

# 2052

CORTE DEL NOGAL, CARLSBAD

**33,395 SF Available**  
**46,892 SF BUILDING**

For Sale or Lease  
Office HQ | R&D | MFG

# PROPERTY FEATURES

2052  
CORTE DEL NOGAL



<b>BUILDING SIZE</b>	46,892 SF
<b>YEAR BUILT</b>	1985
<b>AVAILABLE</b>	33,395 SF (Full building available with notice)
<b>LOT SIZE</b>	3.4 Acres
<b>POWER</b>	1,600 AMP/110-208 v 3p 4w
<b>SUITE CONDITION</b>	Warm Shell / 100% HVAC
<b>STORIES</b>	Single story with partial mezzanine
<b>CEILINGS</b>	Exposed 17' high scrim/insulated
<b>GRADE-LEVEL LOADING</b>	4 (Ability to Reinstate Dock-High)
<b>TYPICAL COLUMN SPACE</b>	24' X 40'
<b>SIGNAGE</b>	Monument Sign on the corner of Corte Del Nogal & Corte Del Abeto
<b>PARKING</b>	3.4/1,000
<b>ZONING</b>	PM





# PROPERTY HIGHLIGHTS

2052  
CORTE DEL NOGAL



**EXISTING OPEN FLEX SPACE WITH EXPOSED CEILINGS,  
17' CLEAR HEIGHTS, EXTENSIVE GLASSLINE AND  
SKYLIGHTS**



**EXCELLENT INDUSTRIAL, R&D, OR CORPORATE  
HQ FACILITY WITH 100% HVAC AND GRADE-LEVEL  
LOADING ACCESS**



**EXCELLENT STREET IMAGE WITH A RENOVATED  
EXTERIOR AND LANDSCAPING**



**POTENTIAL FOR AN OUTDOOR AMENITY ADDITION ON  
WEST SIDE OF THE PROJECT**





# LOCATION

2052  
CORTE DEL NOGAL

5 MIN.  
INTERSTATE 5 &  
COAST HIGHWAY  
101

2052  
CORTE DEL NOGAL

PALOMAR AIRPORT RD.

MCCLELLAN  
AIRPORT



Exceptional location right off of Carlsbad's main thoroughfare, Palomar Airport Road



Minutes from Interstate 5, the Coast Highway and situated directly across the street from McClellan Palomar Airport



An abundance of side streets offers the project easy ingress and egress to the immediate and surrounding communities of Aviara, Bressi Ranch and La Costa



A large and expanding amenity base is within a short distance and includes high-end restaurants, a variety of quick shop eateries, some of Carlsbad's finest hotels and resorts and other general retail establishments



