

# 2710 LOKER AVE W

Carlsbad, CA 92010



**Carlsbad Class "A" Office Building**

±1,695 - 6,348 RSF



# PROPERTY OVERVIEW

01

Class “A” office building  
with attractive and well-kept  
exterior and interior

02

Suites feature reception area,  
private offices, conference  
room, mail/storage room,  
and open area

03

Common areas feature  
restrooms/showers, mail  
room, and outdoor patio

04

Adjacent to Bressi Ranch  
amenities, including retail,  
restaurants, and banks

05

Quick access to El Camino  
Real, Palomar Airport Rd, and  
1-5 & Highway 78

06

Short drive to Carlsbad’s  
McClellan Palomar Airport

## AVAILABLE SPACE

### FIRST FLOOR | SUITE 100

Suite A	±2,065 RSF   Available Now   \$2.35 PSF + ELEC
Suite B	±2,588 RSF   Available Now   \$2.35 PSF + ELEC
Suite C	±1,695 RSF   Available Now   \$2.35 PSF + ELEC

*\*Suites A-C contiguous to ±6,348 RSF*

### FIRST FLOOR | SUITE 180

SUITE 180	±1,774 RSF   Available Now   \$2.35 PSF + ELEC
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### SECOND FLOOR | SUITE 200

Suite D	±1,884 RSF   Available Now   \$2.35 PSF + ELEC
Suite E	±2,207 RSF   Available Now   \$2.35 PSF + ELEC
Suite F	LEASED

*\*Suites D&E contiguous to ±4,091 RSF*

### THIRD FLOOR | SUITE 370

SUITE 370	±3,918 RSF   Available Now   \$2.35 PSF + ELEC
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FIRST FLOOR  
Suite 100

