

FOR SALE

2,544 SF OFFICE BUILDING

PRICE REDUCTION!



5150

AVENIDA ENCINAS
CARLSBAD, CA 92008

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES



2,544 SF
OFFICE BUILDING



4.0/1,000 SF
PARKING RATIO



NEARBY RETAIL & AMENITIES



\$673
ASSOCIATION DUES



MOVE IN READY
OFFICE IMPROVEMENTS



I-5 FREQUENCY
VISIBILITY



PM
ZONING



COASTAL CARLSBAD
LOCATION



NEW ROOF INSTALLED
DECEMBER 2025

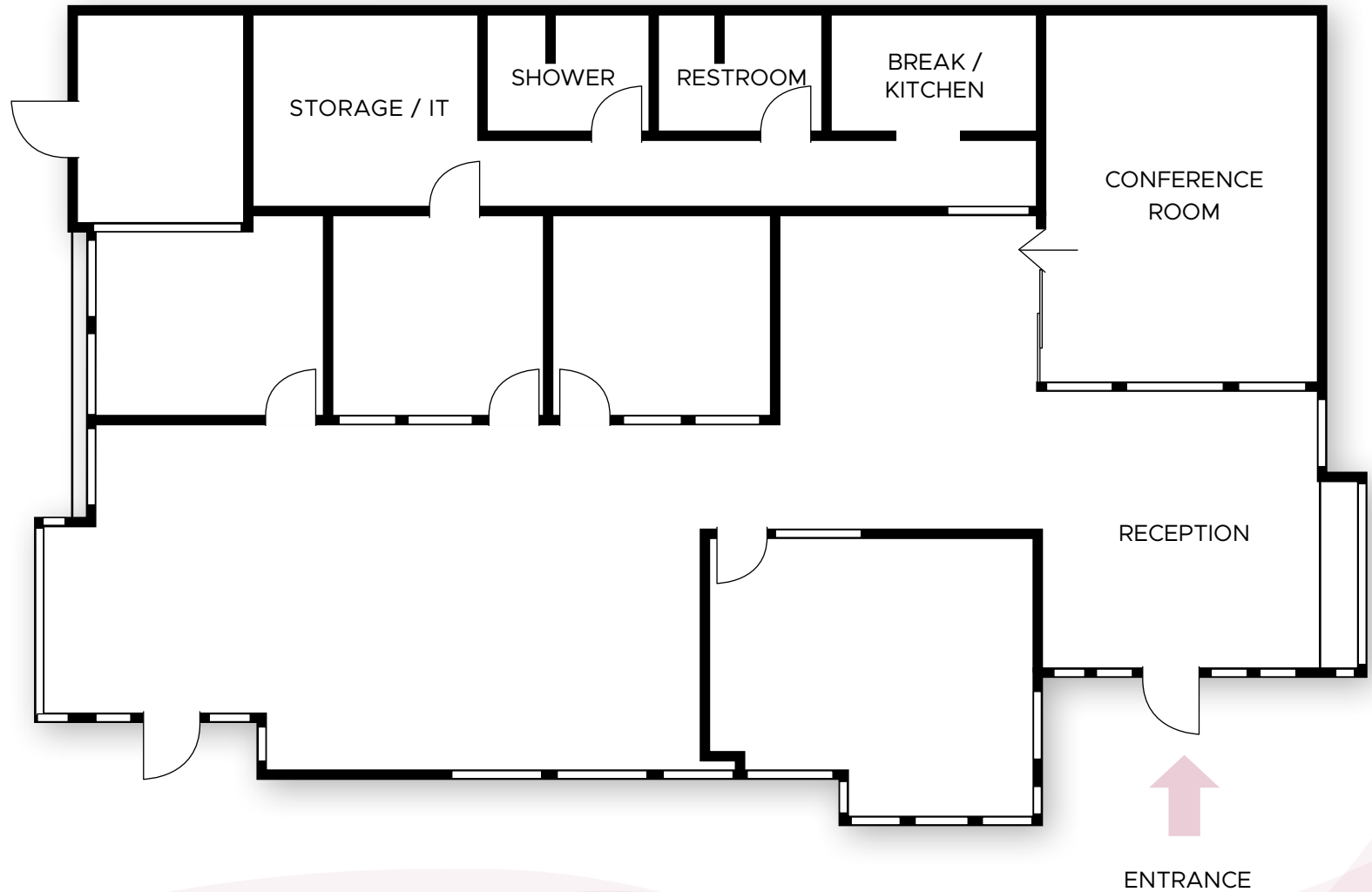
SALE PRICE ~~\$1,399,200~~ **\$1,259,000**