# SITE PLAN

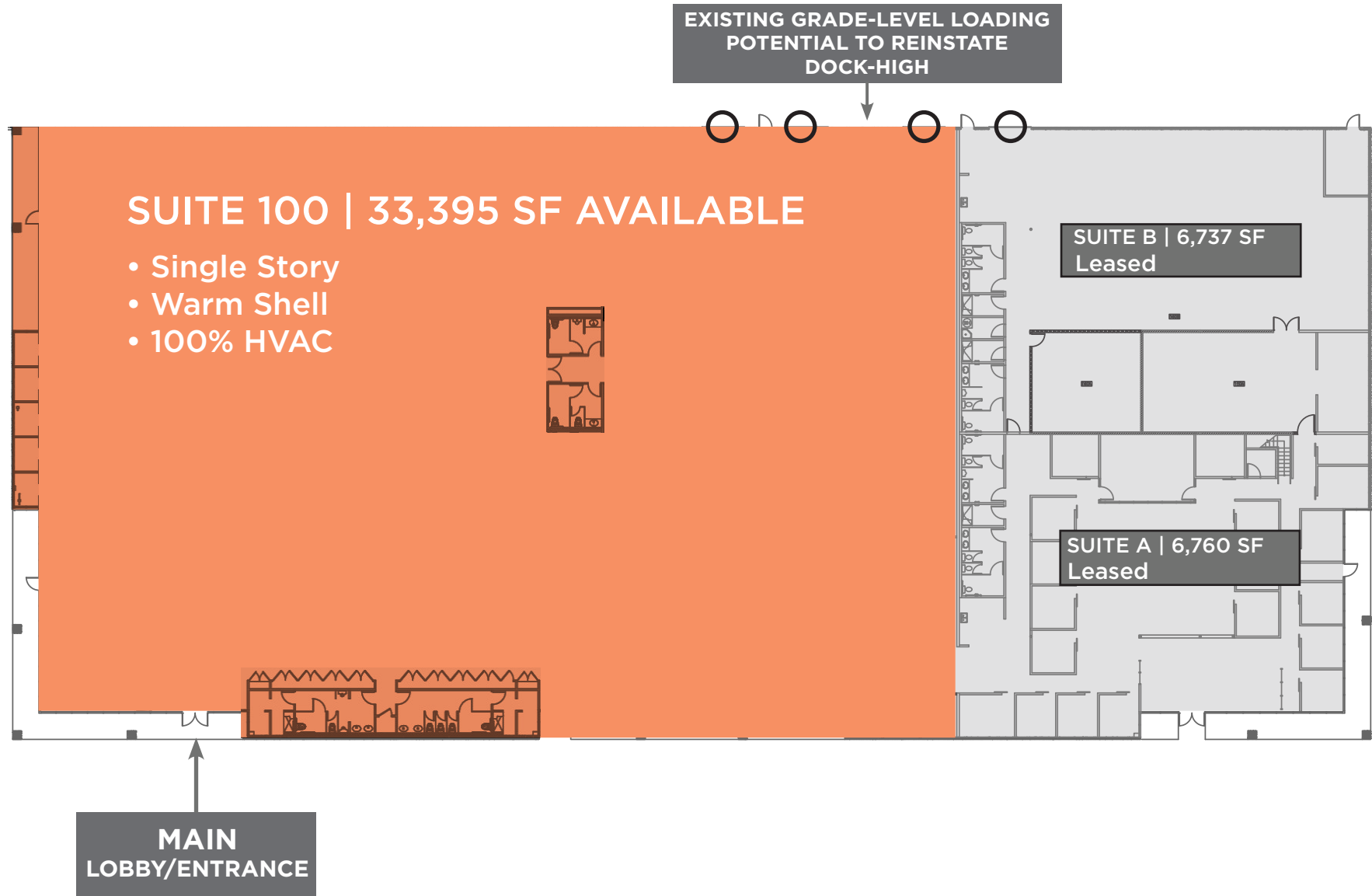
2052  
CORTE DEL NOGAL





# EXISTING FLOOR PLAN

2052  
CORTE DEL NOGAL



○ GRADE-LEVEL DOORS  
*\*Small Mezzanine Office Space Not Shown*



# CONCEPT FLOOR PLAN

## DEMISED FLOOR PLAN OPTION

