

CUSHMAN &
WAKEFIELD

1947

FOR LEASE

1947
CAMINO
VIDA
TROBLE

Carlsbad, CA 92008





PROJECT HIGHLIGHTS

LOCATION

- Ease of accessibility to Oceanside, Vista, San Marcos and Escondido
- Minutes from I-5 freeway
- Surrounded by restaurants and retailers

AMENITIES

- Park in rear of property with picnic seating and open canyon views
- Locker room with showers
- Newly renovated common areas

TRANQUIL ENVIRONMENT

- Surrounded by lush landscaping & matured trees
- Outdoor lounge and collaboration areas
- Private and secluded property

IDENTITY & IMAGE

- Strong Corporate Image
- Located among high-end uses
- Extensive glass-line and natural light throughout

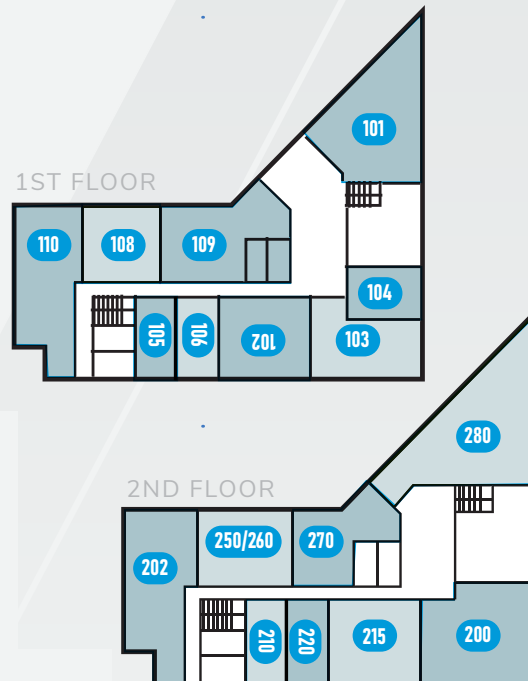
Camino Vida Roble



PREMISES OVERVIEW

ADDRESS:	1947 Camino Vida Roble
SUBMARKET:	Carlsbad
DESCRIPTION:	Class B Multi-Tenant Office Building
TOTAL RENTABLE SF:	25,065 SF
# OF STORIES:	2 Story
PARKING RATIO:	3.39/1,000 SF
YEAR BUILT/RENOVATED:	1991/2015
ZONING:	P-M

