

The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin red and yellow horizontal stripe at the bottom.

Colliers

# @ PALOMAR

6349 PASEO DEL LAGO | CARLSBAD, CA

**FOR LEASE \$2.05/SF NNN**

**OCCUPANCY Q2 2023**

**±19,462 SF | FREESTANDING | FLEX/R&D**





## @ PALOMAR

6349 PASEO DEL LAGO  
CARLSBAD, CA 92011

±19,462 SF  
Freestanding | Flex/R&D  
Life Science | Biotech

**\$2.05/SF NNN**  
**OCCUPANCY Q2 2023**

EXCLUSIVELY REPRESENTED BY

**TUCKER HOHENSTEIN, SIOR**  
1.760.930.7966  
[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

**MIKE ERWIN, SIOR**  
1.760.930.7971  
[mike.erwin@colliers.com](mailto:mike.erwin@colliers.com)

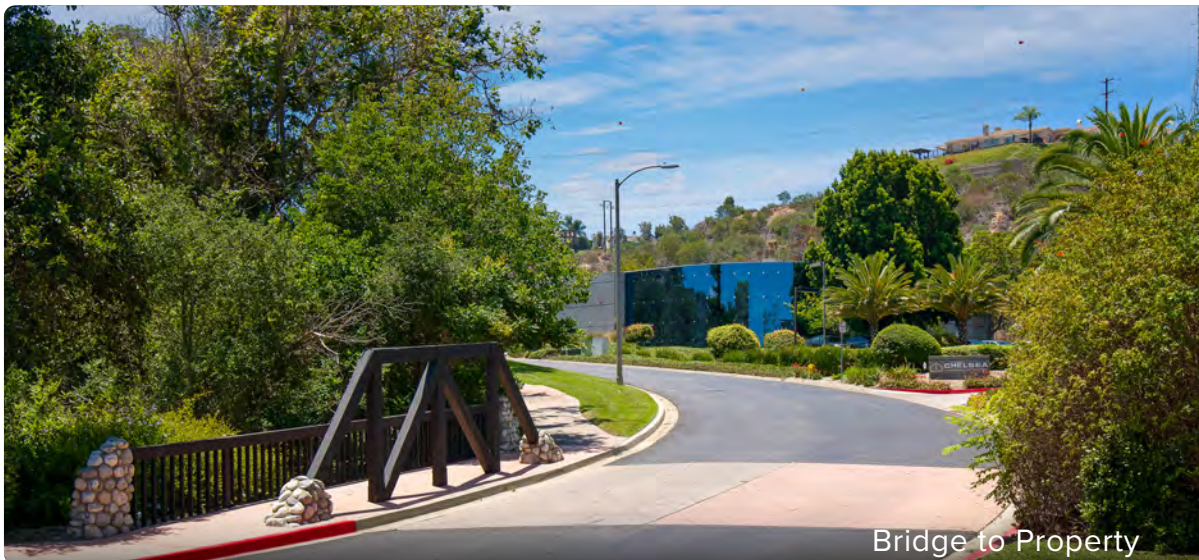
**HANK JENKINS**  
1.760.930.7904  
[hank.jenkins@colliers.com](mailto:hank.jenkins@colliers.com)