±1,695 - 6,348 RSF  
Size

Available Now  
Timing

\$2.35 PSF + Electrical  
Rate

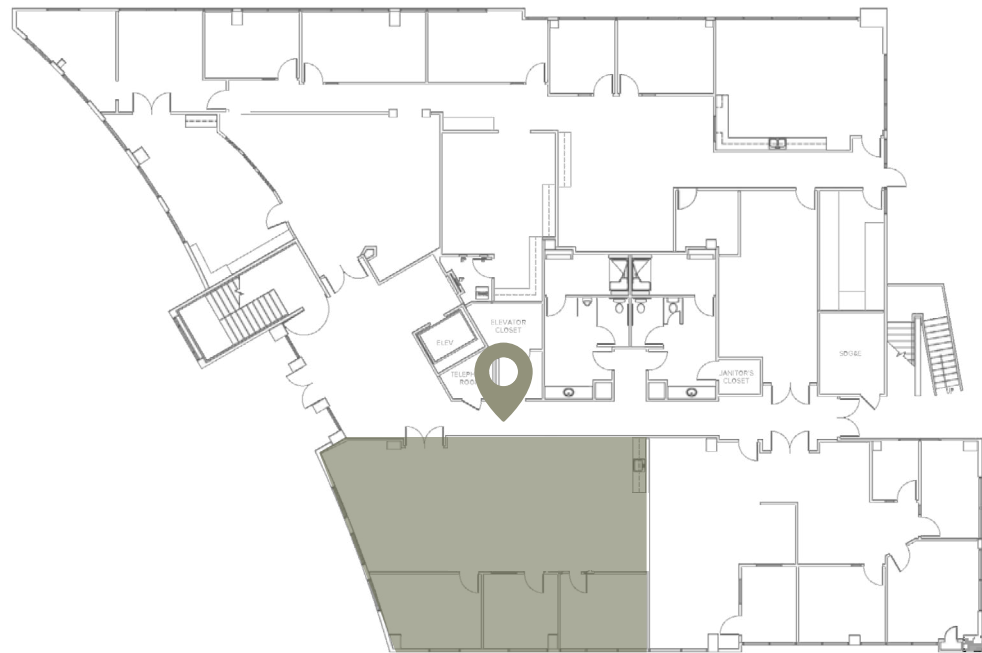


FIRST FLOOR  
Suite 180

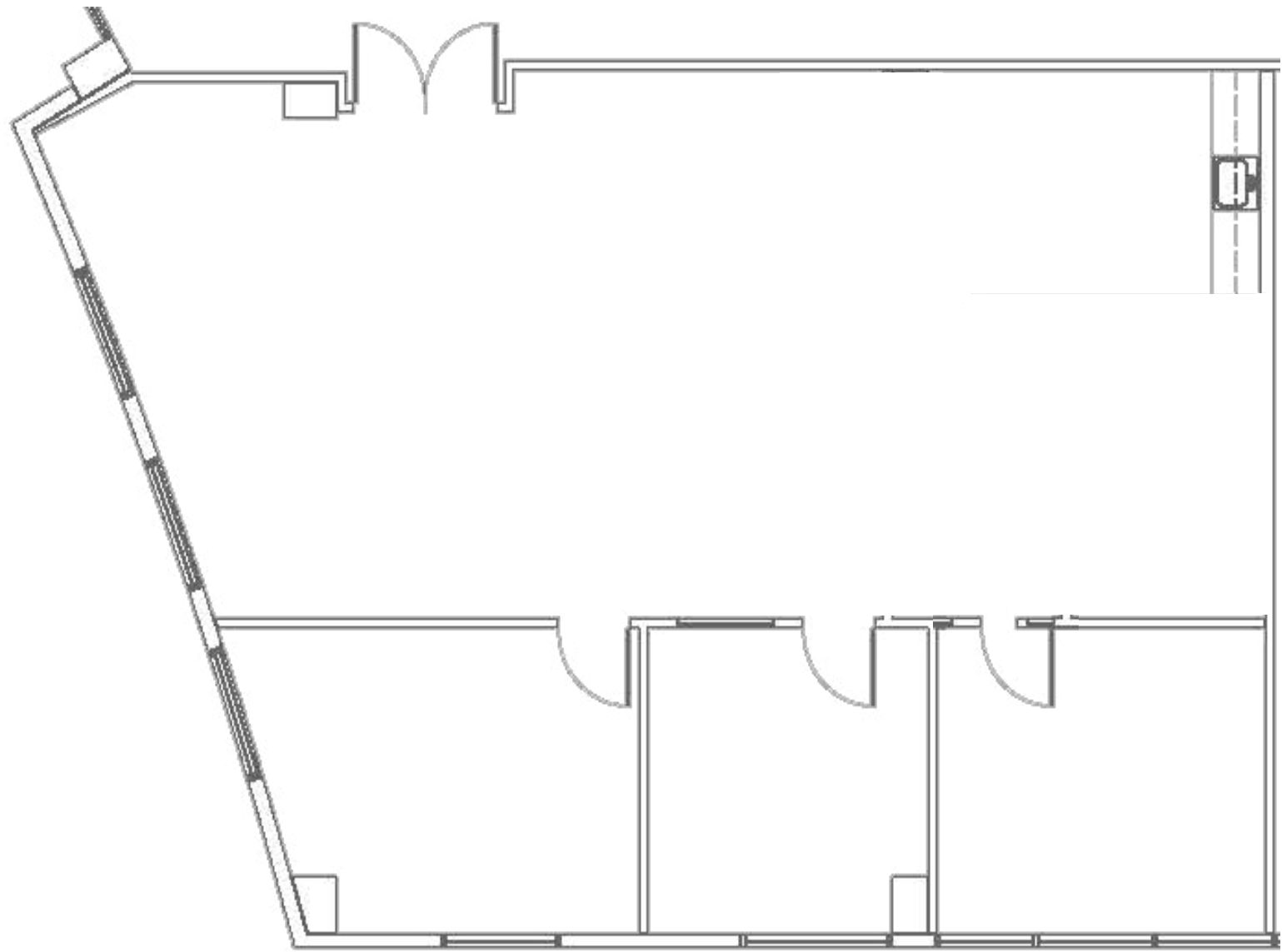