SITE PLAN



1945 CAMINO VIDA ROBLE

*not to scale

FLOOR PLAN

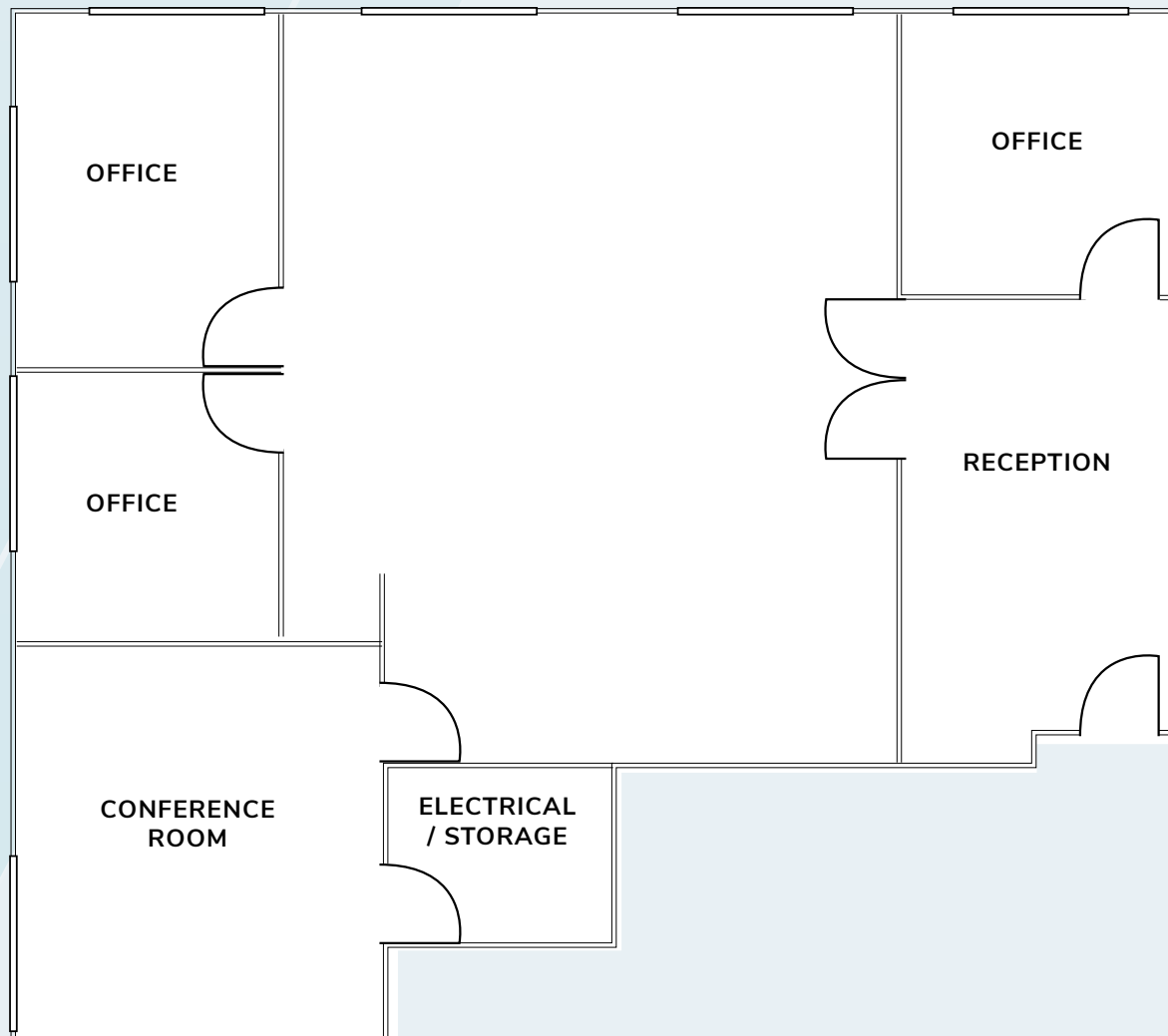
1947 CAMINO VIDA ROBLE

SUITE 215

SIZE: 2,115 SF

MONTHLY RENT: **\$4,018.50/Month**
\$1.28/SF + CAM
* CAM = \$0.62/SF

COMMENTS:

