



COASTAL OFFICE | FLEX | R&D  
SPACE AVAILABLE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



Carlsbad coastal business center

# DESIGN & LOCATION

A flexible, accessible coastal location designed with tech and creative users in mind



## 5 Multi-tenant

industrial buildings with single story office and industrial/flex suites



## Coastal Location

a coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



## Flexibility

Variety of unit sizes and configurations



## Access

Direct access to I-5 (via Avenida Encinas & Cannon Rd.) and Palomar Airport Road



**Recently renovated**

modern coastal business center with lush landscape



**Outdoor gathering**

areas for team collaboration



**New EV Charging**

stations available

# SITE PLAN

5411-5451 Avenida Encinas



**5 Building**  
coastal campus



**Move-in Ready**  
suites

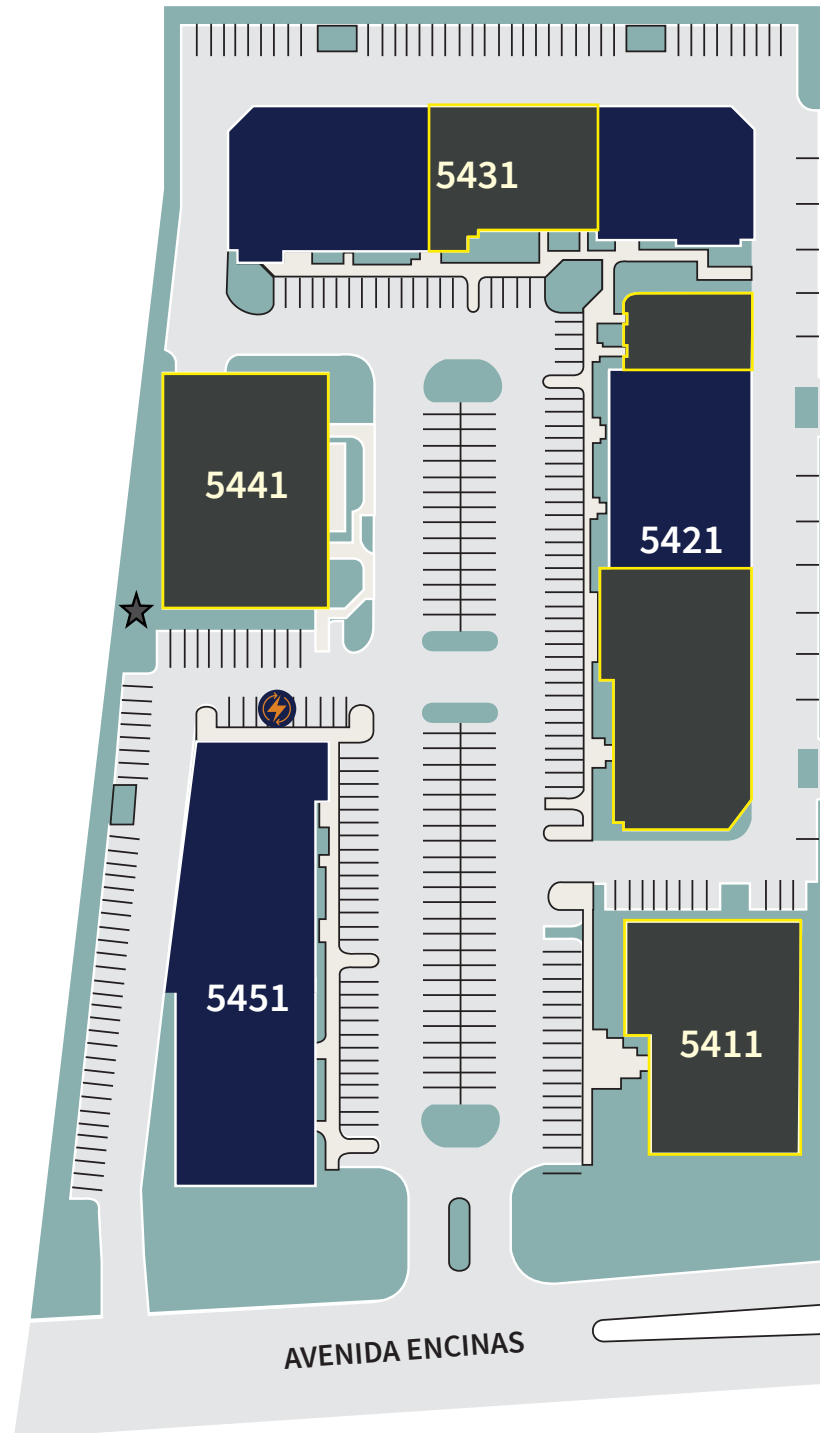


**Office & Flex/R&D**  
space available



**Onsite**  
shower + locker facilities

↑ Pacific Ocean



 Available

 Outdoor patio amenity featuring converted shipping container

 EV Charging Stations (2)



# CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Product Type
5411	120	±2,833 SF	Now	Office
5411	240	±676 SF	December 1, 2023	Office
5411	250	±2,344 SF	Now	Office



**3D TOUR OF NEW  
LOBBY RENOVATION**



# CURRENT AVAILABILITY - FLEX

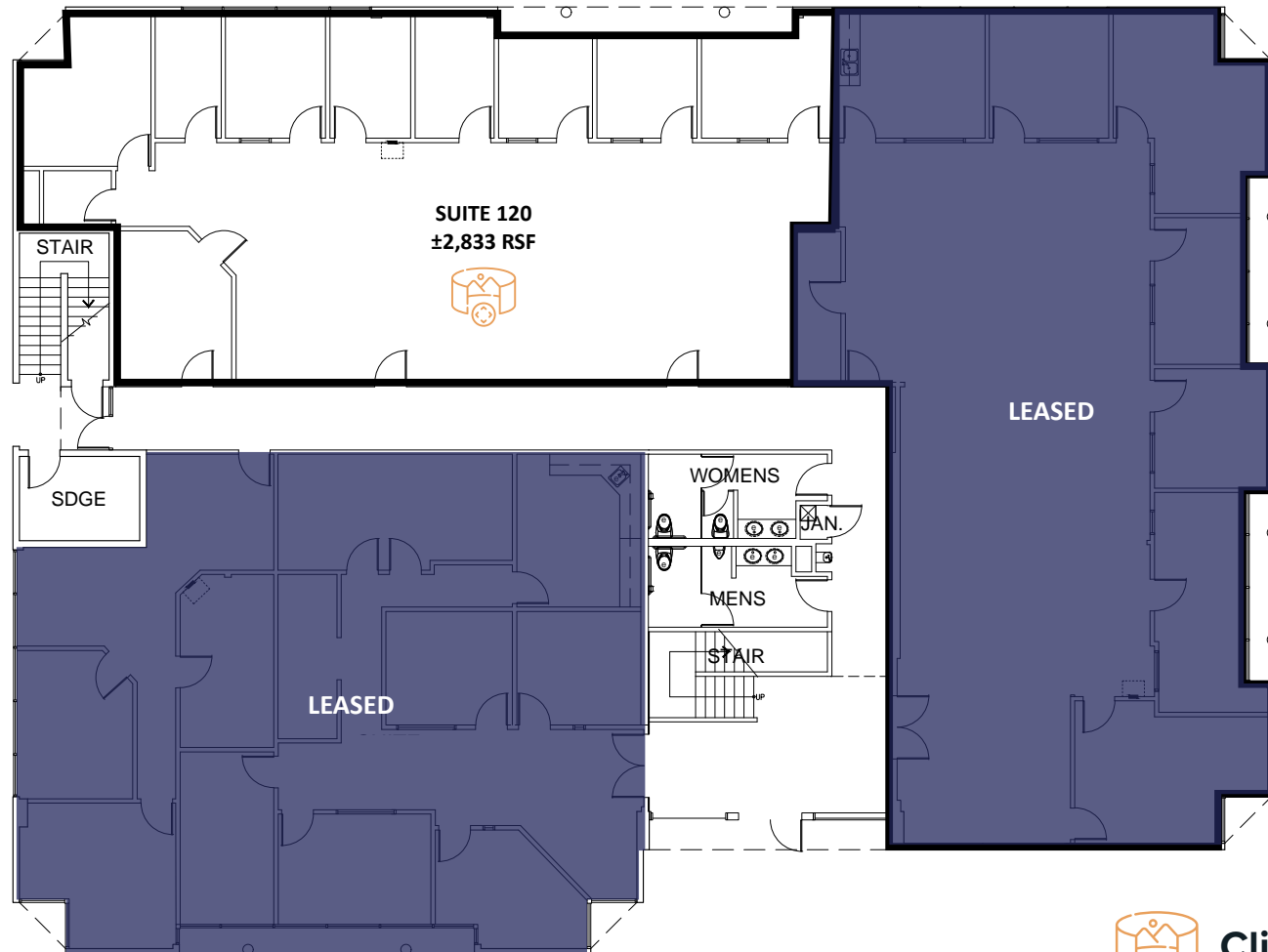
Building	Suite	RSF	Available	Product Type
5421	A-B	±9,891 RSF	November 1, 2023	New Spec Creative Office/Flex
5421	N	±2,800 SF	Now	Flex
5431	F*	±1,500 SF	Now	Industrial
5431	G*	± 1,500 SF	Now	Flex
5431	H	± 1,500 SF	October 1, 2023	Flex
5441	A**	±4,972 SF	Now	Creative Office/Flex
5441	B**	± 4,956 SF	Now	Industrial