±1,774 RSF  
Size

Available Now  
Timing

\$2.35 PSF + Electrical  
Rate

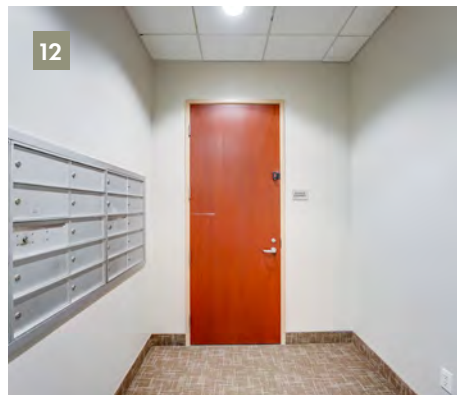
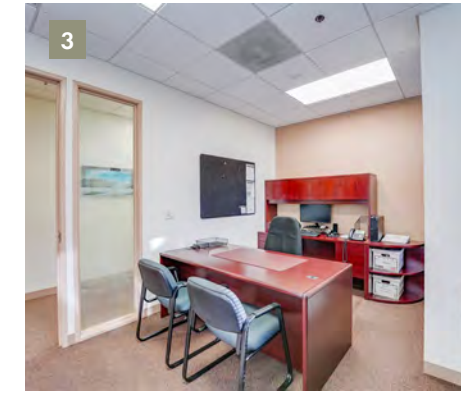
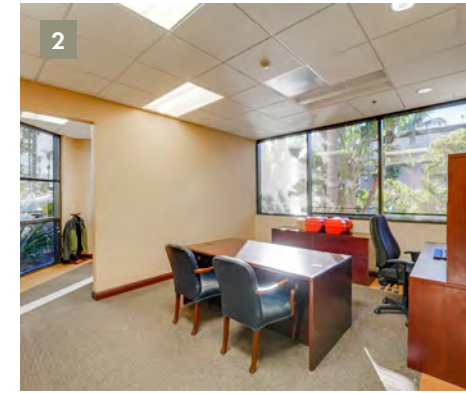


