

±3,810 SF OFFICE FOR SUBLEASE | CARLSBAD, CA

2550 GATEWAY ROAD



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PROPERTY HIGHLIGHTS

 **Address:** 2550 Gateway Rd
Carlsbad, CA 92009

 **Total Square Feet:** ±3,810 SF

 **Year Built:** 2008

 **Term:** Current Lease ends August 31, 2028

 **Location:** Walking Distance to
Bressi Village Shopping Center

SUBLEASE RATE: \$2.08/SF + \$0.41 NNN

*Rent has 3% escalations on 6/1/2026 & 6/1/2027.



AVAILABLE FOR SUBLEASE

2 | 2550 Gateway Rd, Carlsbad, CA

EXTERIOR PHOTOS



AVAILABLE FOR SUBLEASE

4 | 2550 Gateway Rd, Carlsbad, CA

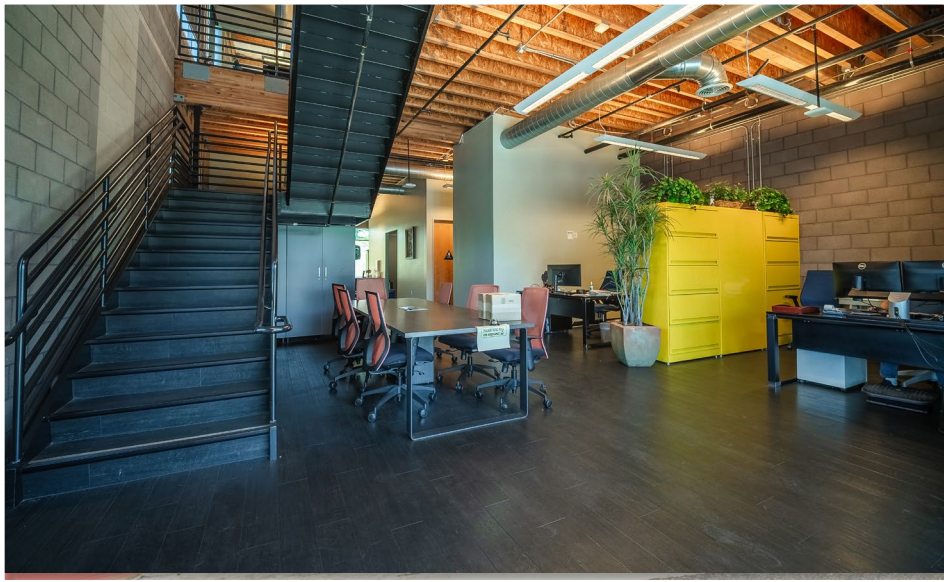
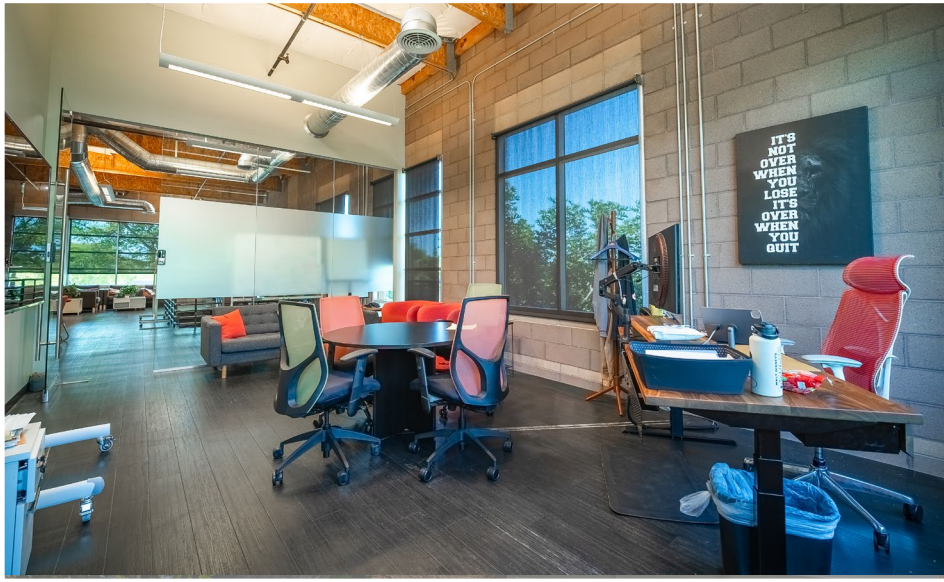
INTERIOR PHOTOS



AVAILABLE FOR SUBLEASE

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INTERIOR PHOTOS



PROPERTY LOCATION



MCCLELLAN-PALOMAR AIRPORT



Bressi Ranch Village Center

DEMOGRAPHICS

Traffic Counts
35,926 ADT

*Palomar Airport Rd

Population
243,491

*5-Mile Radius

Households
90,739

*5-Mile Radius

Median household income
\$142,280

*5-Mile Radius

Median age
41.8

*5-Mile Radius



RALLY HOUSE
PICKLEBALL CLUB

SKY ZONE

CARLSBAD
BREWING COMPANY

GATEWAY RD

CAMPBELL PL

PALOMAR AIRPORT RD

INNOVATION WAY

ABOUT CARLSBAD

Carlsbad is a coastal North County hub that pairs beach-town lifestyle with a strong business ecosystem, making it an easy sell for a new office. It sits about 35 miles north of downtown San Diego with roughly 7 miles of coastline, giving convenient access to both the 5 freeway and the beach. With around 115,000 residents, it's big enough for amenities and a solid talent pool yet still more relaxed than a major city. The economy spans tech, life sciences, clean tech, action sports, and advanced manufacturing, so you're joining a true employment center rather than a bedroom community.

For your team, Carlsbad offers classic North County living: mild, sunny coastal weather, preserved open space, and easy access to parks, trails, lagoons, and beaches for lunch breaks or after-work outings. Attractions like LEGOLAND, resort-style golf, and high-end coastal resorts add a vibrant hospitality scene and convenient client venues. A growing mix of traditional offices and flexible coworking—especially in Carlsbad Village and near Palomar Airport Road—provides options from turnkey private suites to outdoor work areas with strong amenities. Combined with the Coaster commuter rail, local transit, and McClellan-Palomar Airport, it's easy to pitch a Carlsbad office as a recruiting asset: serious work, strong industry neighbors, and a “work near the beach” culture.

WITHIN 5 MILES



189,530
POPULATION



\$145,410
AVERAGE HH INCOME



40.1
AVERAGE AGE



10,544
TOTAL BUSINESSES



103,660
TOTAL EMPLOYEES



AVAILABLE FOR SUBLEASE

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**LEE &
ASSOCIATES**

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CONTACT BROKERS FOR MORE INFO

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