\* Can be contiguous up to ±3,000 SF

\*\* Can be combined for ±9,928 SF free-standing building

# FLOOR PLAN

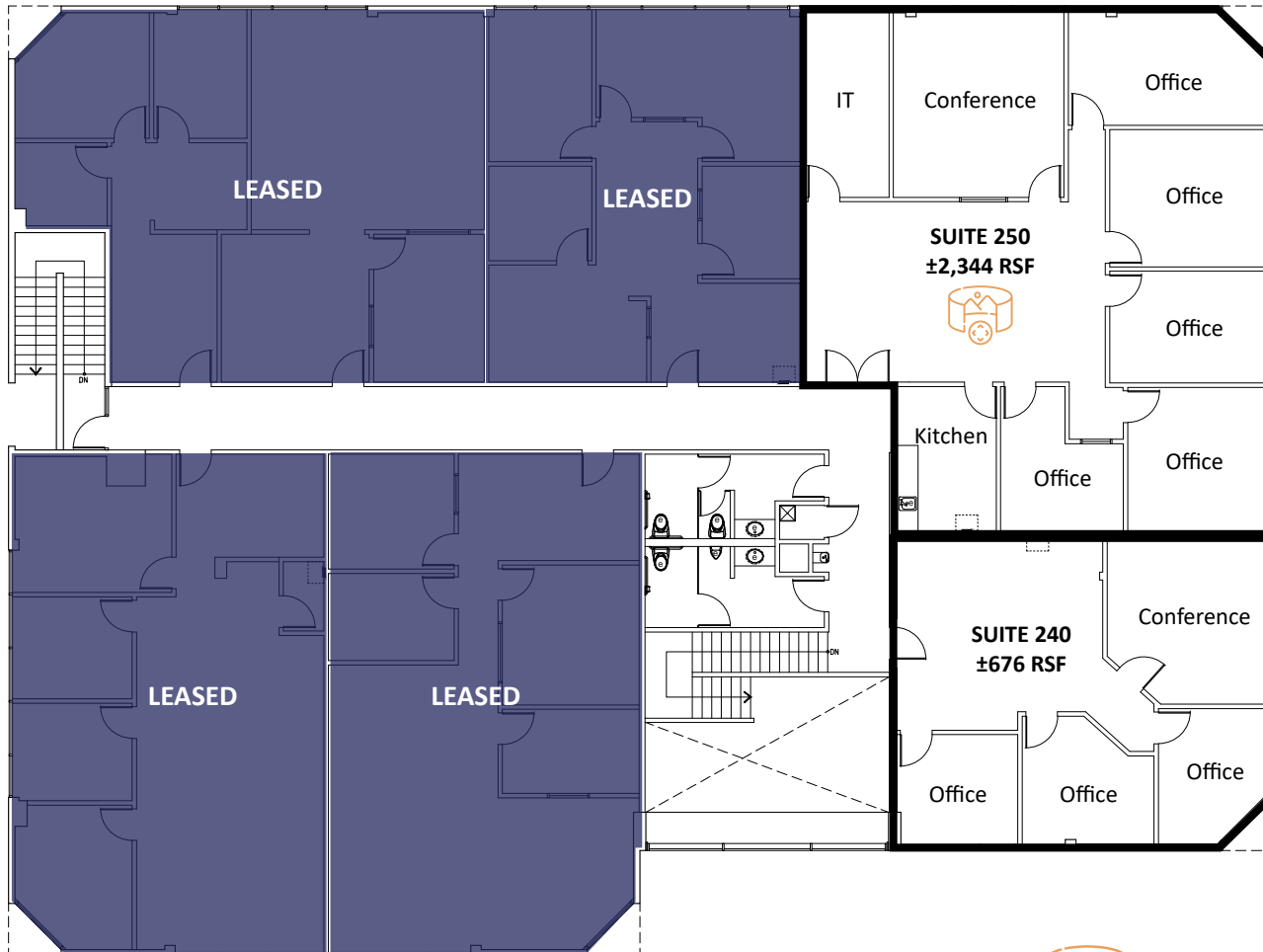
5411 Avenida Encinas | First Floor  
± 2,833 SF Available Now



