



# 1265 LAUREL TREE LANE

CARLSBAD, CA

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



# 1265 LAUREL TREE LANE

**1265 Laurel Tree Lane** is located on Palomar Airport Road at the intersection of Aviara Parkway. The third floor suite offers spectacular ocean and golf course views to the west. It is ideally located just 1 mile from Interstate 5 and Carlsbad's gorgeous beaches. Take advantage of nearby surf, the on-site gym, or the Hidden Valley Trail which backs the property. The options are endless.



## VIEWS VIEWS VIEWS

Panoramic views of the Ocean and golf course



## FULL FLOOR AVAILABLE

Entire third floor is available with prominent signage



## PLUG & PLAY

FF&E available



## LOCATION LOCATION LOCATION

West Carlsbad location, near I-5, shopping, restaurants and entertainment



## ON-SITE AMENITIES



## ABOVE STANDARD PARKING

116 dedicated stalls  
(5/1,000 USF)



# PROJECT PHOTOS & AVAILABILITIES



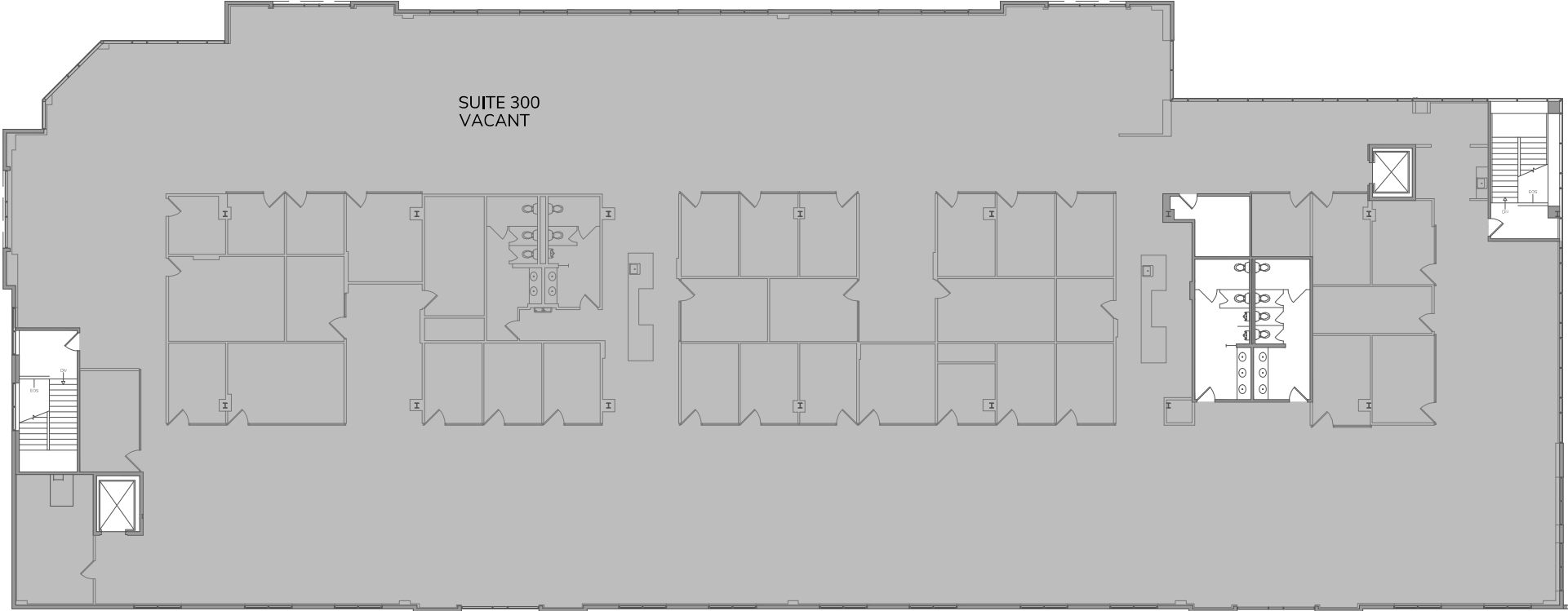
SUITE	RSF	AVAIL.	RATE
300	25,021	NOW	NEGOTIABLE

