

Palomar Airport Business Park (Multi-Tenant)

6150 Yarrow Drive, Carlsbad, CA 92011

FOR LEASE

LEASE INCENTIVES AVAILABLE!



860±-2,898± SF SUITES AVAILABLE



\$1.65 - \$2.50 PSF MG STARTING MONTHLY LEASE RATE



OFFICE | INDUSTRIAL | FLEX SUITES

- Corner 2nd generation deli location with patio and FF&E fronting Yarrow Road
- Excellent location with close proximity to Palomar Airport Road, El Camino Real, and Interstate 5
- Centrally located with easy access to San Marcos, Vista, Oceanside and Escondido
- Minutes away from restaurants and retailers including the Carlsbad Premium Outlets and Bressi Ranch
- Signage available

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	3,816	67,234	226,100
2029 Population (Projected)	3,825	66,756	224,241
Average Household Income	\$124,152	\$155,197	\$141,487

Traffic Counts

Source: CoStar 2022	ADT
Palomar Airport Road at Yarrow Drive	33,960



Exclusively Marketed By:



Allison Esbensen
Sales Associate
CA License # 01983671
(951) 491-6300
aesbensen@westmarcre.com

Mark Esbensen
President | CEO
CA License # 00713990
(951) 491-6300
mesbensen@westmarcre.com



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Palomar Airport Business Park (Multi-Tenant)

FOR LEASE

6150 Yarrow Drive, Carlsbad, CA 92011



SUITE	TENANT	SF	RATE
C	AVAILABLE - Deli Suite	863±	\$2.50 PSF/Month MG Plus Cams
E	AVAILABLE	1,548±	\$1.75 PSF/Month MG Plus Cams
F	AVAILABLE	860±	\$1.85 PSF/Month MG Plus Cams
H	AVAILABLE	2,898±	\$1.65 PSF/Month MG Plus Cams

*2024 CAMS Budgeted at \$0.20 PSF/Month

Palomar Airport Business Park (Multi-Tenant)

6150 Yarrow Drive, Carlsbad, CA 92011

FOR LEASE



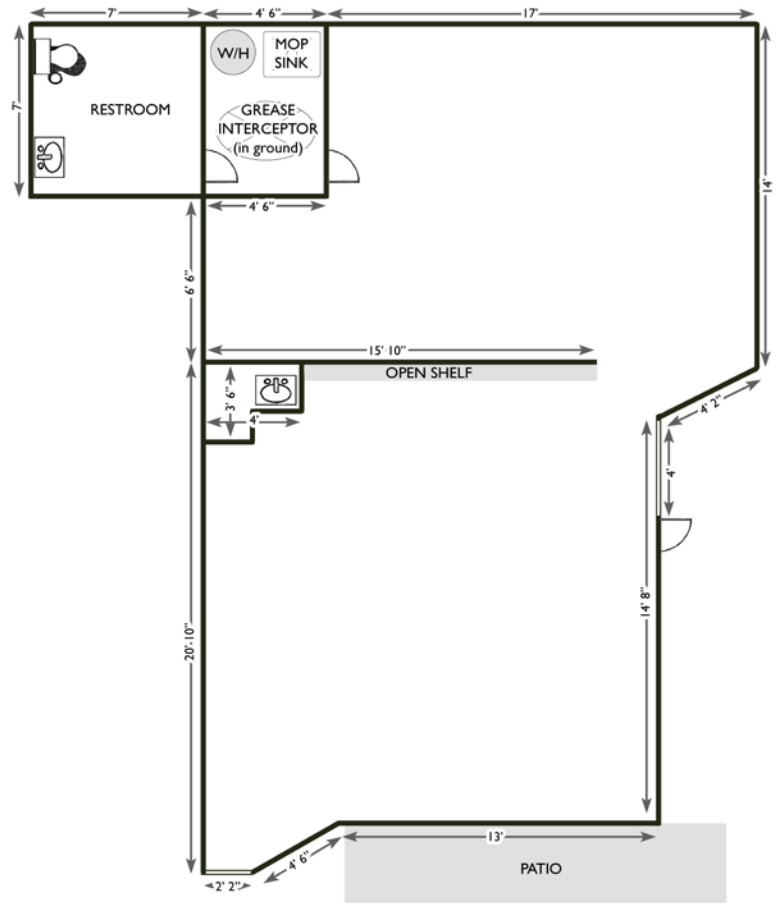
SUITE C: 863± SF

\$2.50 PSF/Month MG Plus Cams

- Former Deli with G/I
- Corner Unit with Patio Seating



shorturl.at/dGIWO



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Palomar Airport Business Park (Multi-Tenant)