SPEC SUITE COMING SOON!





# FIRST FLOOR

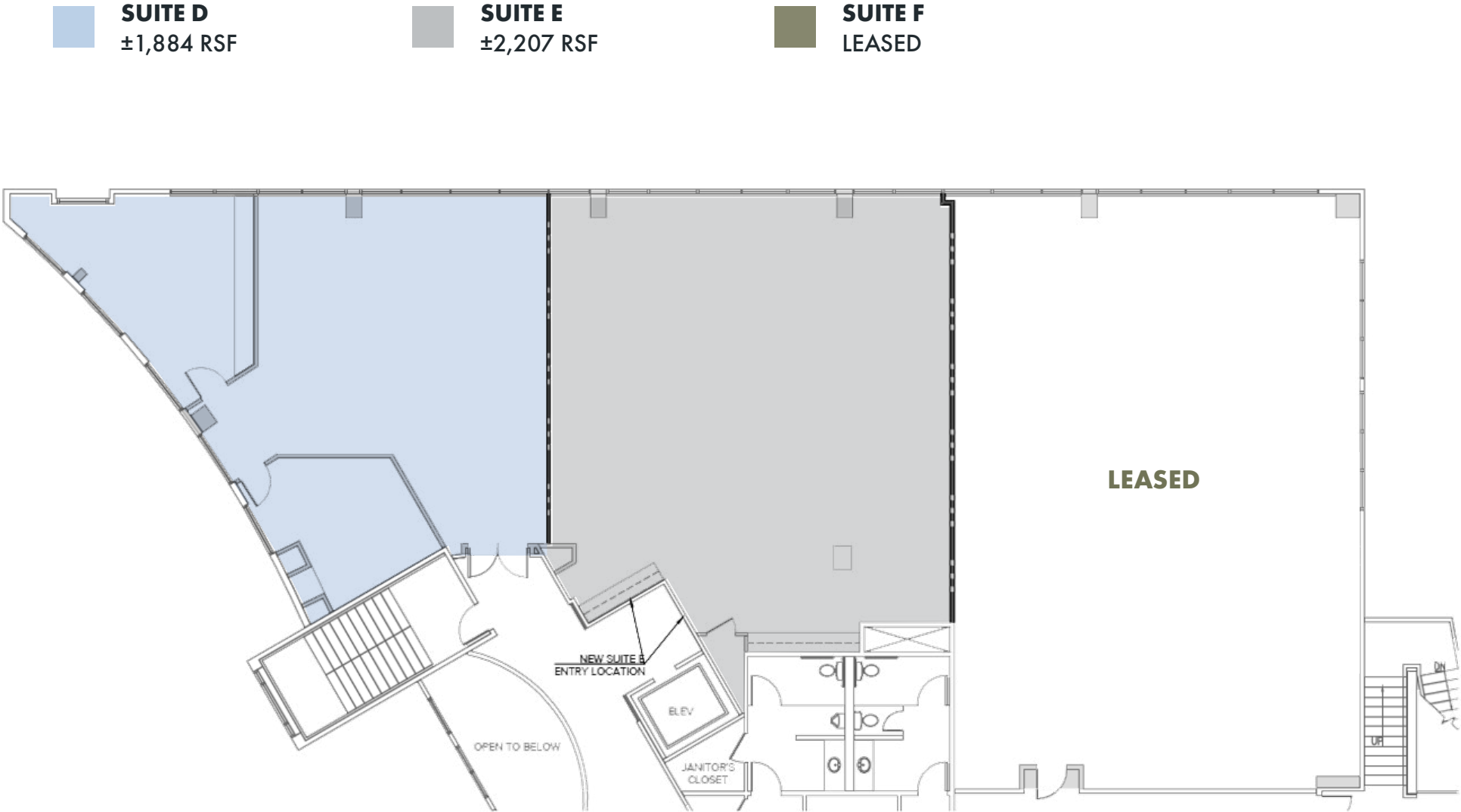
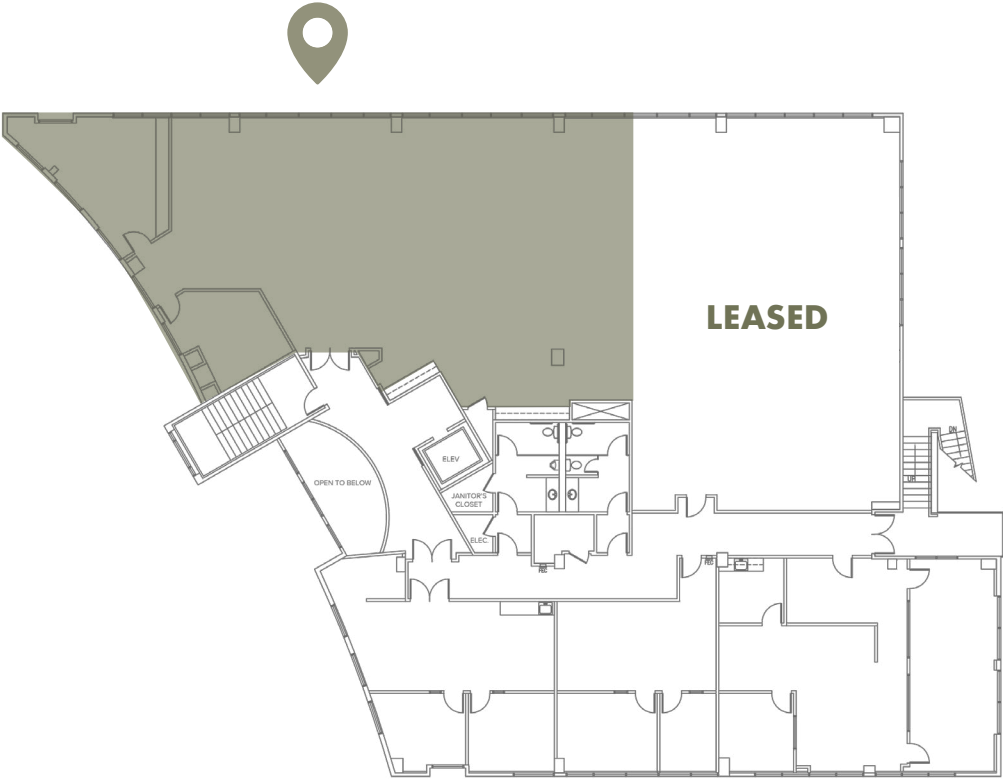


