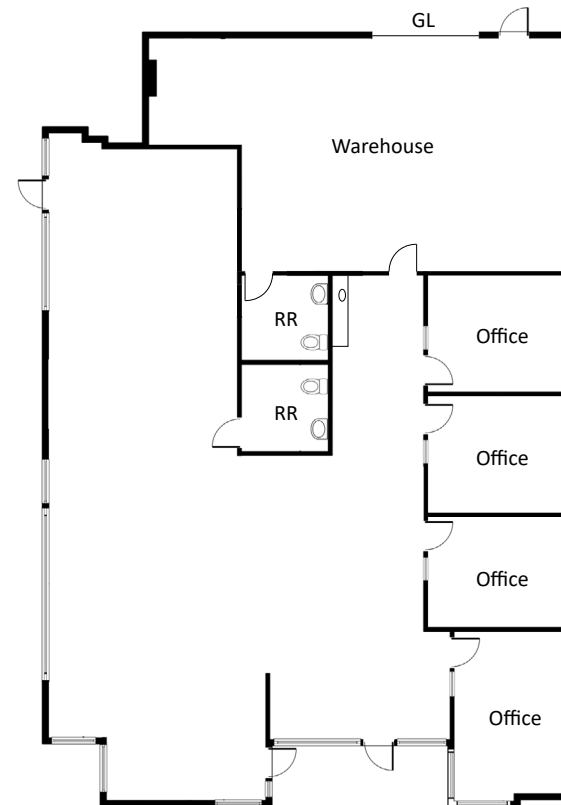


ocean
POINT



Existing Layout

100% office
available now



Conceptual Layout

±80% office / ±20% warehouse
deliverable in ±90 days

GL = Grade Level Door

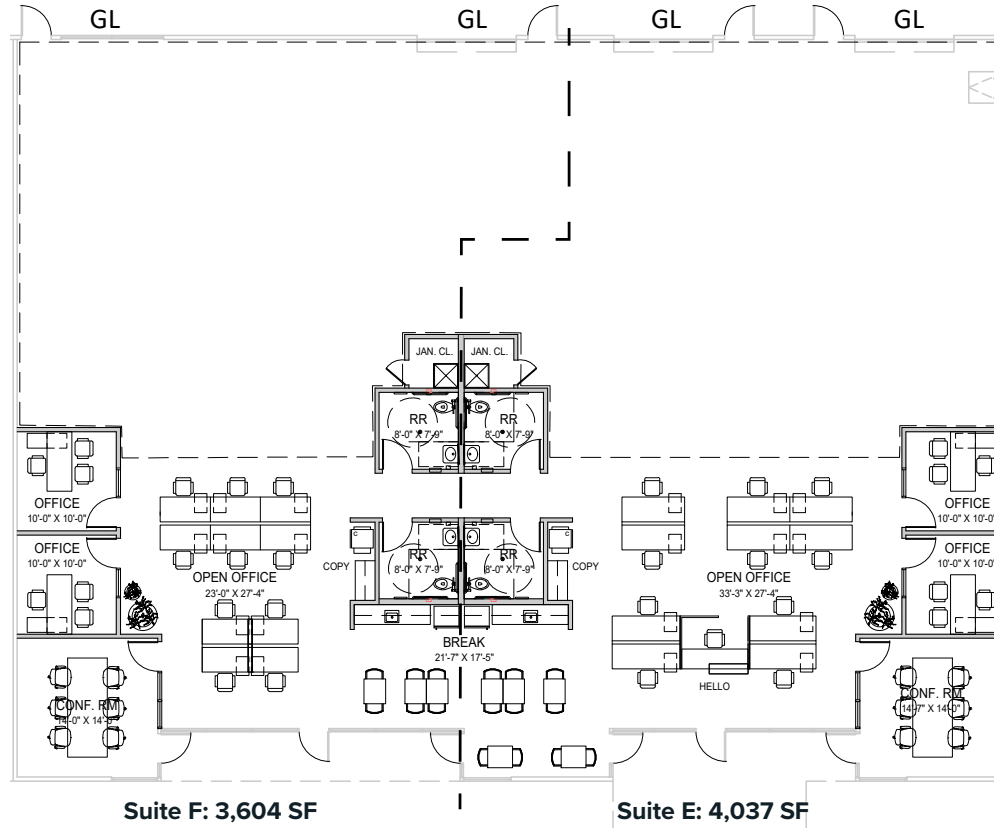
FLOOR PLAN



5421 Avenida Encinas
Suite E-F: ±7,641 RSF
New Spec Flex/R&D Suite
Construction Complete - Move In Ready

Suite E: ±4,037 RSF
Suite F: ±3,604 RSF

 [VIRTUAL TOUR](#)



