

Carlsbad Commerce Center

5120-5122 Avenida Encinas

Carlsbad, CA 92008



 CUSHMAN &
WAKEFIELD

CBRE

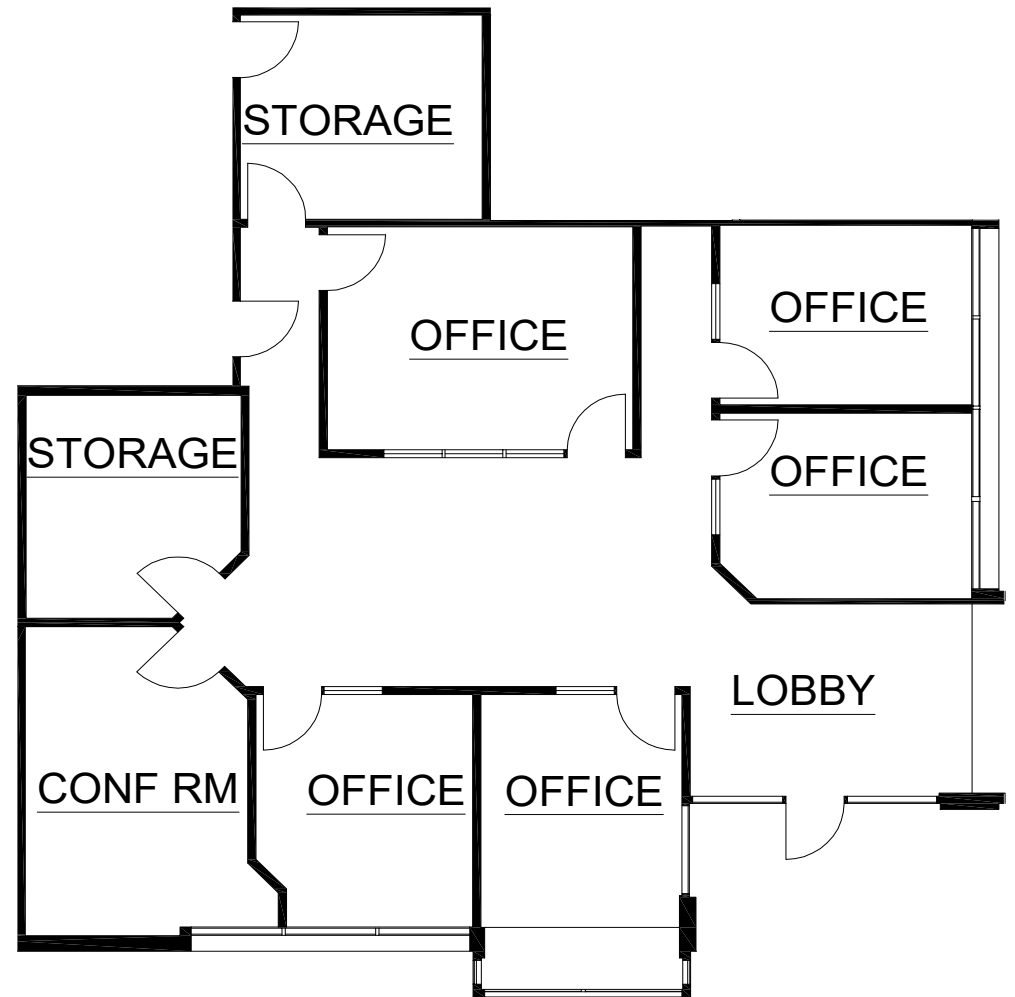
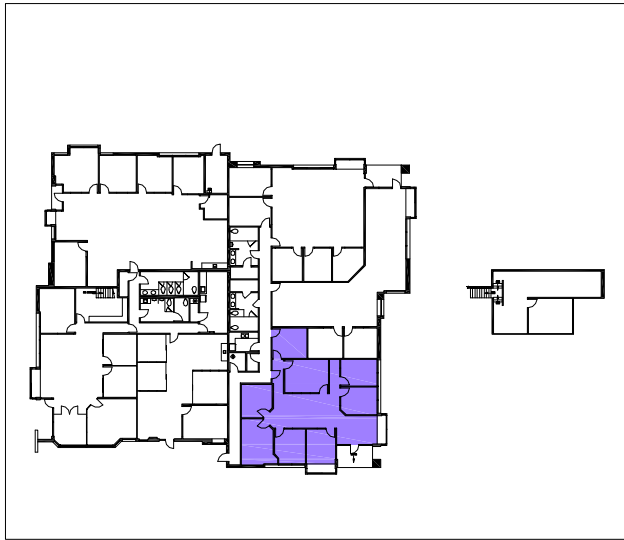