SECOND FLOOR  
Suite 200

±1,884 - 4,091 RSF  
Size

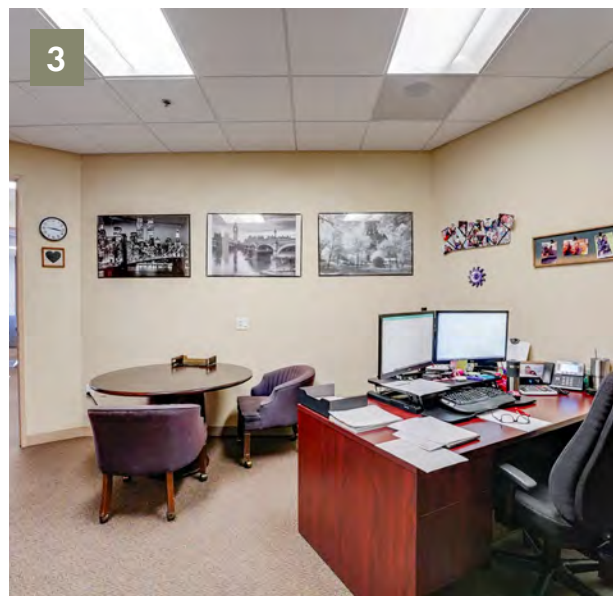
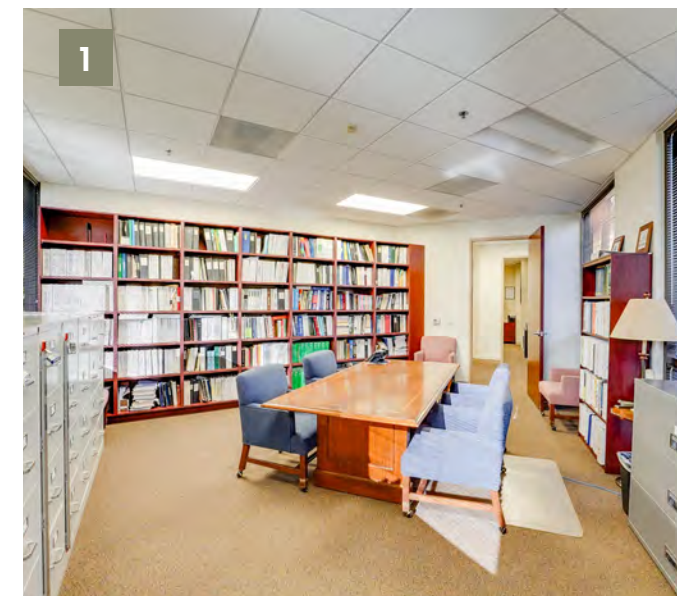
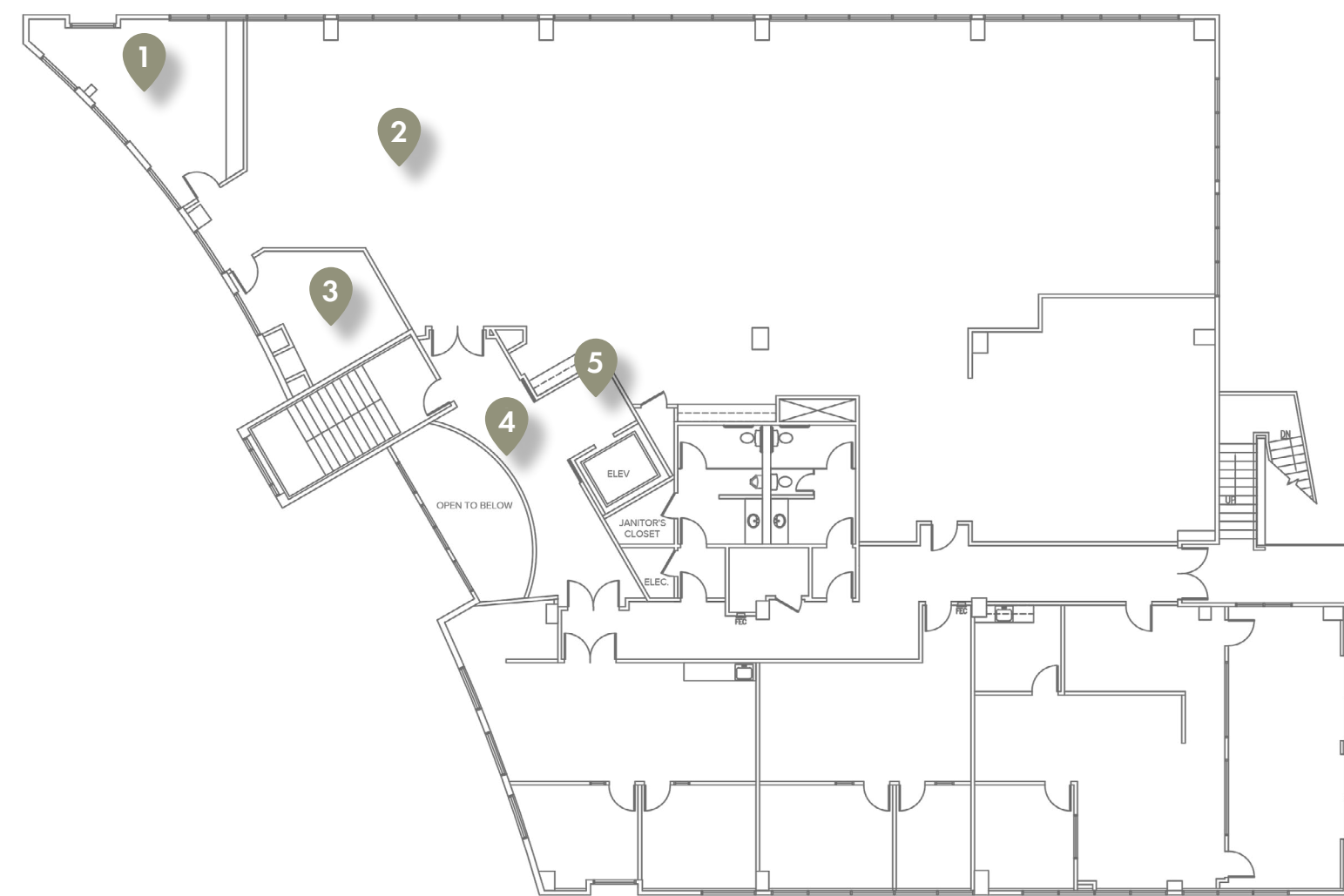
Available Now  
Timing

