

FOR LEASE

CREEKSIDE BUSINESS CENTER

2101-2105
CAMINO VIDA ROBLE

CARLSBAD, CA 92008

INDUSTRIAL AND OFFICE SUITES FOR LEASE



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HIGHLIGHTS

A ±25,271 SF multi-tenant industrial park in the heart of Carlsbad. Situated directly between El Camino Real and Palomar Airport Rd, with close proximity to Interstate 5.



Mixture of office & industrial units



100 Amps, 240/120 V
3 Phase, 4 Wire Panel



Mature landscaping



Centrally located in the Carlsbad Industrial District

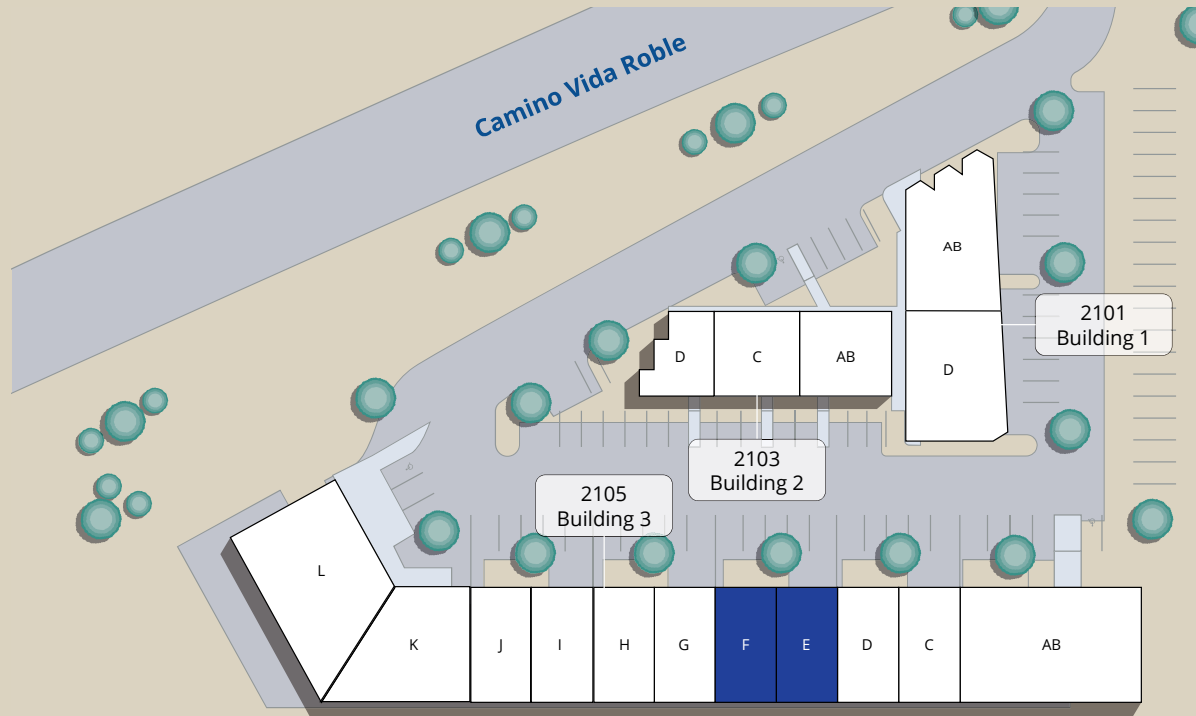


Quick access to I-5, El Camino Real, and Palomar Airport Rd



- › Convenient access to amenities such as Bressi Ranch, Carlsbad Premium Outlets, and Palomar Airport.
- › Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- › Good transportation and excellent community amenities

AVAILABILITY



INDUSTRIAL

| Address/Suite | Size | Improvements | Availability Access | Price |
|----------------------------------|-----------|--|--------------------------|---------------|
| 2105 Camino Vida Roble, Ste E | ±1,200 SF | Reception, Restroom, Warehouse & 1 Grade Level Door | Call Brokers For Details | \$1.15/SF NNN |
| 2105 Camino Vida Roble, Ste F | ±1,200 SF | Reception, Restroom, Warehouse & 1 Grade Level Door | Call Brokers For Details | \$1.15/SF NNN |