Property Highlights

- Excellent access to Interstate 5 via Cannon Rd. or Palomar Airport Rd.
- Highly visible frontage location along Avenida Encinas
- Prominent building signage available
- Close proximity to numerous retail amenities and short walk to the beach
- Newly renovated suites
- Ample parking
- Lease rate: \$2.25/RSF + U&J

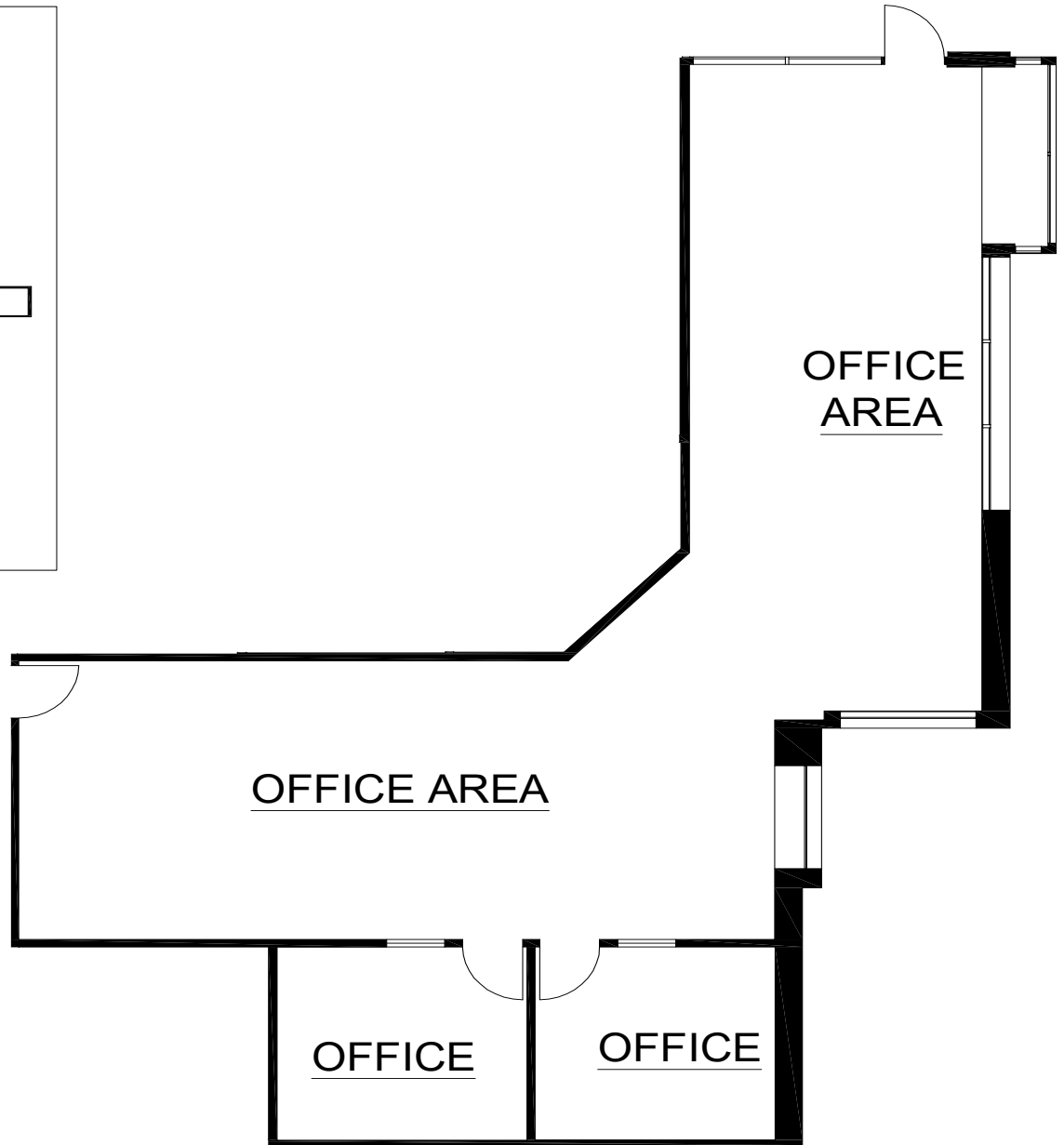
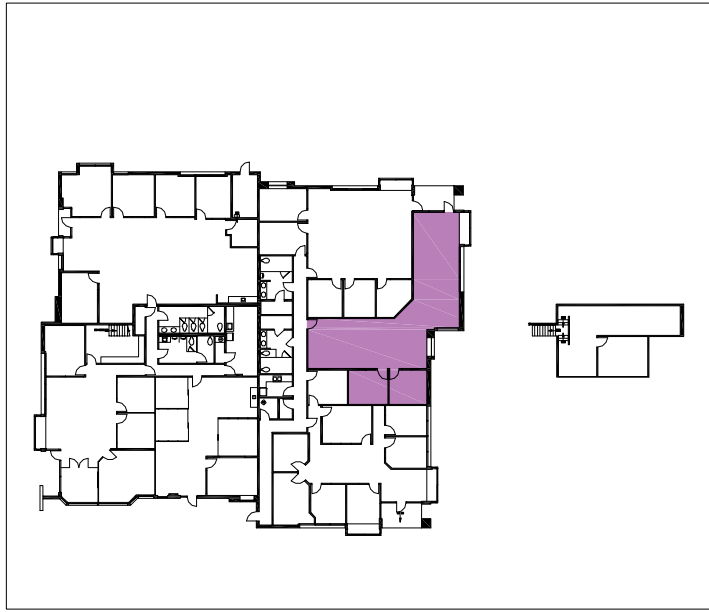