# EXISTING FLOOR PLAN

1265 LAUREL TREE LANE

Suite 300

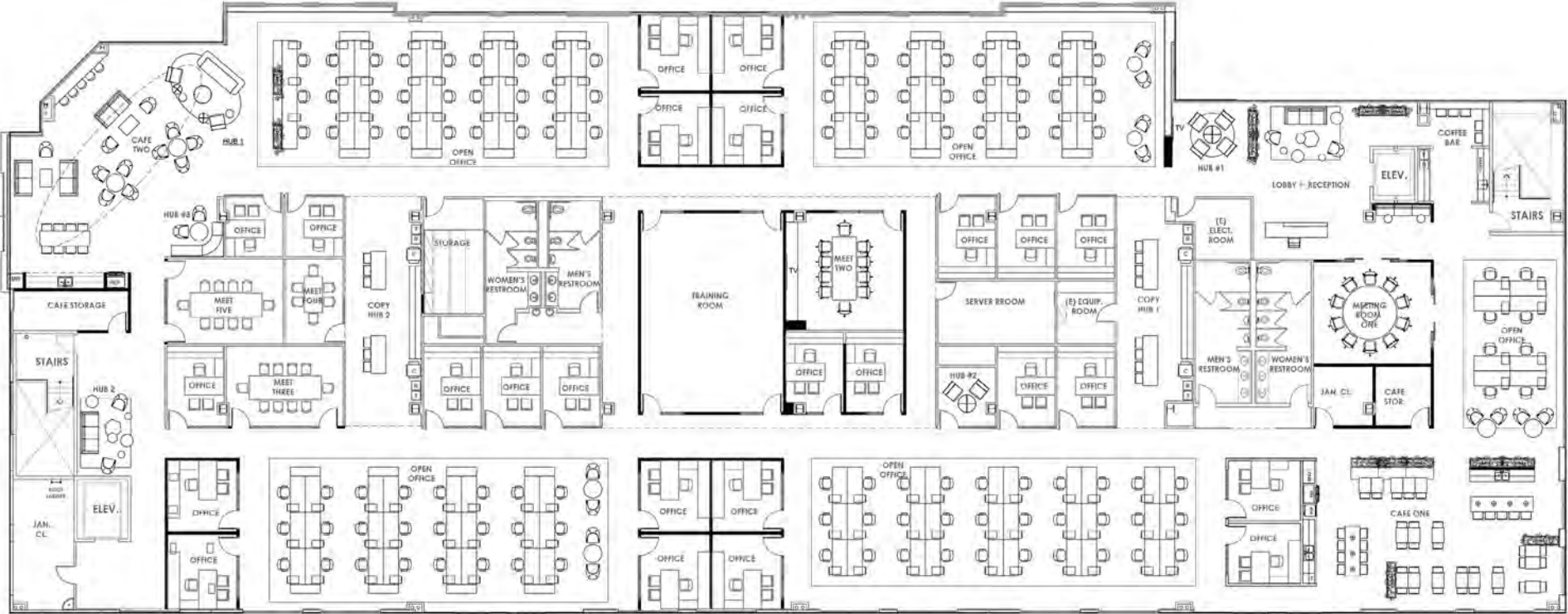
25,021 RSF



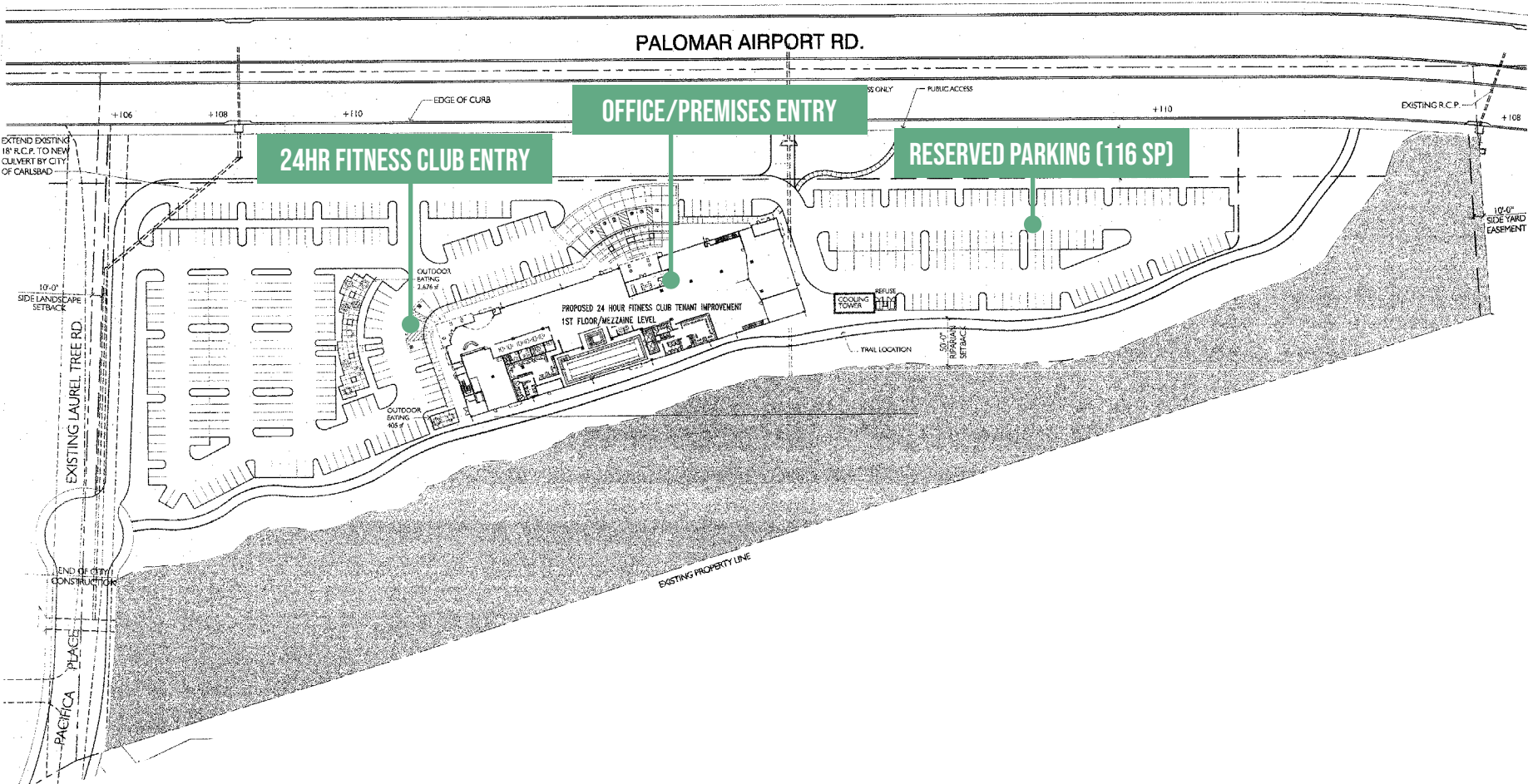
# CONCEPTUAL FLOOR PLAN

1265 LAUREL TREE LANE

Suite 300  
25,021 RSF



# SITE PLAN



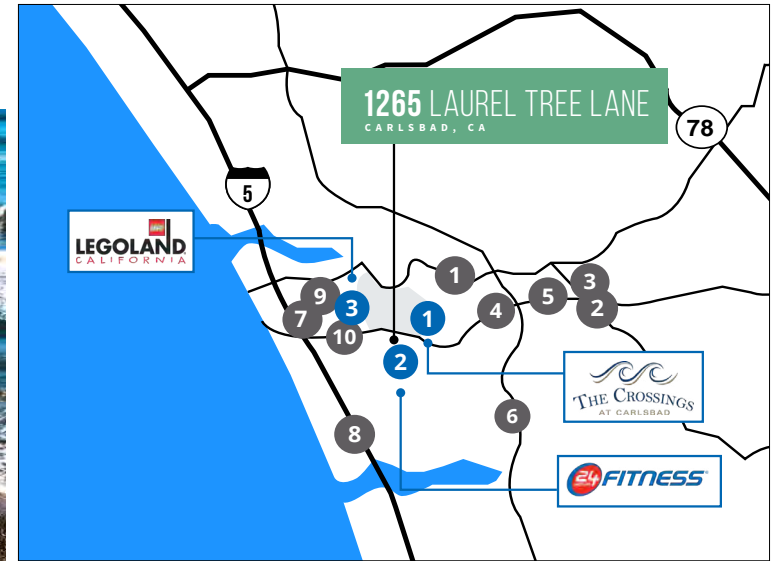
# LOCATION AERIAL



**1265 LAUREL TREE LANE**  
CARLSBAD, CA



# EXPERIENCE CARLSBAD, CA



## 1. THE ISLAND AT CARLSBAD

5806-5814 Van Allen Way, Carlsbad  
Croutons  
Punjabi Tandoor  
Juice Stop  
Sourdough & Co  
Carlsbad Pizza

## 2. BRESSI RANCH VILLAGE CENTER

2629 Gateway Rd, Carlsbad  
Trader Joe's  
Luna Grill  
Boad & Brew  
Rubio's  
Fish District  
Tommy V's  
Eureka Burger  
Peet's Coffee

## 3. THE SQUARE AT BRESSI RANCH

2622-2674 Gateway Rd, Carlsbad  
Sprouts  
Mendocino Farms  
Casero Taqueria  
WR Kitchen & Bar  
Panini Kabob Grill  
Bird Rock Coffee Roasters  
Yoga6  
Pizza Port

## 4. PALOMAR COMMONS

2505 Palomar Airport Rd, Carlsbad  
Chipotle  
Noodles and Company  
Jersey Mike's  