FLOOR PLAN



FEATURES:

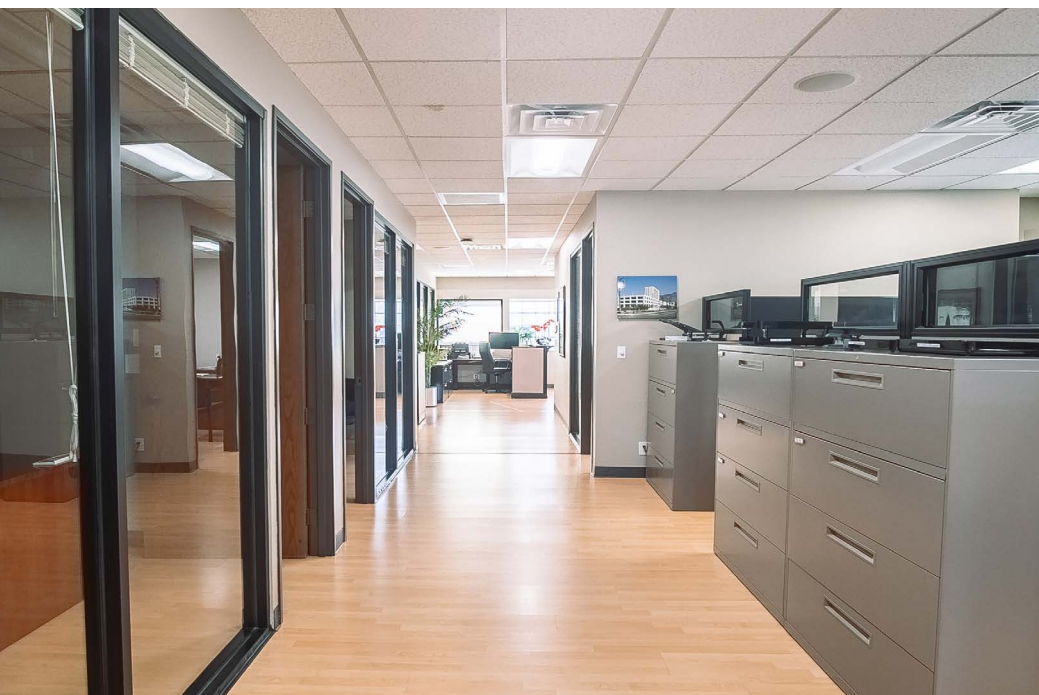
- 4 PRIVATE OFFICES
- OPEN BULLPEN
- CONFERENCE ROOM
- RECEPTION
- COPY ROOM
- BREAK ROOM
- 2 RESTROOMS



PROPERTY PHOTOS



PROPERTY PHOTOS



NEARBY RETAIL & AMENITIES



1

2

3 Carlsbad Premium Outlets

4 Windmill Food Hall

5150
AVENIDA ENCINAS

5 Buena Vista

6 The Square @ Bressi Ranch

7 Bressi Ranch Village Center

5

6

7

LEO CARILLO RANCH

LIFE IN CARLSBAD

WHERE CORPORATE MEETS THE BEACH



POPULATION

114,746



CORPORATE & LOCAL
BUSINESSES

10,383



MEDIAN HOUSEHOLD
INCOME

\$185,121



ANNUAL VISITORS

3.7M

7

miles of



Pacific Ocean
Coastline



GOLF COURSES

1. EL CAMINO COUNTRY CLUB
2. LA COSTA GOLF COURSE
3. ENCINITAS RANCH
4. AVIARA GOLF CLUB
5. THE CROSSINGS AT CARLSBAD
6. RANCHO CARLSBAD
7. OCEAN HILLS COUNTRY CLUB



ATTRACTIONS

1. OCEANSIDE PIER & HARBOR
2. CARLSBAD STATE BEACH
3. CARLSBAD CAMPGROUND
4. BATIQUITOS LAGOON
5. LEGOLAND
6. CARLSBAD FLOWER FIELDS & PREMIUM OUTLETS
7. LEUCADIA STATE BEACH
8. MCCLELLAN-PALOMAR AIRPORT



5150

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