

OFFICE SPACE FOR LEASE

FOR LEASE

2746  
LOKER  
AVENUE  
WEST

CARLSBAD, CA 92010



**BOYLE CROTTY STEMLEY**  
INDUSTRIAL TEAM

**TYLER STEMLEY**  
760 930 7929  
tyler.stemley@colliers.com  
Lic. No. 02003867

**CONOR BOYLE**  
760 930 7967  
conor.boyle@colliers.com  
Lic. No. 01813305

**JOE CROTTY**  
760 930 7906  
joe.crotty@colliers.com  
Lic. No. 01369821

# HIGHLIGHTS

Office space in Carlsbad, adjacent to Bressi Ranch and Palomar Airport Rd with close proximity to Interstate 5.



±1,240 SF  
Office Space



Reception, Two (2) Private  
Offices, Conference Room,  
and Break Area



Storage Room



Shared Restrooms



Lease Rate:  
\$1.25/SF Gross + Utilities



- › Situated in the Canyon Ridge Business Park in the City of Carlsbad
- › Easy access to beautiful beaches, parks, and recreation areas
- › Located near Bressi Ranch Village Center and other excellent community amenities

# THE LOCATION



AVG. HOUSEHOLD INCOME

\$163,815



POPULATION

76,290



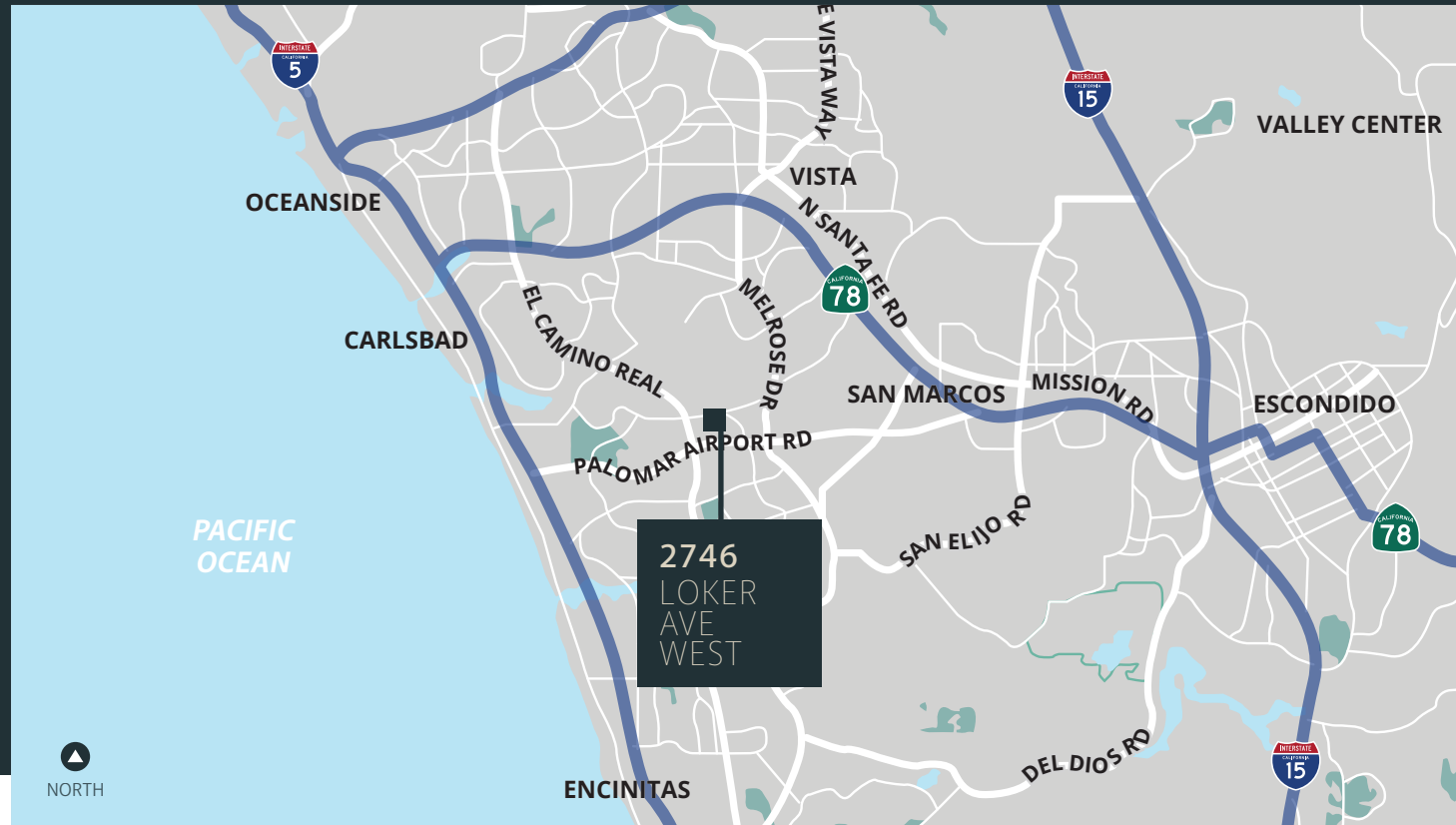
MEDIAN AGE

43

\*PER A 3 MILE RADIUS

Carlsbad, California, is a coastal gem in San Diego County, known for its pristine beaches and laid-back lifestyle. The city boasts some of Southern California's most scenic stretches of shoreline, where visitors can enjoy sunsets, surfing, and long walks along the coast. Carlsbad is also famous for its flower fields, particularly the Carlsbad Flower Fields, which burst into vibrant color with rows of blooming ranunculus flowers each spring, creating a stunning floral spectacle.

Aside from its natural beauty, Carlsbad is home to a thriving arts and culture scene, with numerous art galleries, theaters, and music venues to explore. Whether you're seeking outdoor adventures or cultural experiences, Carlsbad offers a perfect blend of coastal charm and cultural vibrancy.



Carlsbad, California, boasts a dynamic office real estate scene, attracting businesses from diverse sectors. With its beautiful coastal setting, excellent amenities, and a well-educated workforce, Carlsbad has become an appealing destination for companies seeking office spaces, particularly in technology, biotech, and life sciences sectors, contributing to the city's thriving business community.



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## CONTACT

### **TYLER STEMLEY**

Vice President

760 930 7929

[tyler.stemley@colliers.com](mailto:tyler.stemley@colliers.com)

Lic. No. 02003867

### **CONOR BOYLE**

Senior Vice President

760 930 7967

[conor.boyle@colliers.com](mailto:conor.boyle@colliers.com)

Lic. No. 01813305

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[joe.crotty@colliers.com](mailto:joe.crotty@colliers.com)

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