Click for 3D Virtual Tour

# FLOOR PLAN

5411 Avenida Encinas | Second Floor  
± 676 - ± 2,344 SF

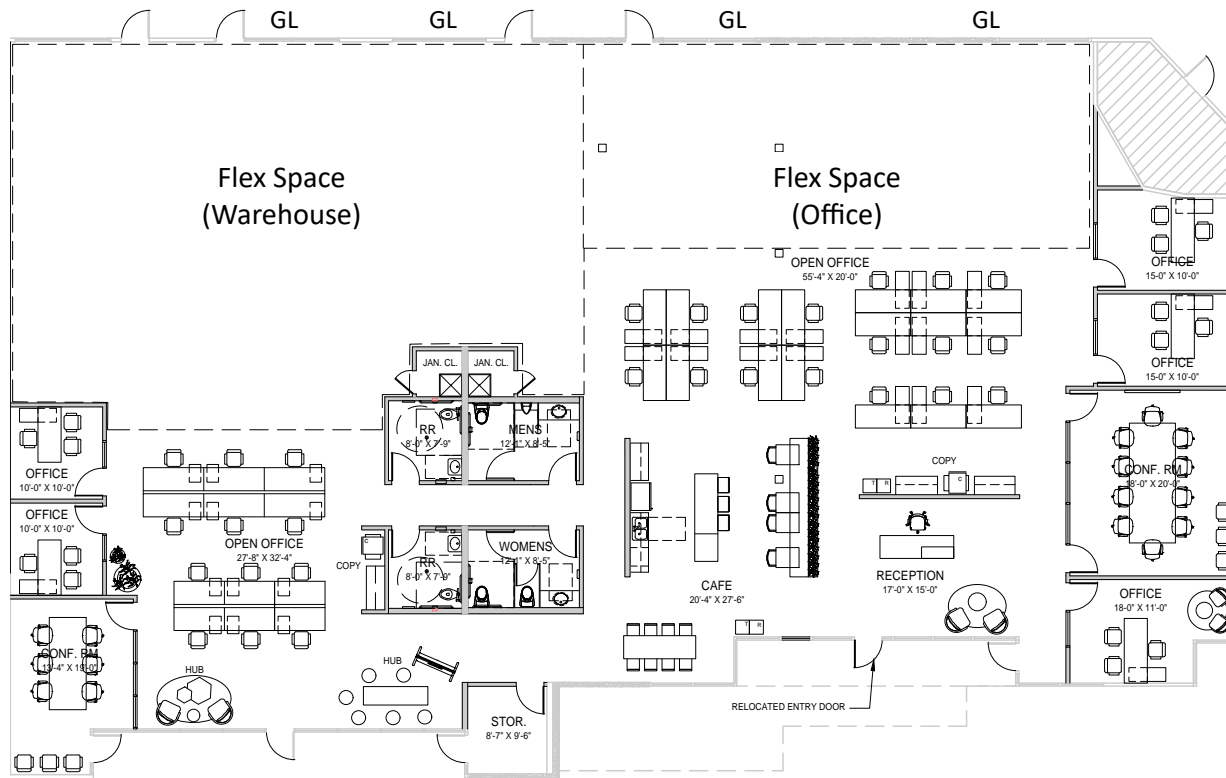


Click for 3D Virtual Tour



# FLOOR PLAN

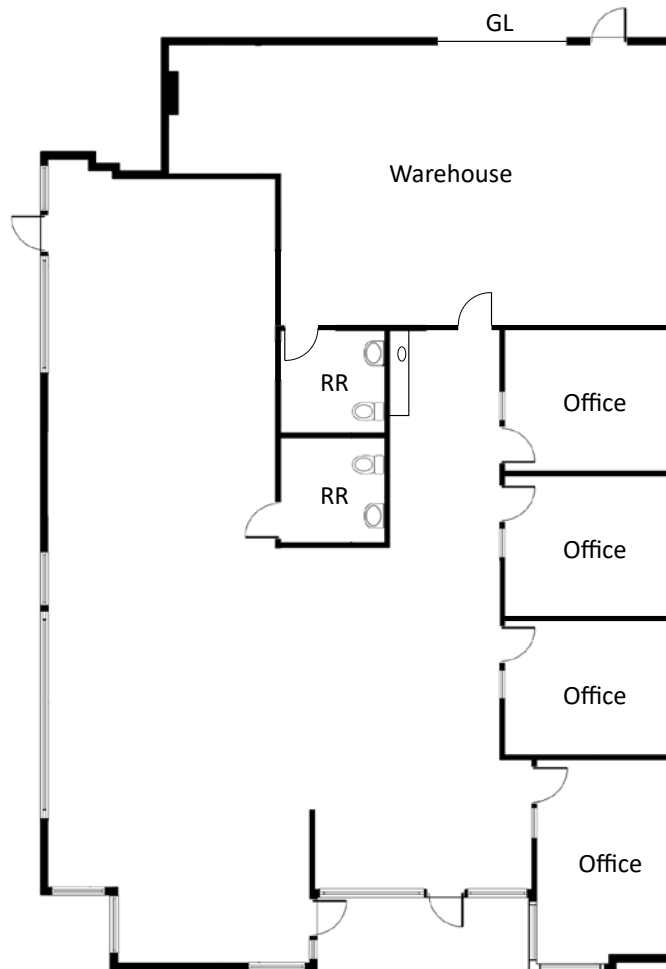
**5421 Avenida Encinas**  
Suite A-B: ±9,891 RSF  
New Spec Flex/R&D Suite  
Construction Underway



GL = Grade Level Door

# FLOOR PLAN

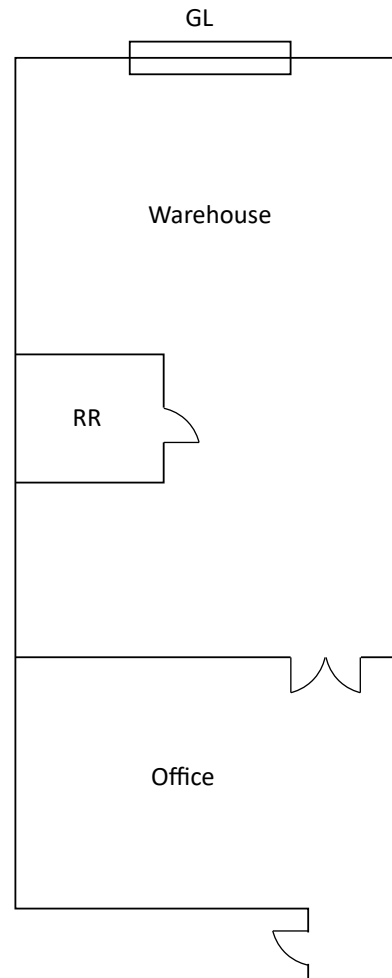
**5421 Avenida Encinas | Suite N**  
±2,800 SF  
Available Now