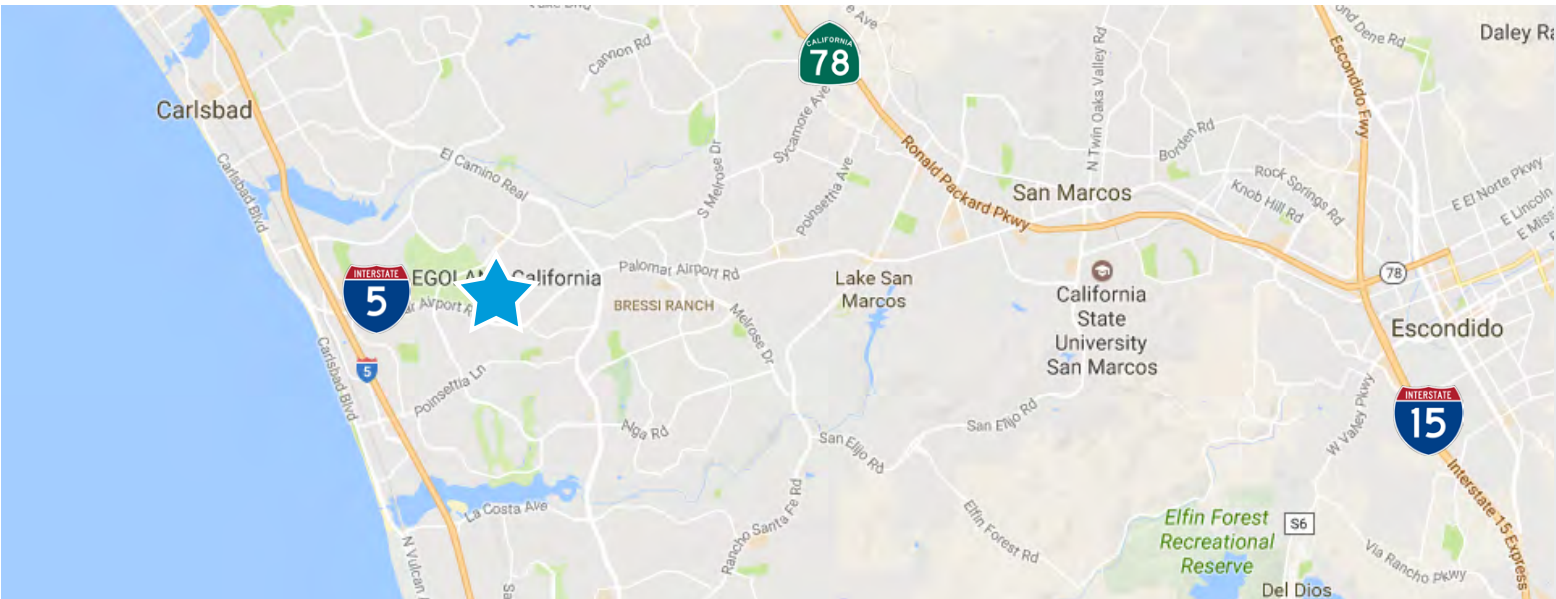
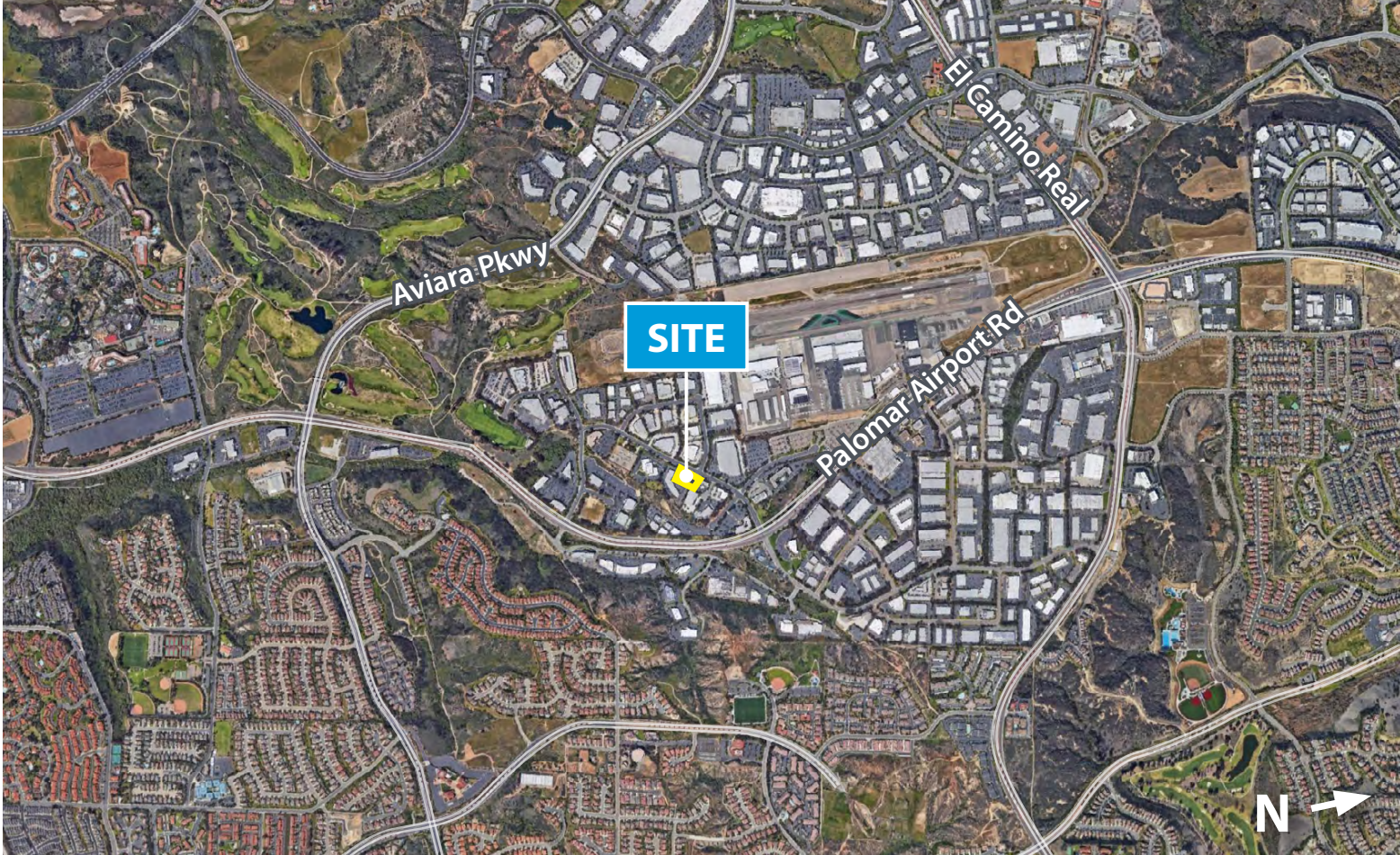


LOCATION MAP



LOCATION OVERVIEW

1947 Camino Vida Roble is located within the prestigious coastal community of the City of Carlsbad, which was named one of the best places to live in California. Carlsbad hosts 7 miles of spectacular Pacific Ocean coastline. It is located 34 miles North of San Diego and is strategically located with close proximity to Encinitas, Oceanside, San Marcos & Escondido. The Carlsbad office market consists of approximately 7,329,139 square feet of Class A and Class B office space, accounting for approximately 60% of the total North County Coastal office market. Major companies like Life Technologies, Coco's Bakery, Viasat, Callaway Golf Company, TaylorMade, Cisco & around a dozen local breweries are headquartered in the Carlsbad submarket. Carlsbad's central North County location and lack of developable land will continue to strengthen the demand for office space in the area.





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VIDA
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Carlsbad, CA 92008

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