**Conceptual furniture layout

GL = Grade level door

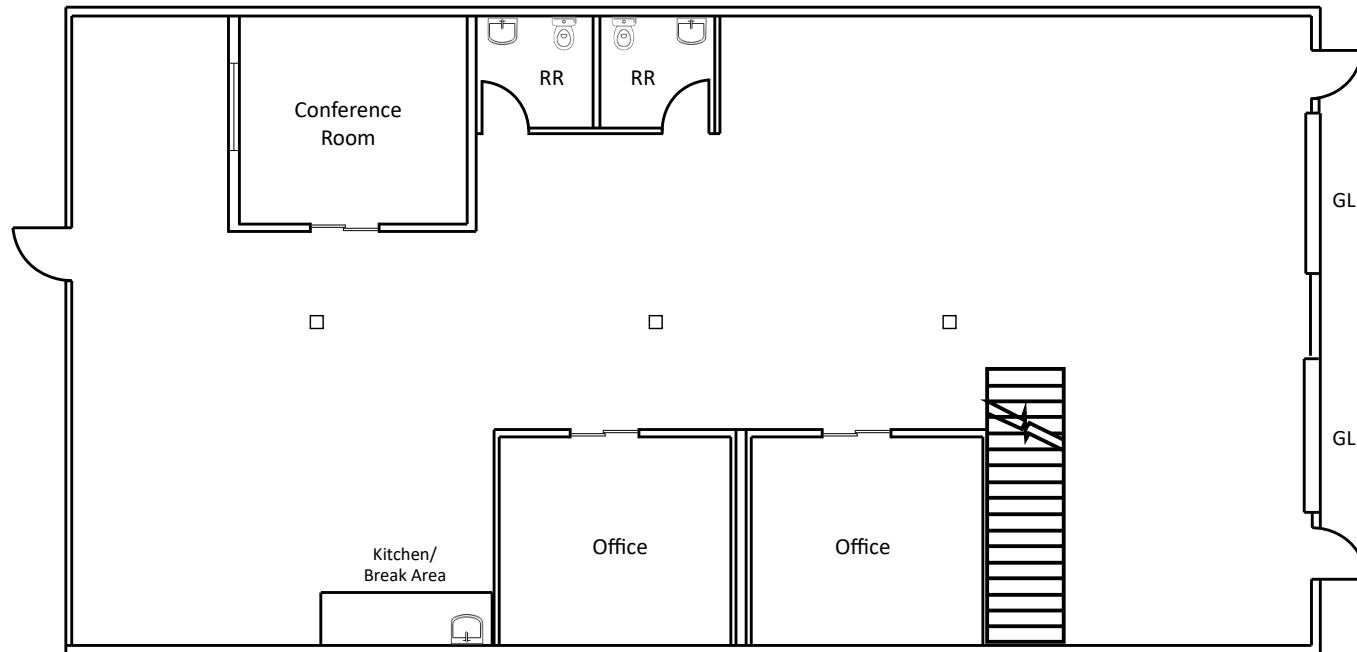


5421 - EF
Interior
Photos

FLOOR PLAN

5431 Avenida Encinas | Suite IJ
± 3,000 SF
Available 1/1/25

 [VIRTUAL TOUR](#)

