

FOR LEASE

# THE ISLAND



RETAIL | RESTAURANT | MEDICAL | OFFICE

5806 - 5814 Van Allen Way | Carlsbad, CA 92008

CPP

COMMERCIAL  
PACIFIC  
PROPERTIES

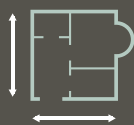
# THE ISLAND



## TENANTS



## PROPERTY FEATURES



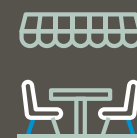
±53,871 SF  
Mixed-use  
center



Located in the Heart of Carlsbad  
Research Center, North San  
Diego's Premier Business Park



Over 7.5 million SF of office, industrial  
and flex space with over 51,000  
employees within a two mile radius



Stylish patio furniture in a  
heated seating area



Well maintained  
with on-site day  
porter



Excellent signage  
and graphics  
program

## RETAIL

Suite	Tenant	SF	Comments
100	AVAILABLE	6,053 (divisible)	Restaurant Space
105	El Cubano	587	
110	AVAILABLE	530	Restaurant Space
112	Jose's Taco Shop	759	
115	All Vegan Organic	800	Restaurant Space
120	Punjabi Tandoor	800	
125	Little Zeus Greek Cuisine	700	
130	Allen's New York Pizza	589	
135	J-Box Sushi	511	
140	Savory Grill	896	
145	Studio Barre	1,720	
150	Optometrist	1,278	
155	Croutons	1,265	
160	Brightway Insurance	1,733	
165	Ocean Day Spa	1,210	
170	Nails.com	1,210	
175-185	AVAILABLE	4,122	Previous gym space
190	Martial Arts International	2,457	

## OFFICE

Suite	Tenant	SF	Comments
200	Steez Fine Barbering	567	
205	Dr. Ida Alfonso	1,440	
210	PCMD Neurology	1,164	
215	AVAILABLE	3,815	Medical/Office Space
220	Carlsbad Dental Associates	3,275	
225	Quantum Funcational Medicine	2,635	
Roof A	AVAILABLE	200	Cell site