6349 PASEO DEL LAGO

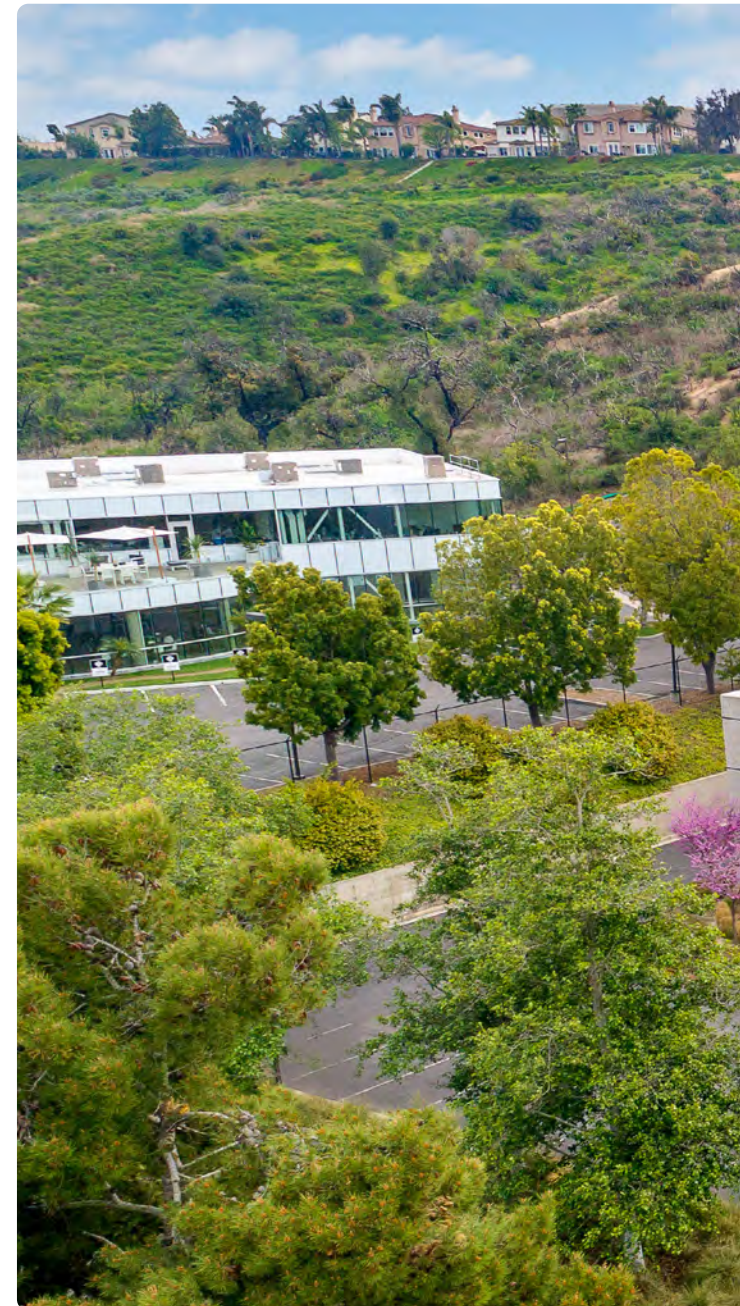
# PROPERTY OVERVIEW

This freestanding Flex/R&D building was built in 1990 with concrete tilt-up construction and an expansive glass line. It features recently renovated offices for an open and creative work environment. The building features a flexible floor plan and an excellent parking ratio of 3.9/1,000SF. The creative and open design elements cater to today's workforce within one of San Diego's most sought-after locations.

The building is within a minute of Palomar Airport Road, the area's primary thoroughfare and commercial corridor, and approximately four miles west of State Route 78, the preferred corridor for the region's growing young workforce. The building is also positioned as one of the closest to I-5, together providing expedient access throughout the region to provide an easy commute to all the executive housing communities. Each of these thoroughfares provides access to surrounding residential communities, amenities, and regional markets. Additionally, the McClellan-Palomar Airport is located only a mile from the building.