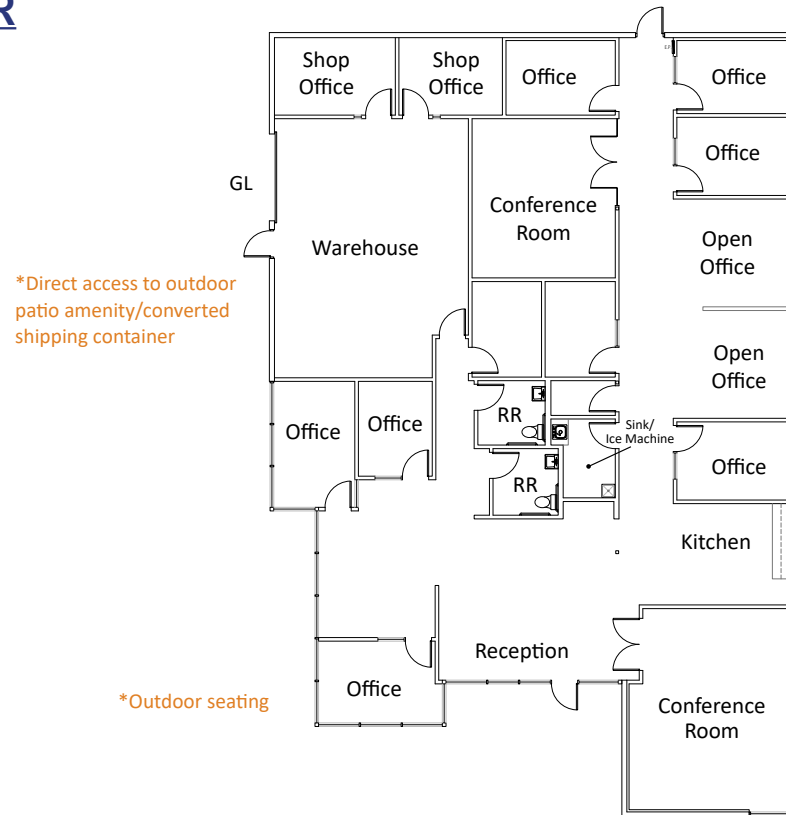


GL = Grade Level Door

FLOOR PLAN

5441 Avenida Encinas | Suite A
± 4,972 SF | ± 85% Office
Available Now

 [VIRTUAL TOUR](#)

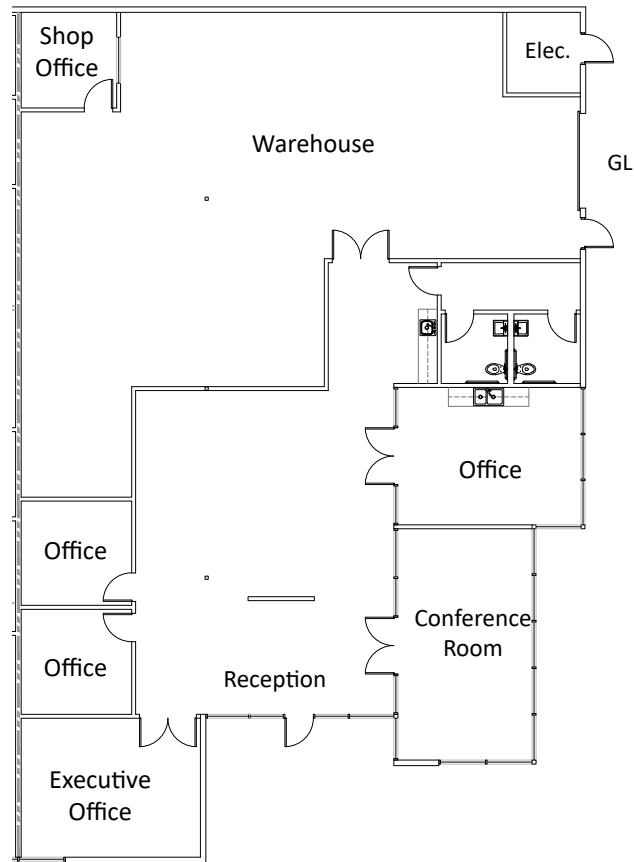


GL = Grade Level Door

FLOOR PLAN

5441 Avenida Encinas | Suite B
± 4,956 SF | ± 60% Office
Available Now

 [VIRTUAL TOUR](#)



GL = Grade Level Door

NORTH SAN DIEGO'S

MOST ACCESSIBLE LOCATION

Drive times to:

- 40 min
Orange County
- 27 min
Oceanside
- 10 min
Encinitas
- 15 min
Del Mar
- 20 min
UTC
- 27 min
Mission Valley
- 30 min
Downtown

37.8%
COLLEGE GRADS
WITH STEM DEGREES

\$634K
AVERAGE
HOME PRICE

645K
POPULATION



WHY GILDRED?



Legacy

Experienced in San Diego real estate market since 1927



Local ownership

Quality and community are core values



Impeccable reputation

Honest and direct communication



Well capitalized

Well maintained buildings



Strength in numbers

Full-service leasing and management team



Self-managed

Committed to excellence





ocean
POINT

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