



# Owens Avenue

5860 OWENS AVENUE  
CARLSBAD, CA 92010

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**FOR SALE**  
**OWNER-USER OPPORTUNITY**  
**ASSUMABLE LOAN THROUGH 2026 @ 4.375%**











**5860 Owens Avenue** is a 17,054 square foot office building located in Carlsbad, in the heart of Coastal North County San Diego. This steel frame building was constructed in 2001 and features a high-image lobby and suites. With close proximity to the I-5, Owens is a commuter's dream. This distinct location also features excellent access to The Island at Carlsbad food court and restaurants and shops at Bressi Ranch.

## **Sale Price - \$4,415,385**

### **Prime Location**

Minutes to amenities, I-5, and the coast.

### **Strong Corporate Image**

Located in the beautiful Palomar Height Office Plaza.

### **PM Zone Designation**

Allows for flexible business uses amongst tenants and owners.

### **Abundant Parking & Elevator-Served**

4.08/1,000 ratio. Centrally located elevator off lobby.

### **Freeway Adjacent**

Quick access to the I-5 and Highway 78.

### **Flexible Layout**

Can accommodate owner/user or investor.



## PROPERTY PHOTOS



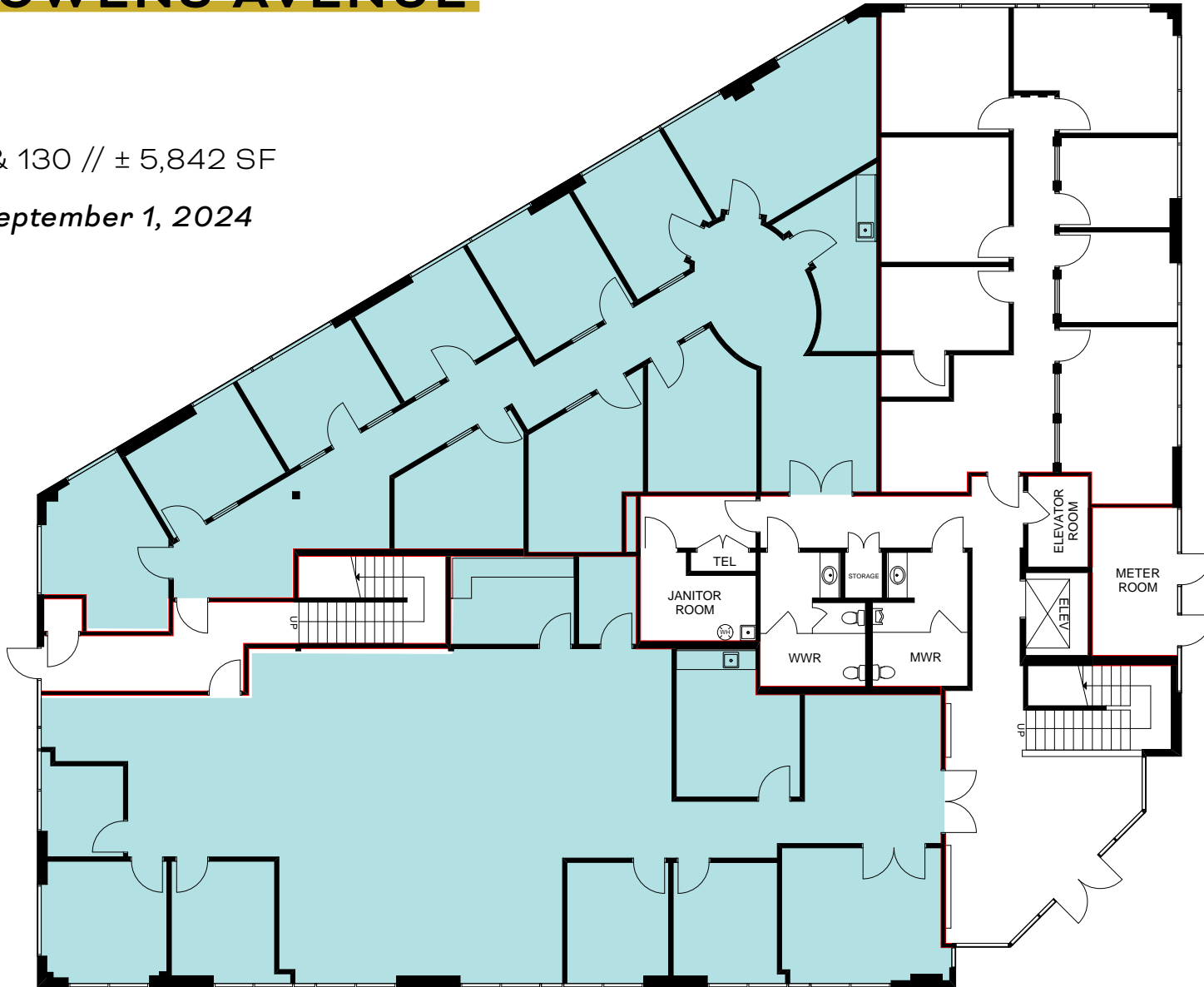


# 5860 OWENS AVENUE

## 1st Floor

Suite 100 & 130 //  $\pm 5,842$  SF