Bridge to Property





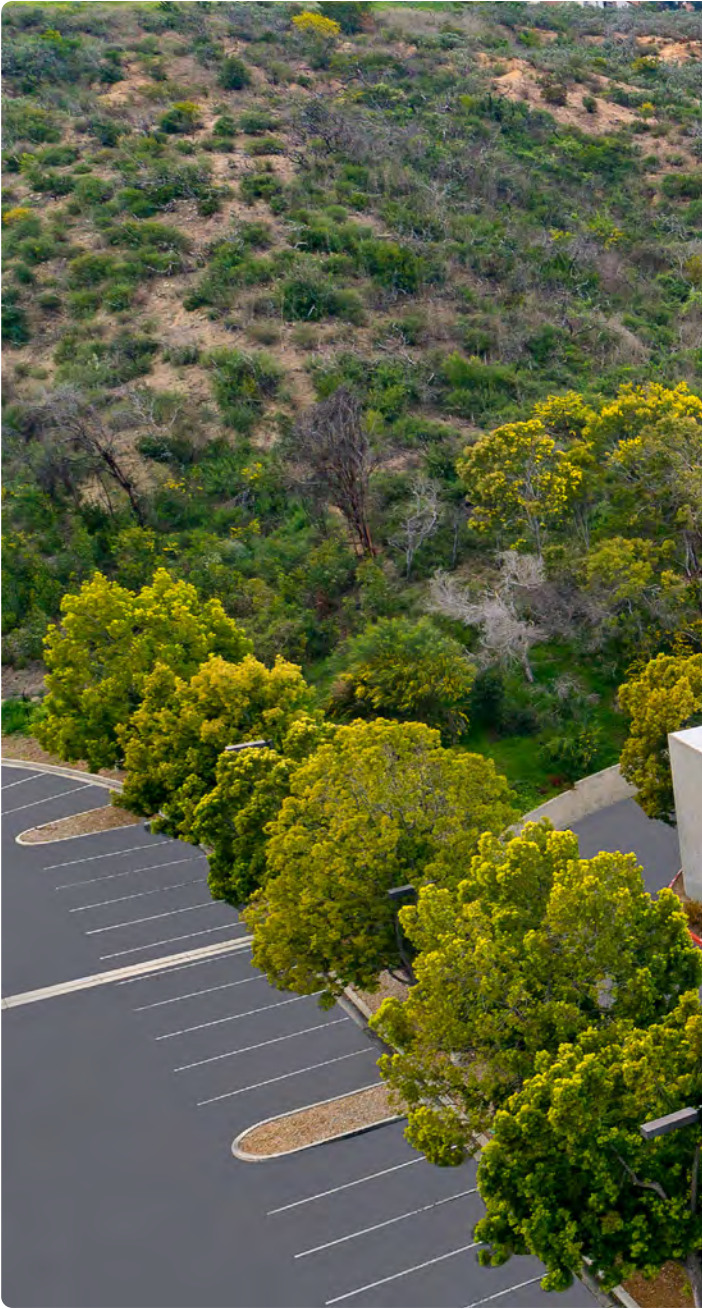
6349 PASEO DEL LAGO

# PROPERTY DETAILS

SF	±19,462 SF
YEAR BUILT	1990
LOT SIZE	1.82 Acres
PARKING RATIO	3.90/1,000 SF (75 spaces)
APN	213-092-10
POWER	Heavy Power - 1,200A, 120/280V, 3-phase
CLEAR HEIGHT	21'
LOADING	3 grade-level doors (2 converted to glass)



