

FOR LEASE

± 19,287 SF | \$1.60 + NNN LEASE RATE

2776 LOKER AVE WEST



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INLAND PACIFIC

PROPERTY HIGHLIGHTS



2776 LOKER AVE WEST
CARLSBAD, CA 92010



AVAILABLE SF:
± 19,287 SF



TOTAL ACREAGE:
0.59 AC



1 DOCK WELL



2 GRADE
LEVEL DOORS
(ability to add one more)



3.00/1,000
PARKING RATIO



± 21' CLEAR HEIGHT



AMPLE POWER



CANYON VIEWS



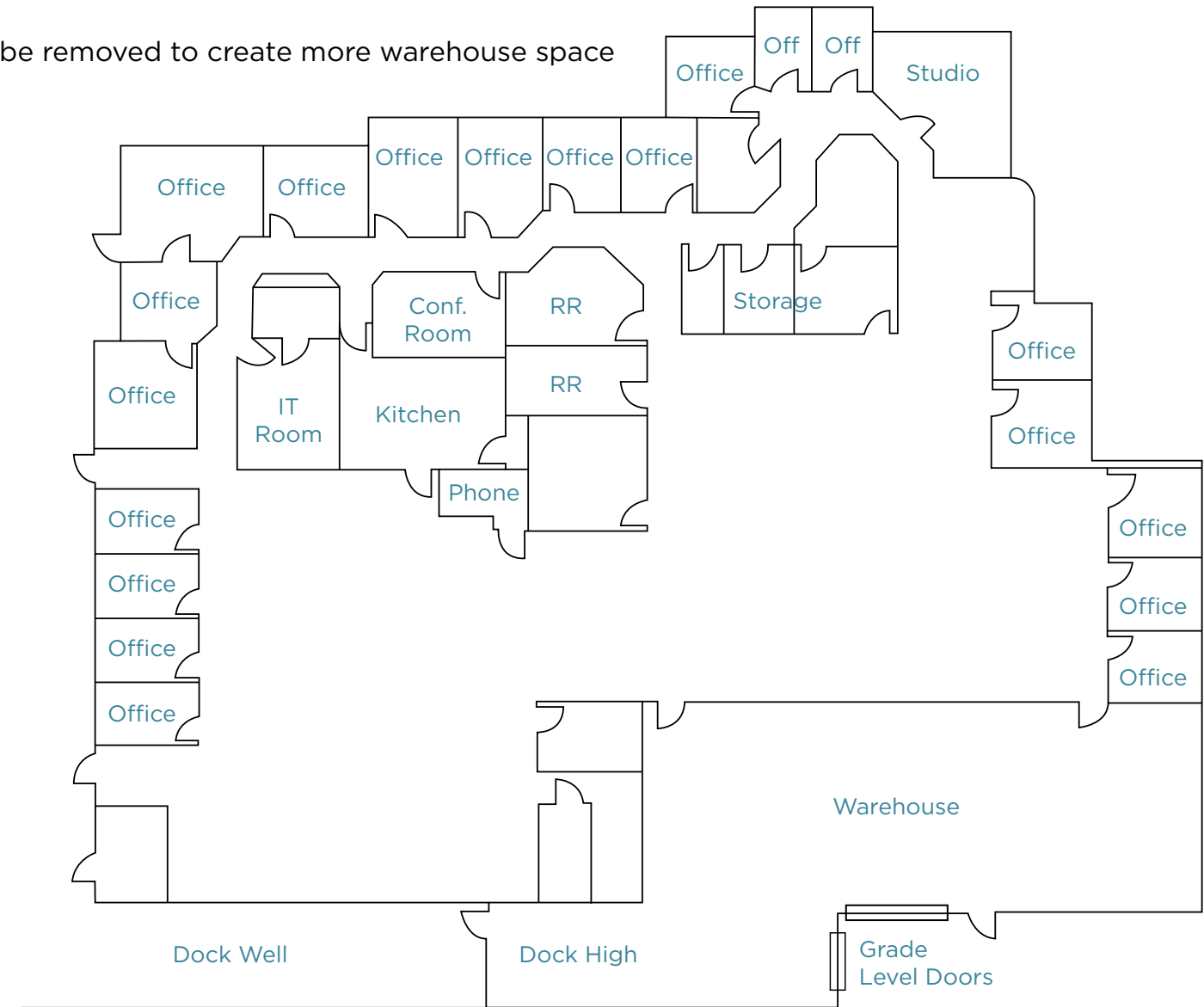
DRIVE AROUND
ACCESS



LEASE RATE:
\$1.60 + NNN

FLOOR PLAN

* Office can be removed to create more warehouse space



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PROPERTY PHOTOS



SAN DIEGO MARKET OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



\$698,955
AVERAGE HOME VALUE



3,334,024
POPULATION



\$245 B
GROSS REGIONAL PRODUCT



1,165,877
HOUSEHOLDS

DRIVE TIMES

- 10 mins
- 20 mins
- 30 mins



2776 LOKER AVE WEST



AMENITIES

THE SQUARE AT BRESSI RANCH

- Sprouts Farmers Market
- CVS
- Mission Federal Credit Union
- Bird Rock Coffee Roasters
- Mendocino Farms
- Casero Taqueria
- Panini Kabob Grill
- Richard Walker's Pancake House

BRESSI RANCH VILLAGE CENTER

- Trader Joe's
- Stater Bros. Market
- Chase Bank
- Postal Annex
- Verizon
- Board & Brew
- Nektar Juice Bar
- Peet's Coffee
- Pieology Pizzeria
- Panda Express
- Luna Grill
- Tommy V's Urban Kitchen
- Menchies Frozen Yogurt

FOR MORE INFORMATION PLEASE CONTACT

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