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CORTE DEL NOGAL



○ GRADE-LEVEL DOORS  
*\*Small Mezzanine Office Space Not Shown*

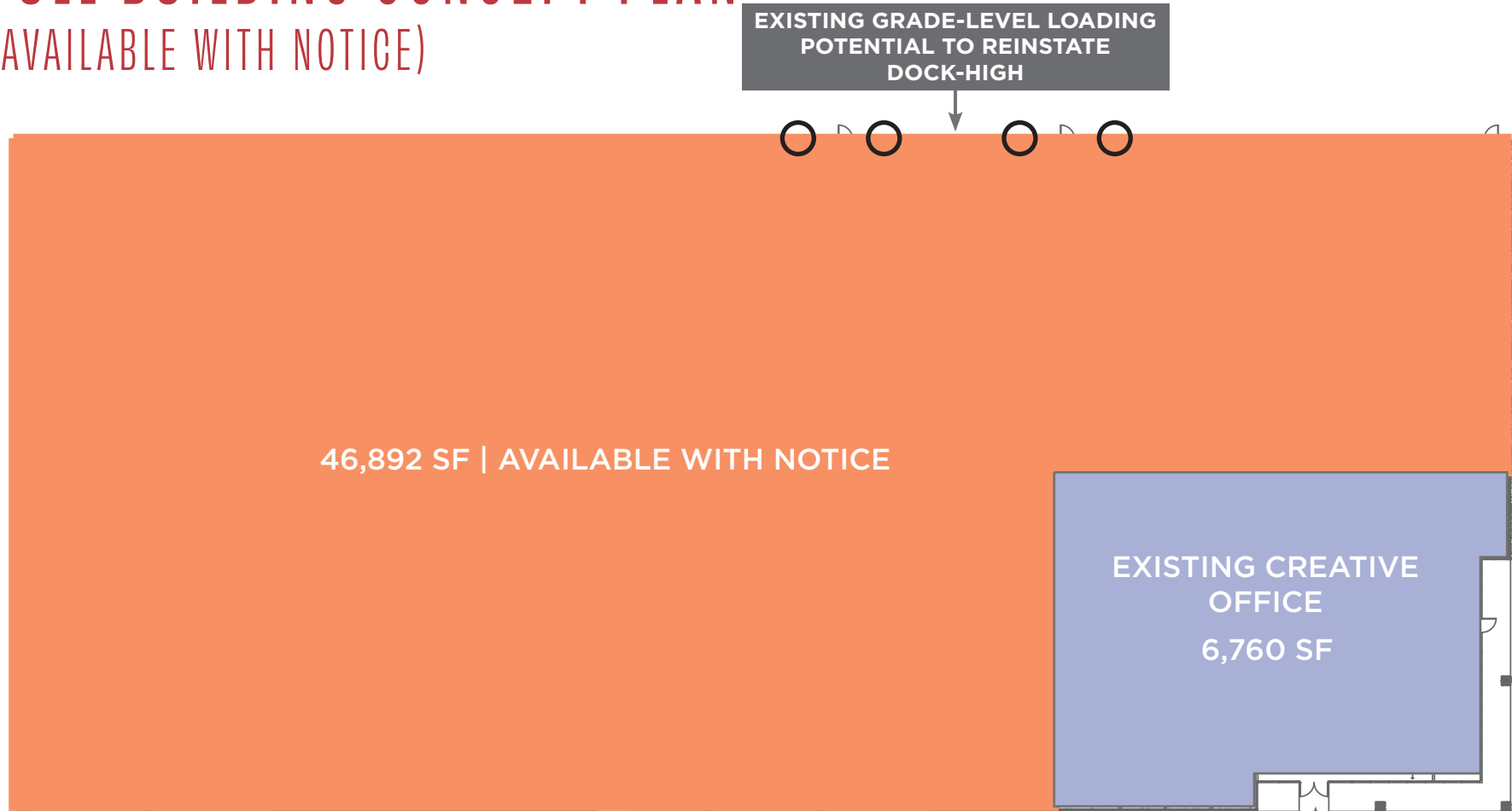


# CONCEPT FLOOR PLAN

2052  
CORTE DEL NOGAL

## FULL BUILDING CONCEPT PLAN

(AVAILABLE WITH NOTICE)