\$2.35 PSF + Electrical  
Rate





# SECOND FLOOR

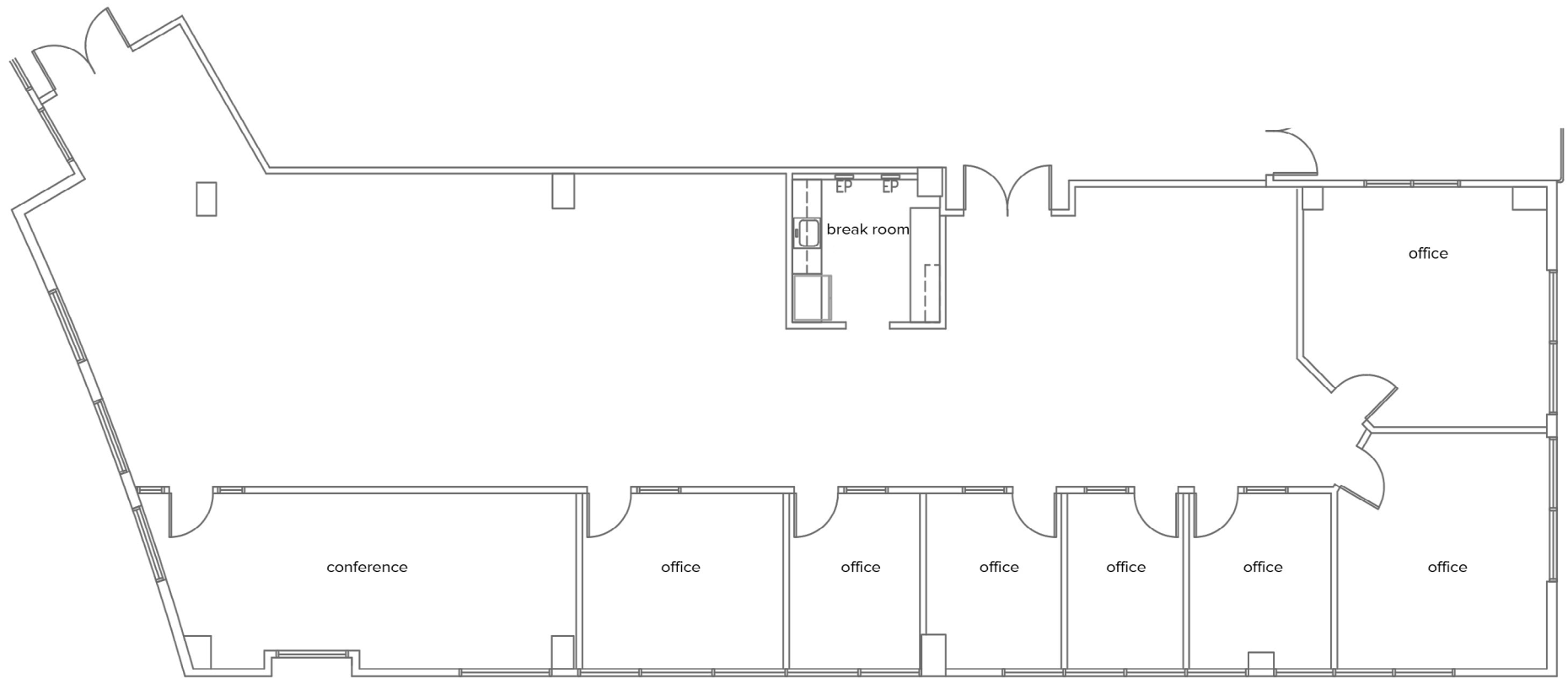


THIRD FLOOR  
Suite 370

**±3,918 RSF**  
Size

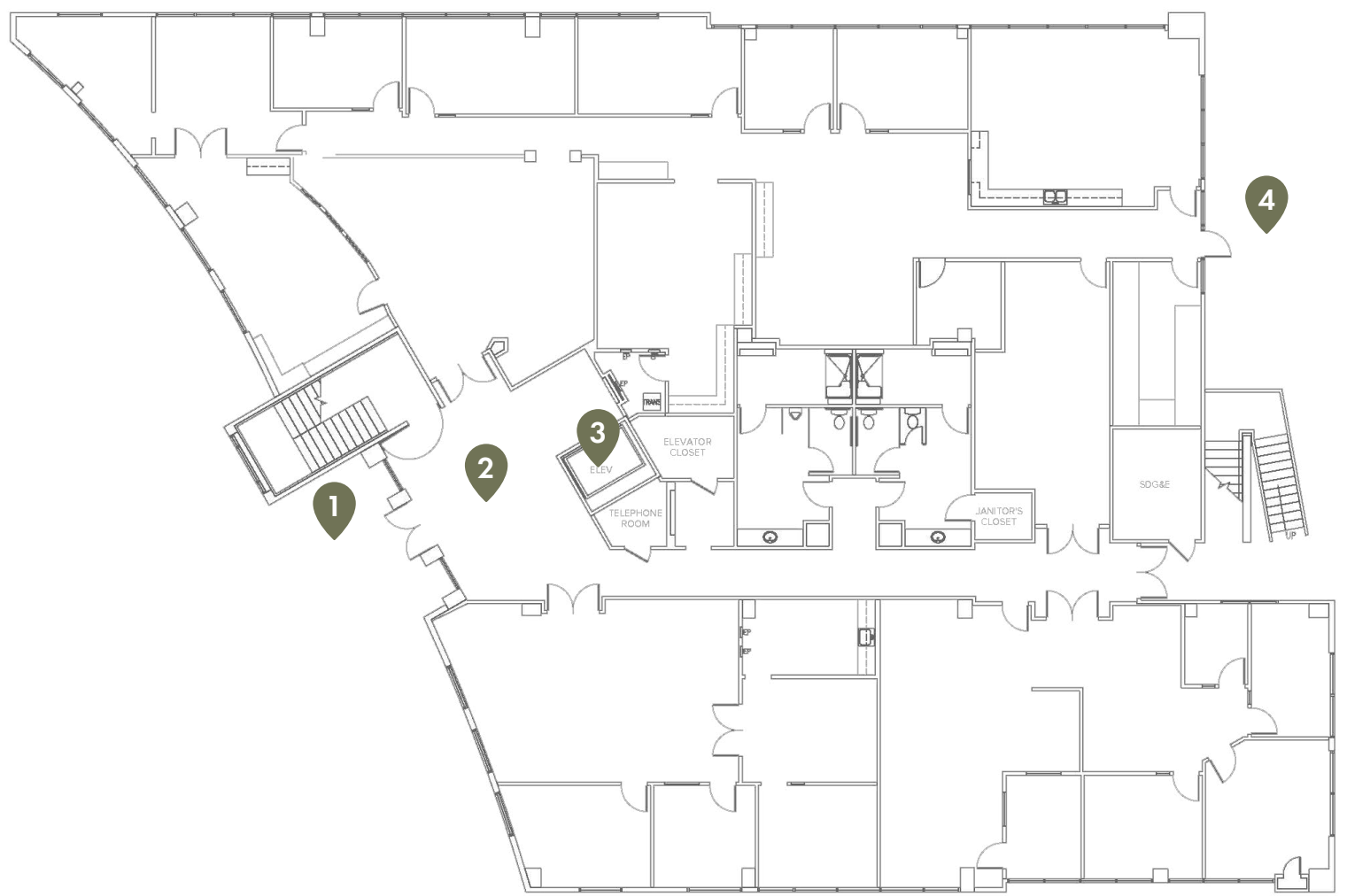
**Available Now**  
Timing

**\$2.35 PSF + Electrical**  
Rate





# COMMON AREAS





# THE NEIGHBORS

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Carlsbad has also been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to work, live, and play.