GL = Grade Level Door

# FLOOR PLAN

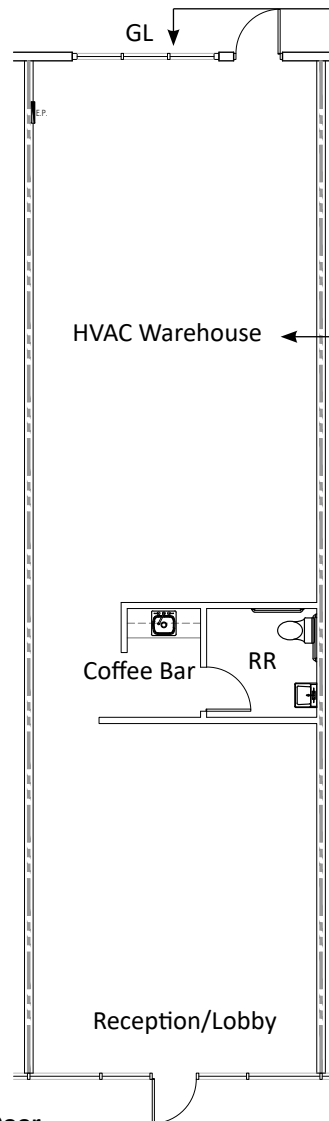
**5431 Avenida Encinas** | Suite F  
±1,500 SF  
Available Now



GL = Grade Level Door

# FLOOR PLAN

**5431 Avenida Encinas | Suite G**  
± 1,500 SF  
Available Now



Storefront Glass insert in roll up door (can convert back to traditional warehouse door)