## SITE PLAN



AVAILABILITIES

COMING SOON!  
SMAC EXPANSION

Suite 215  
3,815 SF  
Medical/ Office  
Space

Suite 175-185  
4,122 SF

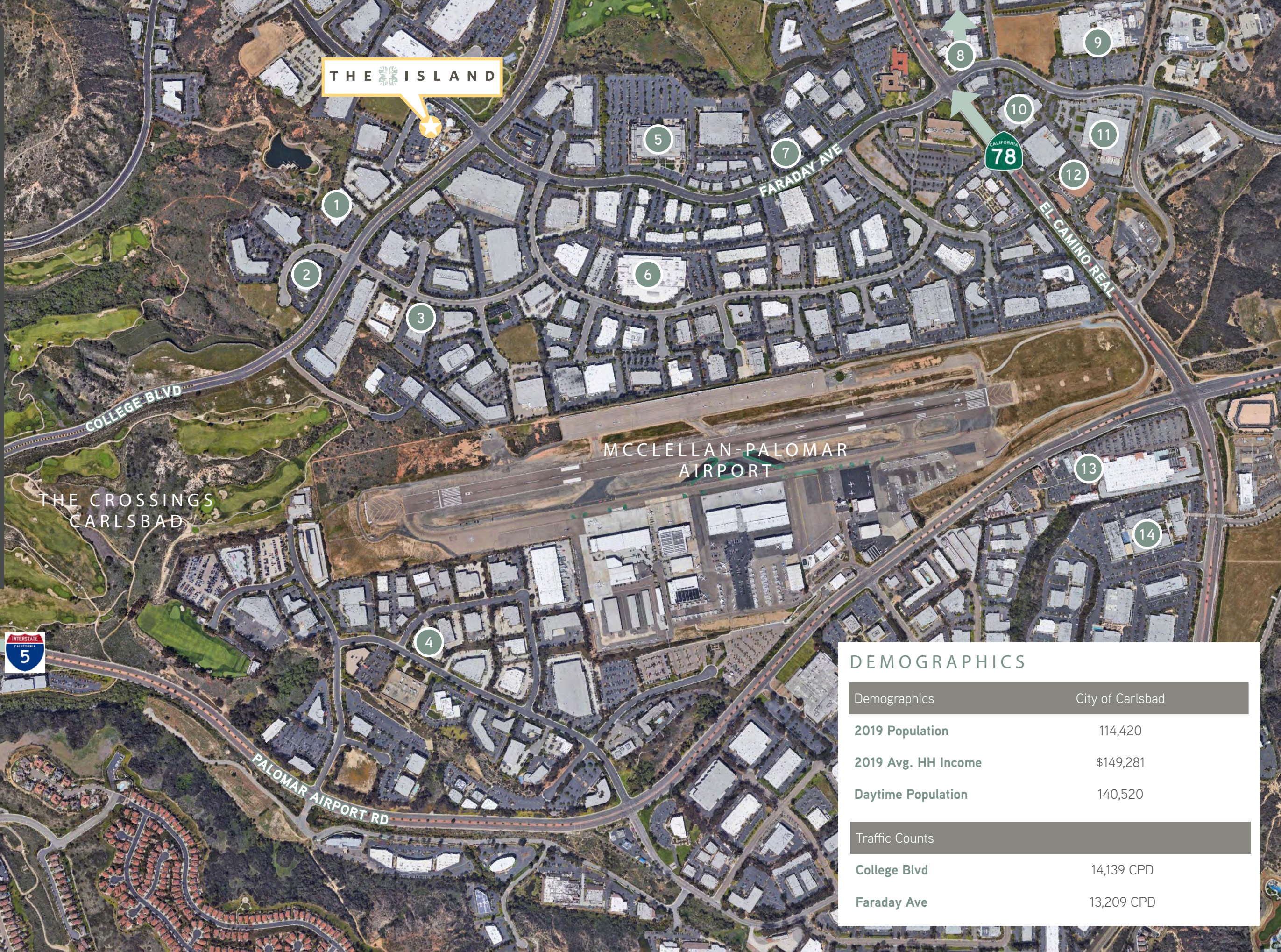
Suite 110  
530 SF  
Restaurant  
Space

Suite 100  
6,053 SF  
(divisible)  
Restaurant  
Space

14,139  
CPD

13,209  
CPD

- 1 Cobra Puma Golf
- 2 Genoptix Medical Lab
- 3 Full Swing Golf
- 4 Aldila Golf Corp
- 5 Rockstar San Diego
- 6 Callaway Golf
- 7 Ionis Pharmaceuticals
- 8 Arcana Brewing
- 9 Beckman Coulter
- 10 Alphatec Spine
- 11 FedEx Ship Center
- 12 Rouler Brewing
- 13 Palomar Coomons
- 14 ViaSat



DEMOGRAPHICS	
Demographics	City of Carlsbad
<b>2019 Population</b>	114,420
<b>2019 Avg. HH Income</b>	\$149,281
<b>Daytime Population</b>	140,520
Traffic Counts	
<b>College Blvd</b>	14,139 CPD
<b>Faraday Ave</b>	13,209 CPD



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## Restaurants

- 5806 Hacienda de Vega
- 100 Hacienda de Vega To Go
- 5808 French Corner Cafe & Bakery
- 112 Jose's Taco
- 115 Juice Stop

- 5812 Punjabi Tandoor
- 120 Little Zeus Greek Cuisine
- 125 Pizza by the Slice
- 5814 J-Box
- 135 Croutons
- 140 Which Wich

## Shops and Services

- 5814 | First Floor**
- 145 Threads Cleaners
  - 146 Eye Style
  - 160 Ocean Day Spa
  - 170 Nails.com
  - 175 Anytime Fitness
  - 190 Cabrillo Credit Union

- 5814 | Second Floor**
- 200 Dr. Ida Alfonso, DMD
  - 209 PCND Neurology
  - 215 Carlsbad Dental Associates
  - 220 Express Employment Professionals



DIRECTORY  
 DIRECTORY  
 DIRECTORY

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