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5122 Building, Suite 100 (2,210 RSF)

- Reception with private exterior building entrance
- 5 private offices
- Conference room
- 2 Storage rooms
- Building Signage facing Avenida Encinas



5122 Building, Suite 110 (1,823 RSF)

- 2 private offices
- Large open office area
- Private exterior entrance
- Spec improvements completed



5120-5122 Avenida Encinas
Carlsbad, CA



CAR COUNTRY CARLSBAD
25 franchise dealerships,
including Alfa Romeo, Audi,
Cadillac, Jaguar, Land Rover,
Lexus, Mercedes-Benz,
Porsche and more.

Kings Fish House,
PF Changs,
Corner Bakery,
BJs Brewery

SIMON
PREMIUM OUTLETS
90 outlet stores
10 restaurants

In-n-out, Miguels,
McDonalds,
Toast Gastrobrunch,
Draft Republic

**THE WINDMILL
CARLSBAD**
14,000 SF
11 food vendors
Future Redevelopment:
PASEO CARLSBAD
Retail=101,690 SF

THE FLOWER FIELDS
50 acres of dedicated
open space

WESTIN
HOTELS & RESORTS

GRAND PACIFIC PALSADES
LUXURY RESORT

LEGOLAND
CALIFORNIA

GRAND PACIFIC PALSADES
LUXURY RESORT

Subway, Carls Jr, Islands,
Tip Top Meats, Green
Dragon Tavern, Taco
Bell, 7-Eleven, Carlsbad
Ranch Market

Costco, Starbucks,
Burger Lounge, Veggie
Grill, Nothing Bundt
Cakes

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