Estimated NNN = \$0.50/SF

THE LOCATION



AVG. HOUSEHOLD
INCOME

\$153,839



TOTAL
BUSINESSES

3,618



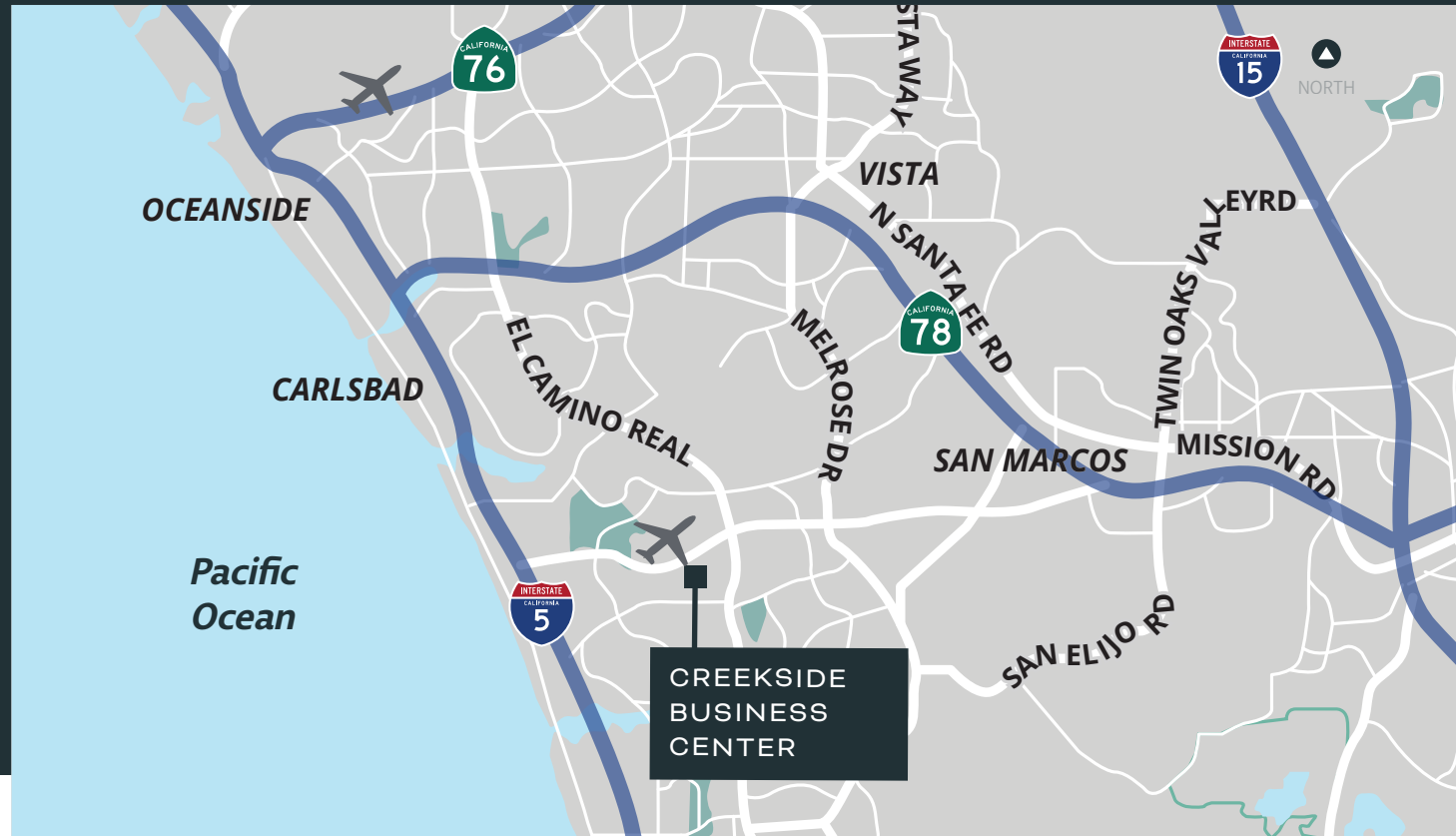
MEDIAN
AGE

38

*PER A 2 MILE RADIUS FROM THE PROPERTY

Carlsbad, California, is a coastal city that epitomizes the laid-back charm of Southern California living. With its beautiful beaches, mild climate, and relaxed atmosphere, it's a haven for beachgoers, surfers, and those seeking a tranquil getaway. From the iconic Flower Fields to the family-friendly LEGOLAND California Resort, Carlsbad offers a blend of natural beauty and recreational attractions, making it a popular destination for both locals and tourists.

Carlsbad's coastal character is complemented by its thriving arts and culture scene. The city is home to various art galleries, music festivals, and community events that reflect its creative spirit. This cultural vibrancy, combined with its picturesque landscapes and modern amenities, makes Carlsbad a captivating destination that captures the essence of California's coastal lifestyle.



BEACHES

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Carlsbad, California, boasts a dynamic industrial landscape with a strong focus on innovation and technology. The city hosts a diverse range of high-tech companies, research centers, and biomedical institutions, contributing to its reputation as a hub for cutting-edge advancements and scientific progress.



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CONTACT

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