100% open creative flex with concrete floor, exposed ceiling/ lighting & HVAC

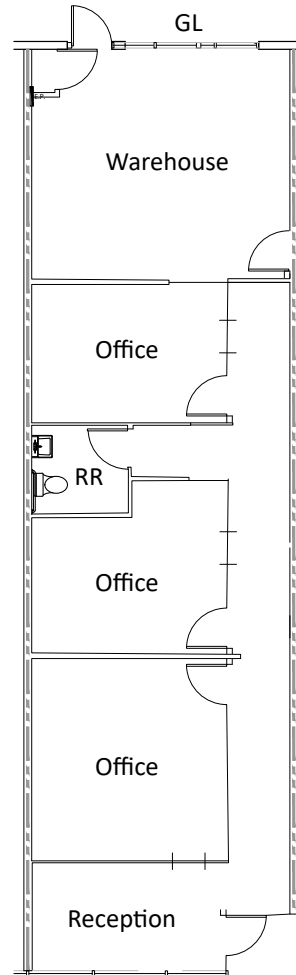
GL = Grade Level Door



**Click for 3D Virtual Tour**

# FLOOR PLAN

**5431 Avenida Encinas | Suite H**  
± 1,500 SF  
Available December 1, 2023



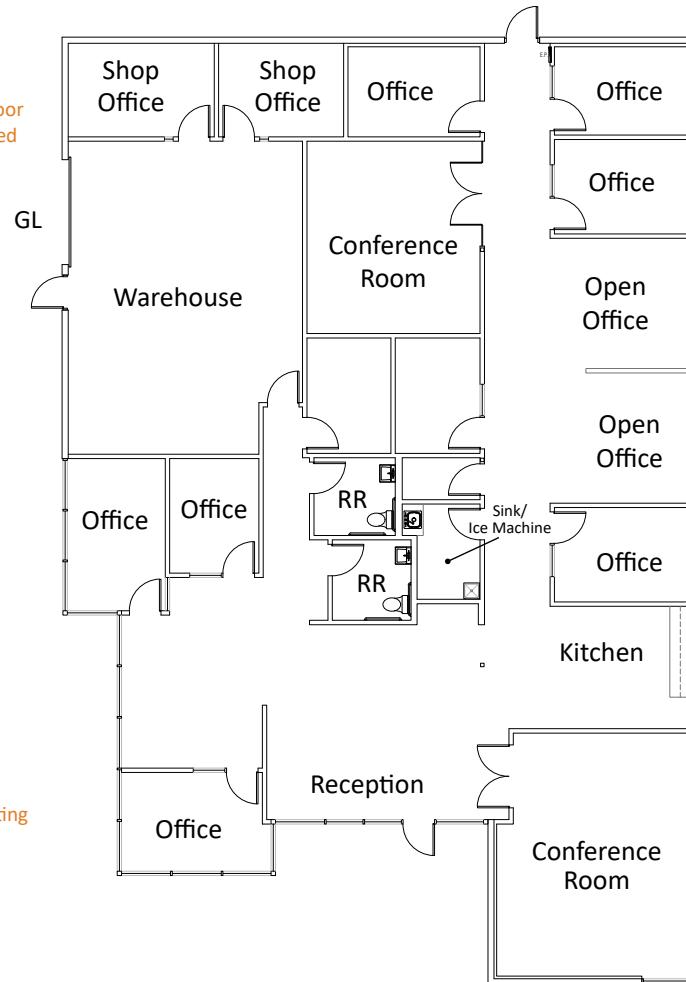
GL = Grade Level Door

# FLOOR PLAN

**5441 Avenida Encinas | Suite A**  
± 4,972 SF | ± 85% Office  
Available Now



\*Direct access to outdoor patio amenity/converted shipping container

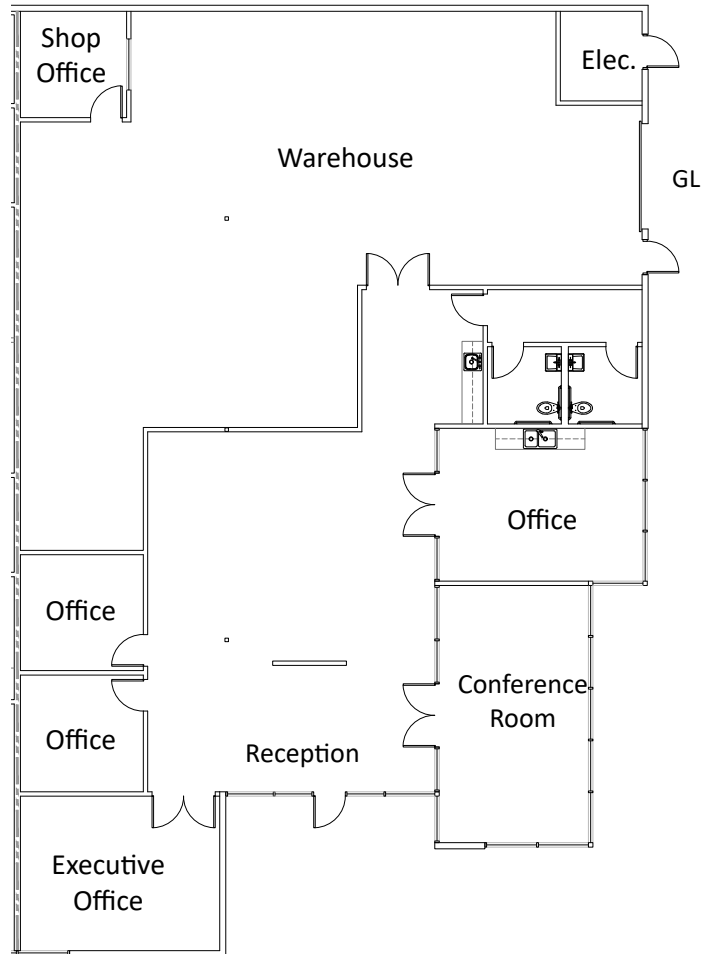


\*Outdoor seating

GL = Grade Level Door

# FLOOR PLAN

**5441 Avenida Encinas | Suite B**  
± 4,956 SF | ± 60% Office  
Available Now



GL = Grade Level Door



**Click for 3D Virtual Tour  
Suite B**

# NORTH SAN DIEGO'S

## MOST ACCESSIBLE LOCATION

Drive times to:

- 40 min  
Orange County
- 27 min  
Oceanside
- 10 min  
Encinitas
- 15 min  
Del Mar
- 20 min  
UTC
- 27 min  
Mission Valley
- 30 min  
Downtown

37.8%  
**COLLEGE GRADS**  
WITH STEM DEGREES

\$634K  
AVERAGE  
**HOME PRICE**

645K  
**POPULATION**





# WHY GILDRED?



## **Legacy**

Experienced in San Diego real estate market since 1927



## **Local ownership**

a coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



## **Impeccable reputation**

Honest and direct communication



## **Well capitalized**

Well maintained buildings



## **Strength in numbers**

Full-service leasing and management team



## **Self-managed**

Committed to excellence



  
ocean  
POINT

5  
4  
4  
1



ocean  
POINT



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