WAREHOUSE

OFFICE

○ GRADE-LEVEL DOORS

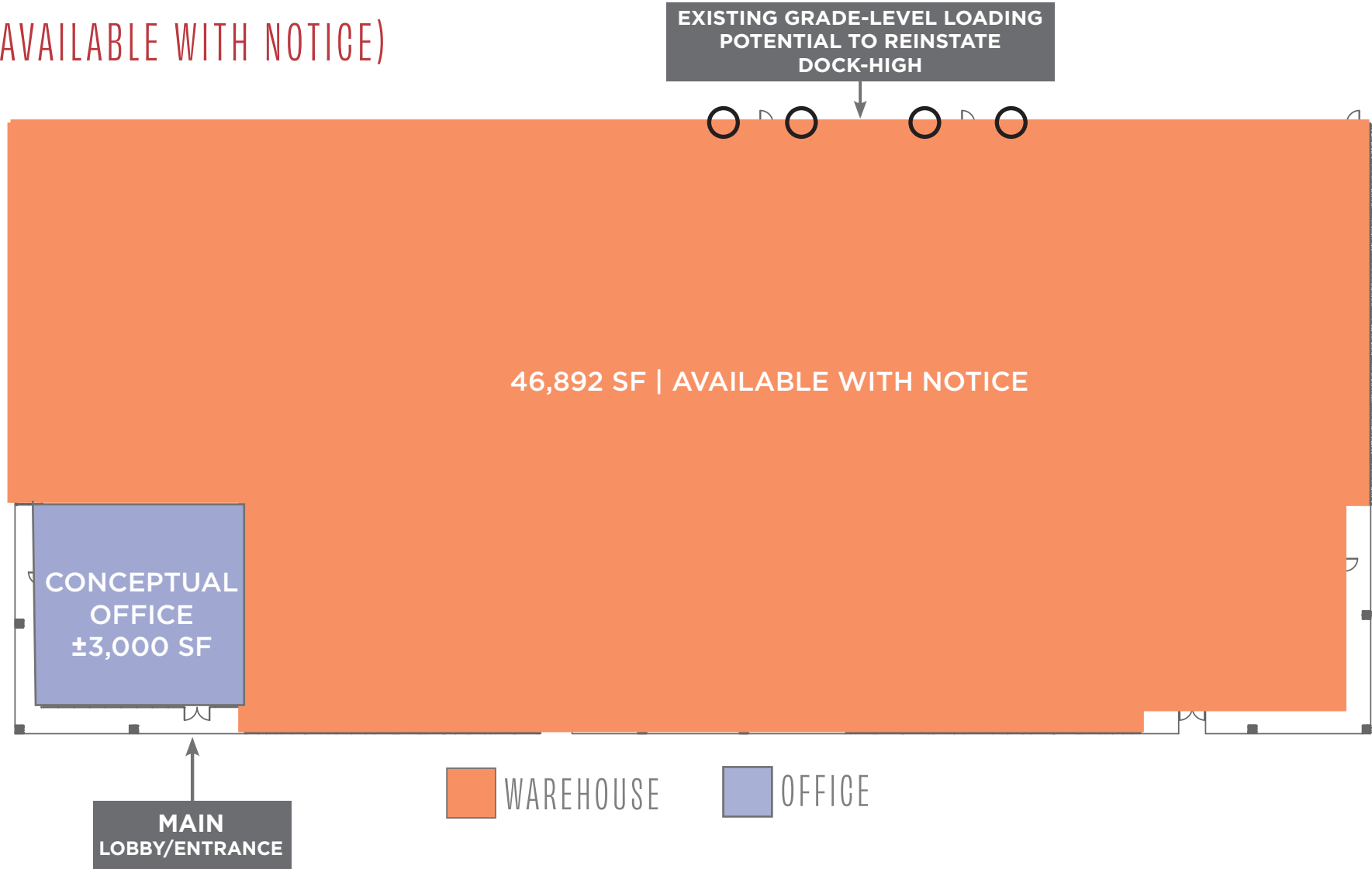


# CONCEPT FLOOR PLAN

2052  
CORTE DEL NOGAL

## FULL BUILDING CONCEPT PLAN

(AVAILABLE WITH NOTICE)



○ GRADE-LEVEL DOORS



# AERIAL

2052  
CORTE DEL NOGAL



PALOMAR AIRPORT ROAD

INGRESS /  
EGRESS

2052  
CORTE DEL NOGAL

INGRESS /  
EGRESS

CORTE DEL NOGAL

CORTE DEL ABEIO

CAMINO VIDA ROBLE



# EXTERIOR IMAGES

2052  
CORTE DEL NOGAL





# INTERIOR IMAGES

2052  
CORTE DEL NOGAL





# INTERIOR IMAGES

2052  
CORTE DEL NOGAL





# CORPORATE NEIGHBORS

2052  
CORTE DEL NOGAL





# AMENITIES

2052  
CORTE DEL NOGAL

ENCINITAS

5 MIN.

DOWNTOWN  
CARLSBAD

2052  
CORTE DEL NOGAL



PALOMAR  
AIRPORT

PALOMAR AIRPORT RD

EL CAMINO REAL

PALOMAR COMMONS

LIFT

Eureka! DEL  
LUSSO

BRESSI RANCH



THE SQUARE





# WALKABLE AMENITIES

2052  
CORTE DEL NOGAL

ENCINITAS

5 MIN.

DOWNTOWN  
CARLSBAD

2052  
CORTE DEL NOGAL

PALOMAR  
AIRPORT

EL CAMINO REAL

PALOMAR AIRPORT RD

PALOMAR COMMONS

LOWE'S

noodles  
company

Panera  
BREAD

Shell

Chipotle

FIVE GUYS  
BURGERS and FRIES

Jersey Mike's  
SUBS

CALIFORNIA BANK  
TRUST



# CARLSBAD, CA

2052  
CORTE DEL NOGAL

Spanning 39 square miles, the City of Carlsbad is a scenic coastal community that lies approximately 35 miles north of Downtown San Diego and 30 miles south of Orange County. Carlsbad offers the advantages of a major metropolitan area in a suburban setting with a large concentration of executive residential communities, high quality schools and a wealth of retail, restaurants and entertainment. As the “Golf Capital of the World” and a regional leader in San Diego’s action sports manufacturing industry, Carlsbad is renowned for its abundant recreation centered on its seven miles of coastline, 46 miles of hiking trails, parks, sports facilities, and world-class golf courses.