95%

of businesses think that Carlsbad offers the *Highest Quality of Life*

85%

of businesses agree that Carlsbad is an *Excellent Place* to do Business

97%

of residents approve of *Carlsbad's Quality of Life*

**COASTAL**  
Carlsbad State Beach



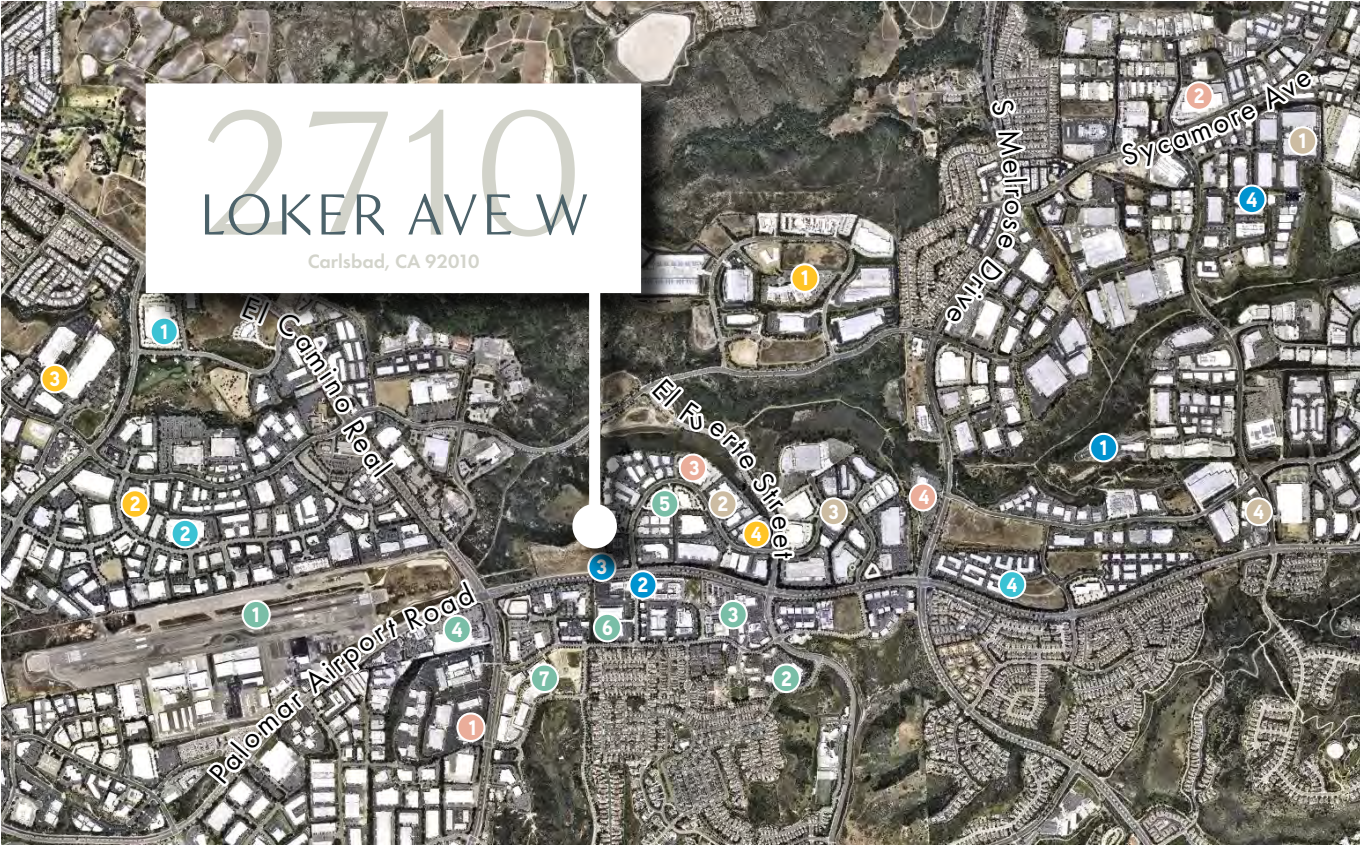
**BRESSI RANCH**  
Bressi Ranch Village Center



**AVARIA**  
The Crossings at Carlsbad



- 1 McClellan-Palomar Airport**
- 2 Bressi Ranch Village Center**  
Trader Joe's, Board & Brew, Luna Grill, Rubio's, Menchies, Hooked on Poke & Sushi, SuperCuts, Chase Bank, Nekter Juice Bar, Peets Coffee & Tea, Verizon, and more
- 3 The Square at Bressi Ranch**  
CVS Pharmacy, Corner Pizza, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee
- 4 Palomar Commons**  
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, Noodles and Company, and more
- 5 Loker Retail Center**  
Starbucks, Bank of America, Staples, and more
- 6 Lift**  
44,030 SF Mixed-Use Office and Retail Development
- 7 Kensington at the Square**  
100 Townhome Development Site



## Corporate Neighbors

Life Science	Military & Innovation	Food & Beverage	Manufacturing	Action Sports
<b>1</b> 	<b>1</b> 	<b>1</b> 	<b>1</b> 	<b>1</b> 
<b>2</b> 	<b>2</b> 	<b>2</b> 	<b>2</b> 	<b>2</b> 
<b>3</b> 	<b>3</b> 	<b>3</b> 	<b>3</b> 	<b>3</b> 
<b>4</b> 	<b>4</b> 	<b>4</b> 	<b>4</b> 	<b>4</b> 





# CARLSBAD

**Discover a Scenic Coastal Community with a Forward Thinking Economy**

Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals, making Carlsbad a highly desirable place to live, work and play.

114,411  
POPULATION

\$150,102  
AVG HOUSEHOLD INCOME

3.59M  
ANNUAL VISITORS





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