Five Guys  
Panera Bread

## 5. LOKER BUSINESS CENTER

2708 Loker Ave West, Carlsbad  
BofA  
Starbucks  
Staples  
Los Primos

## 6. PLAZA PASEO REAL

6941-6985 El Camino Real  
Tin Leaf  
Black Rail Kitchen & Bar  
Beach Plum Kitchen  
Notorious Burgers  
La Costa Roasting  
Orange Theory Fitness  
Cinopolis

## 7. MIGUEL'S COCINA

Miguel's Cocina  
Toast Gastrobrunch  
Draft Republic

## 8. POINSETTIA VILLAGE

7130 Avenida Encinas, Carlsbad  
Pelly's  
Starbucks  
El Pollo Loco  
Ramen Factory  
Pick-up Stix  
Jersey Mike's

## 9. CARLSBAD PREMIUM OUTLETS

5620 Paseo Del Norte, Carlsbad  
Windmill Food Hall  
King's Fish House  
PF Chang's  
BJ's Pizza  
Starbucks  
Blaze Pizza  
Jersey Mike's  
Rubios

## 10. PALOMAR PLACE

961 Palomar Airport Rd, Carlsbad  
Costco  
Karl Strauss Brewing Co  
Burger Lounge  
Starbucks  
Island's  
Carlsbad Ranch Market  
Subway



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CARLSBAD, CA



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