Neighborhood Pond

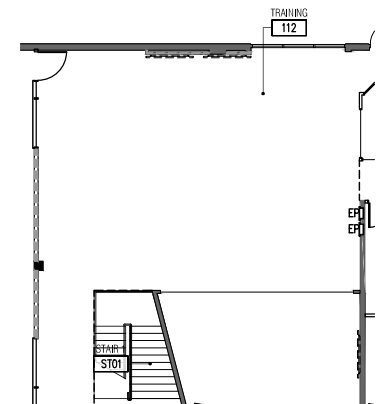
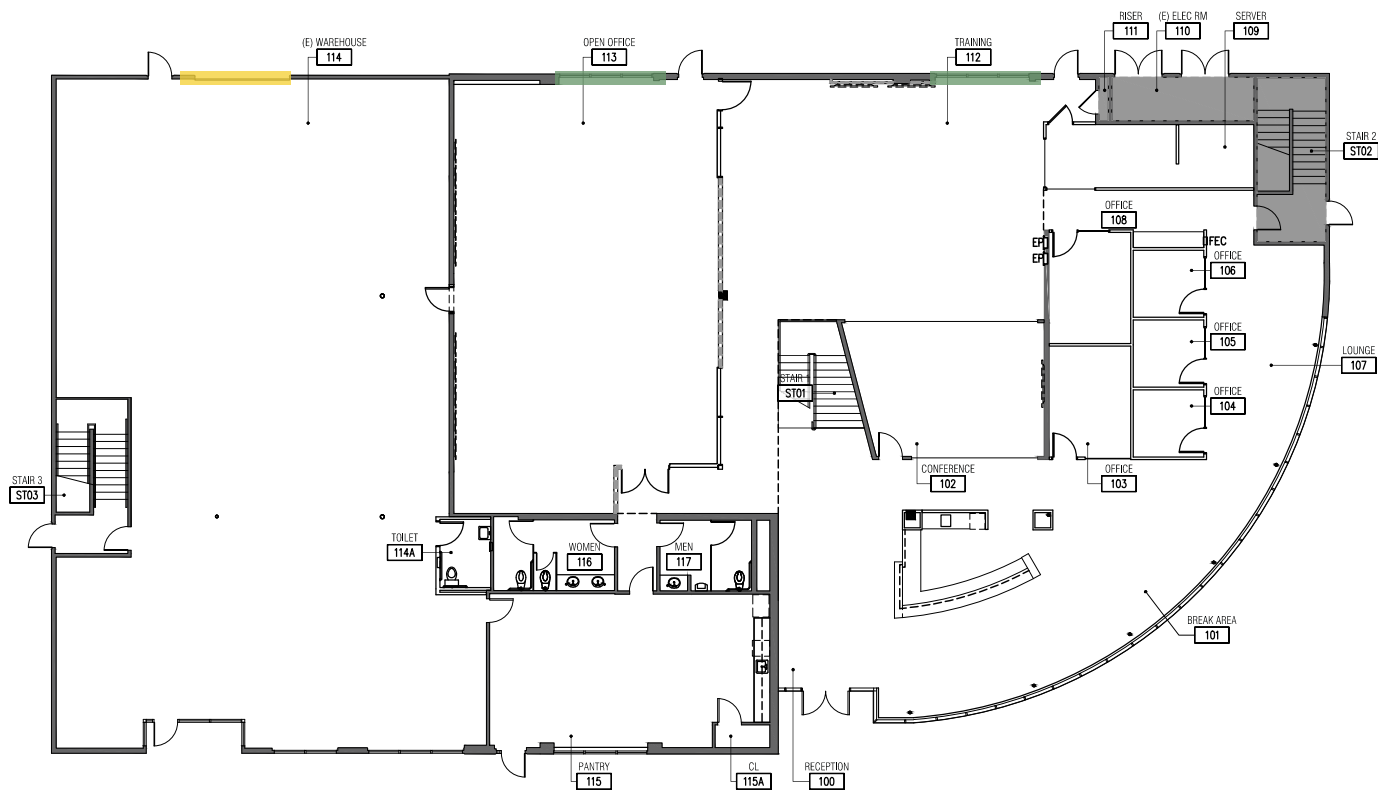




# FLOORPLANS

## FIRST FLOOR

## INDUSTRIAL FLEX/R&D FACILITY



21'