FOR LEASE

6150 Yarrow Drive, Carlsbad, CA 92011



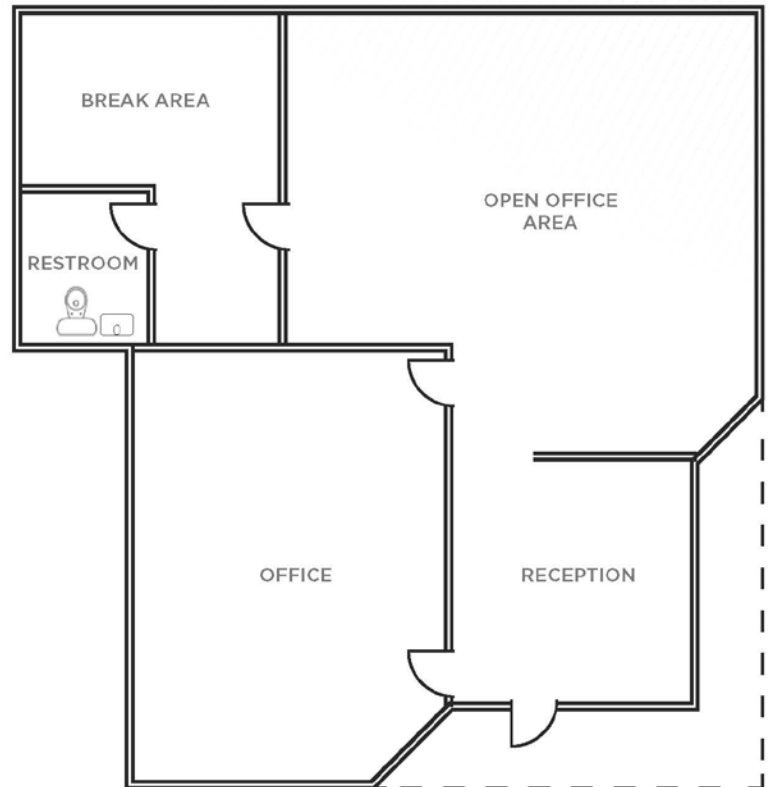
SUITE E: 1,548± SF

\$1.75 PSF/Month MG Plus Cams

- Reception
- Private Office
- Open Office Area
- Restroom



shorturl.at/AAUan



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Palomar Airport Business Park (Multi-Tenant)

FOR LEASE

6150 Yarrow Drive, Carlsbad, CA 92011



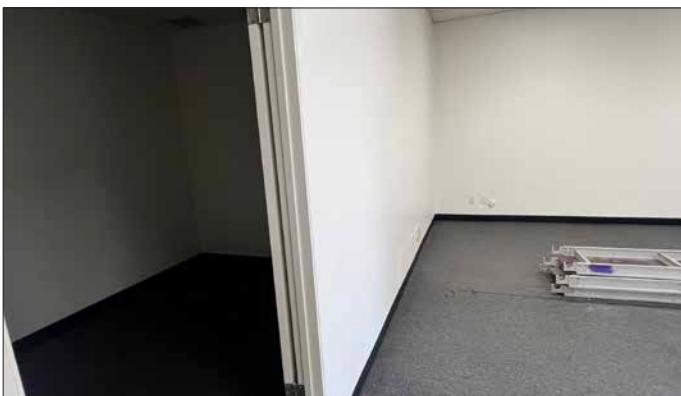
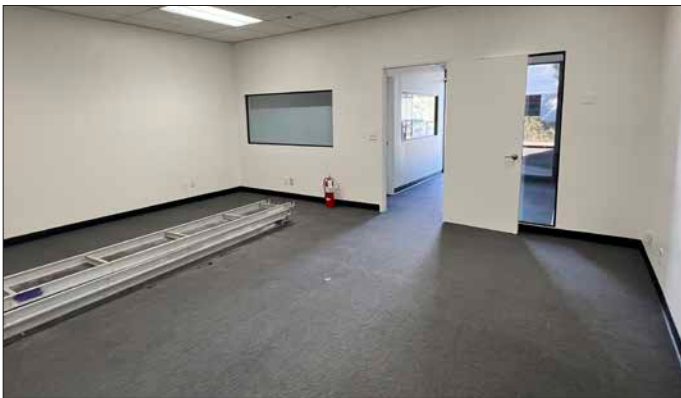
SUITE F: 860± SF