*Available September 1, 2024*

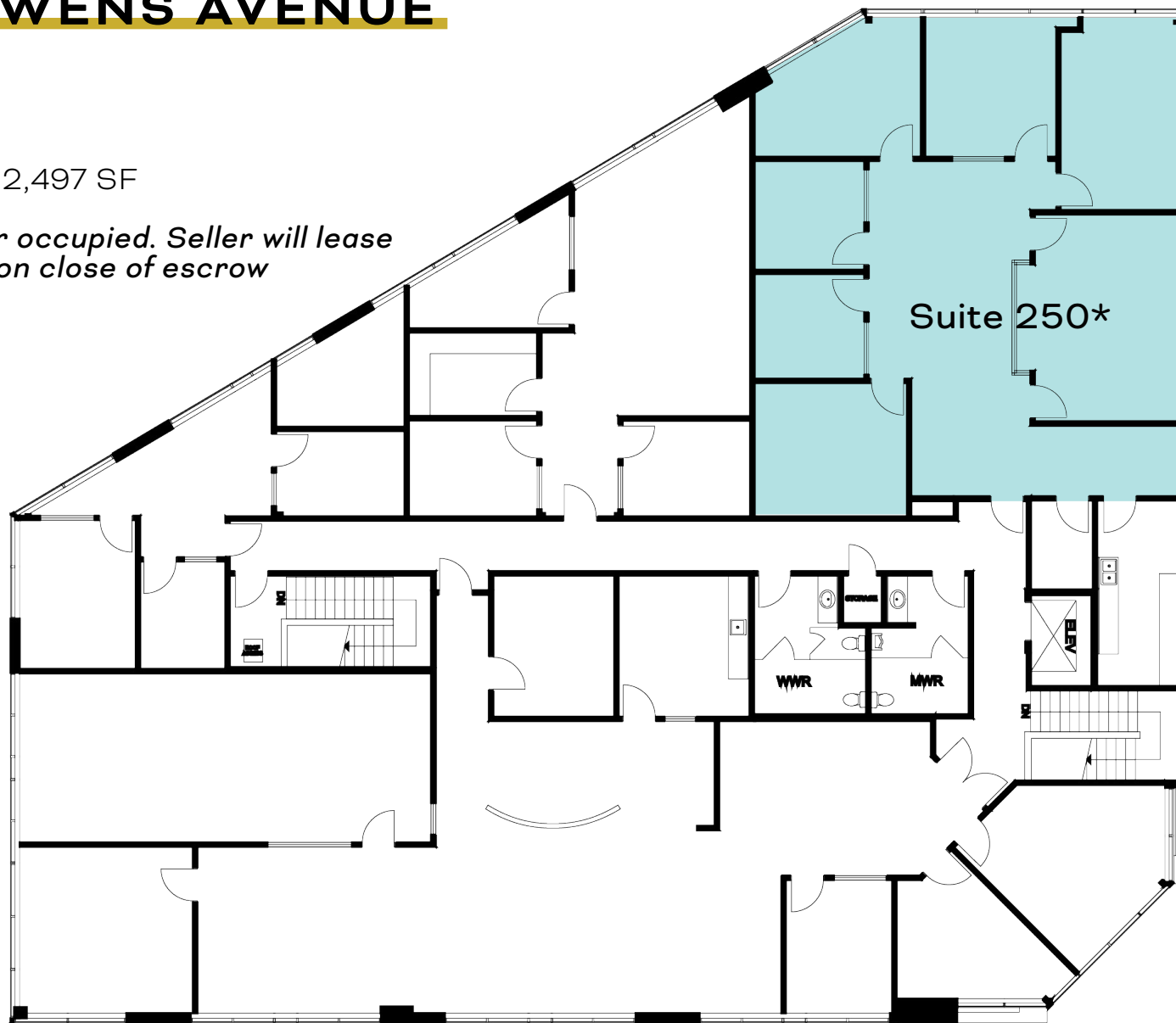


# 5860 OWENS AVENUE

## 2nd Floor

Suite 250 //  $\pm$  2,497 SF

*\*Suite is owner occupied. Seller will lease back space upon close of escrow*











# AMENITIES

Effortless access to Carlsbad's numerous restaurants and shopping conveniences.  
Highlights Include:

1

## West of I-5

Draft Republic  
Miguel's Cocina

In-N-Out Burger  
McDonald's

Toast Gastrobrunch  
Shell

2

## North of Palomar Airport Road

Windmill Food Hall  
King's Fish House  
Ruby's Diner  
Rubio's

Chevron  
Starbucks  
BJ's Restaurant  
Panda Express

Carlsbad Premium Outlets  
P.F. Chang's  
Corner Bakery Cafe  
Menchie's Frozen Yogurt

3

## South of Palomar Airport Road

Costco  
Seafire Restaurant  
Islands  
Carl's Jr.

Mobil  
Starbucks  
Taco Bell  
Subway

Burger Lounge  
Veggie Grill  
Nothing Bundt Cakes  
Green Dragon Tavern

4

## Palomar Commons

Lowe's  
Chipotle

Noodles and Company  
Bistro Kabob

California Bank & Trust  
Panera Bread

5

## Bressi Ranch

Trader Joe's  
Staples  
Shell  
Mendocino Farms  
Peet's Coffee  
Starbucks Coffee  
CVS  
Fortis Fitness  
Fish District Seafood

Sprouts  
Chase Bank  
Board & Brew  
Ebullition Brew Works  
Pizza Port  
Eureka!  
UPS  
Panini Kabob Grill  
Panda Express

Stater Brothers Markets  
Richard Walker's Pancake House  
Tommy V's Urban Kitchen  
Bird Rock Coffee Roasters  
Casero Taqueria  
Luna Grill  
BevMo  
Mission Federal Credit Union  
Pieology



# CARLSBAD

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

## A DESIRABLE PLACE TO LIVE

Located in the heart of southern California in North County San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

*“In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand.”*



## THE INNOVATORS

**ViaSat**

**taylorMade**

**COOLA**  
beach sun care collection

**IONIS**  
PHARMACEUTICALS

**VERVE**

**ezoic**

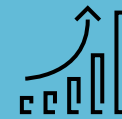
**REEF**



## Bachelor's Degree

55%+ of residents (25+) hold a bachelor's degree or higher

The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



## Employment Growth

20.4% growth over the past 10 years





### 2021 Population

203,506 | 5 Mile Radius



### 2021 Median Household Income

\$105,000 | 5 Mile Radius



### 2021 Median Age

43 | 5 Mile Radius



### 2021 Median Home Value

\$836,369 | 5 Mile Radius

### Open Space



### Activities



### Restaurants



### Beach





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**FOR SALE**



Golf Course



Beach



Attraction



Brewery