**113,725  
POPULATION**



**GOLF CAPITAL  
OF THE WORLD**



**7 MILES OF  
COASTLINE**



**150+  
MANUFACTURING  
PLANTS**



**46 MILES OF  
HIKING TRAILS**



**EDUCATIONAL  
ATTAINMENT**

42% BACHELOR'S  
DEGREE OR HIGHER

2.9% PH.D



## INDUSTRIES

INFORMATION &  
COMMUNICATIONS TECHNOLOGY

LIFE SCIENCES

ACTION SPORTS MANUFACTURING

CLEAN TECHNOLOGY



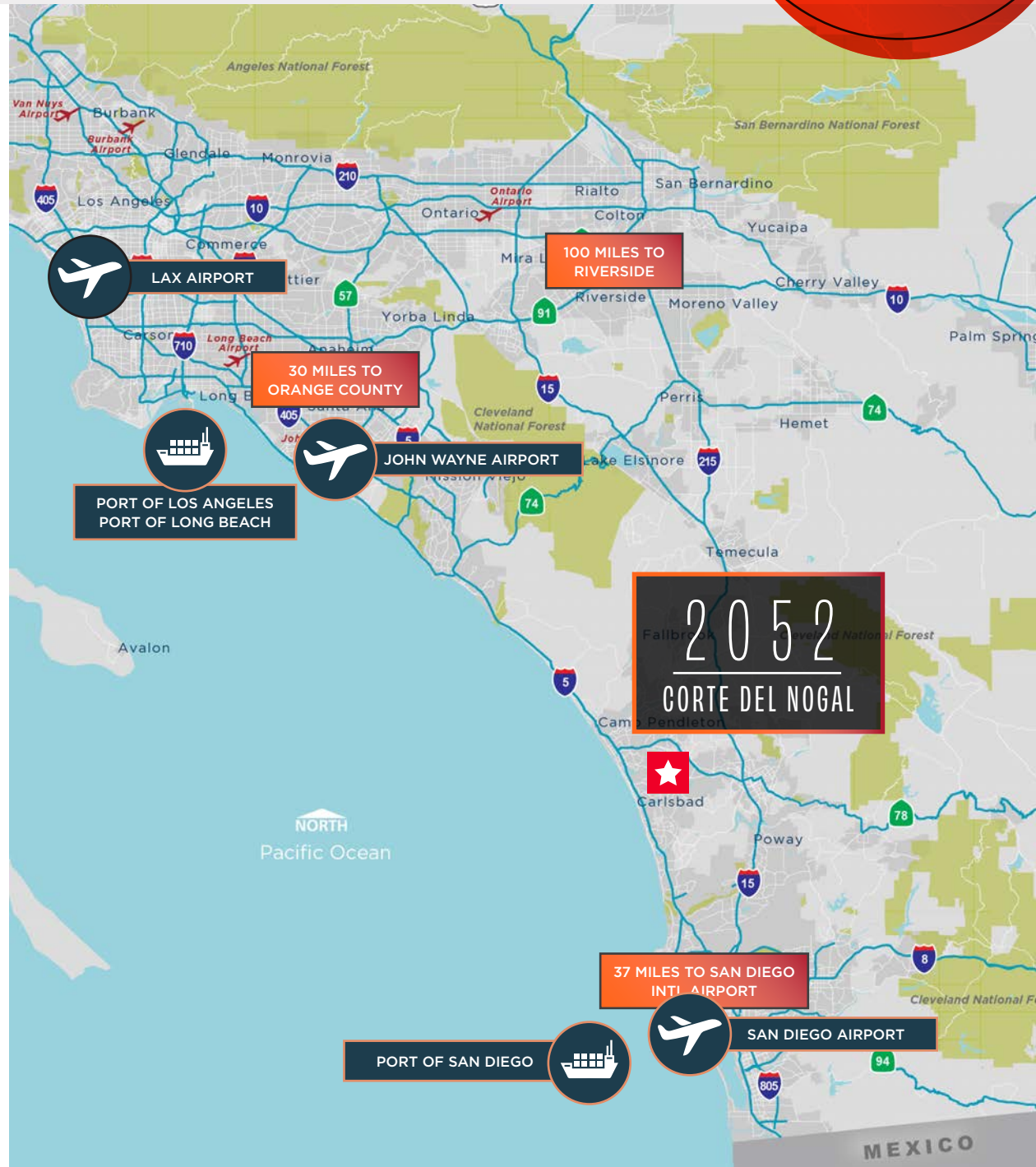
**UNEMPLOYMENT  
RATE 3.7%**





# CARLSBAD, CA

2052  
CORTE DEL NOGAL





# 2052

## CORTE DEL NOGAL, CARLSBAD

### ARIC STARCK

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