\$1.85 PSF/Month MG Plus Cams

- 2 Private Offices
- Open Office Area
- Reception



shorturl.at/Ug7sW



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

Palomar Airport Business Park (Multi-Tenant)

FOR LEASE

6150 Yarrow Drive, Carlsbad, CA 92011

SUITE H: 2,898± SF

\$1.65 PSF/Month MG Plus Cams

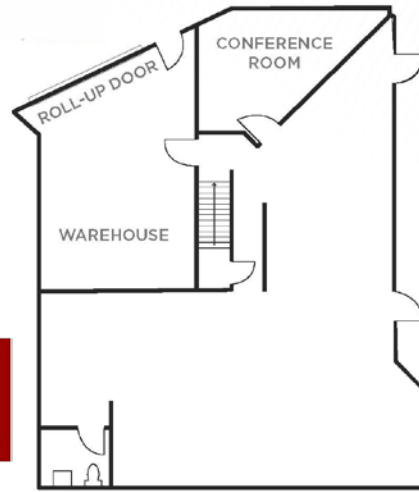
- Creative Office Suite with Loft
- Open Office with 16' Ceilings
- Conference Room
- Executive Office
- Small Warehouse with Grade Level Roll-Up Door

First Floor

WATCH VIDEO



shorturl.at/dN9DI

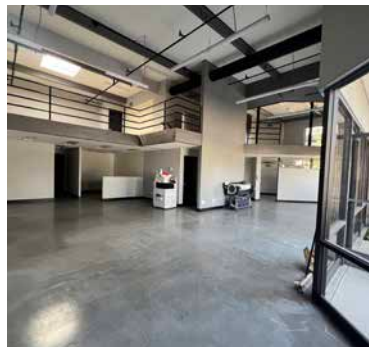
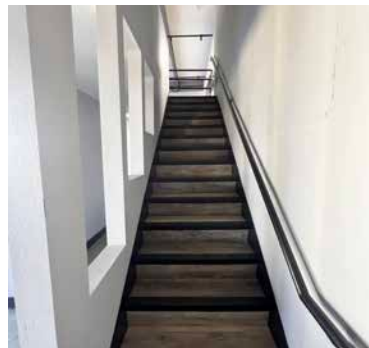
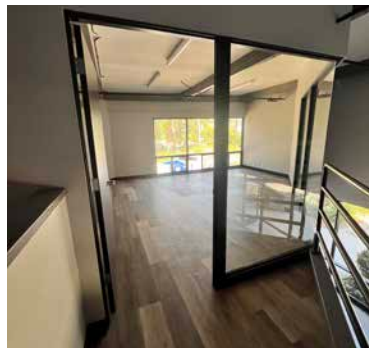
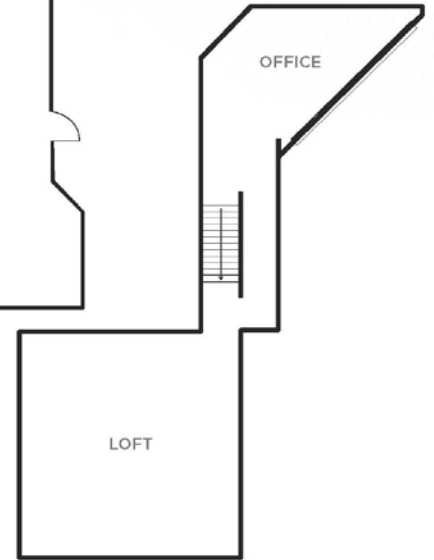


**Second Floor
Open Loft**

WATCH VIDEO



shorturl.at/OJHwu



41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.