CLEARANCE HEIGHT

**GL** GRADE LEVEL DOOR

**G** GRADE LEVEL DOOR  
CONVERTED TO GLASS

## OFFICE INTERIORS

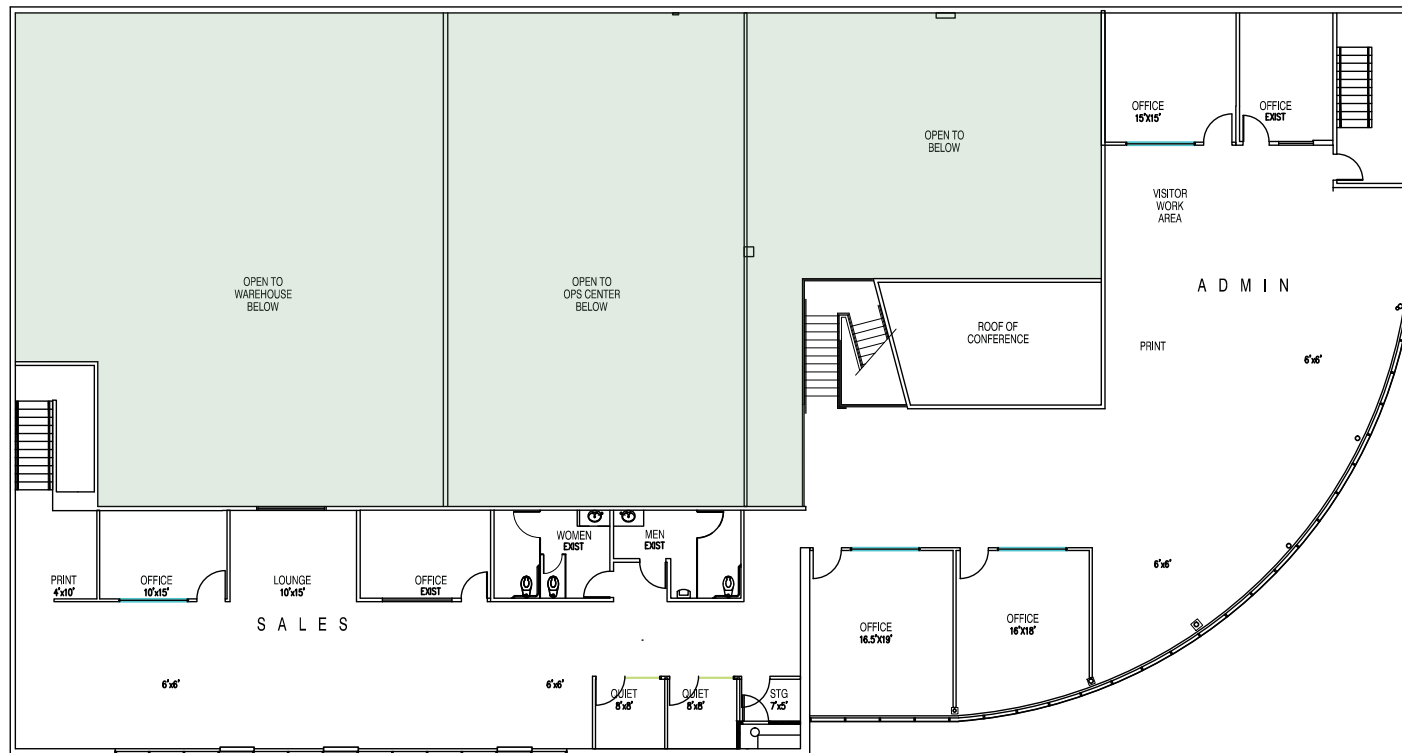


BUILT FOR TODAY'S MODERN  
BUSINESS ENVIRONMENT.

# FLOORPLANS

## SECOND FLOOR

### INDUSTRIAL FLEX/R&D FACILITY



A photograph of a modern office interior. The space features exposed silver ductwork and black pipes running across the ceiling and walls. In the foreground, there is a long wooden desk with a white base and a metal railing. Several white office chairs are positioned at the desk. The floor is covered in a dark grey carpet. The overall aesthetic is industrial and open.

RECENTLY RENOVATED OFFICES  
FOR AN OPEN AND CREATIVE  
WORK ENVIRONMENT.

6349 PASEO DEL LAGO

# CORPORATE NEIGHBORS

- ① Fashionphile
- ② Chelsea Investment Corporation
- ③ Vix Swimwear
- ④ Sendx Medical Inc
- ⑤ Robert Half
- ⑥ Regus
- ⑦ Del Mar Recovery Solutions
- ⑧ ASM Affiliates
- ⑨ Target One Technology
- ⑩ TransWorld Media

**rh** Robert Half®  
Technology

 VIX PAULAHERRMANN

FASHIONPHILE

**DEL MAR**  
RECOVERY SOLUTIONS

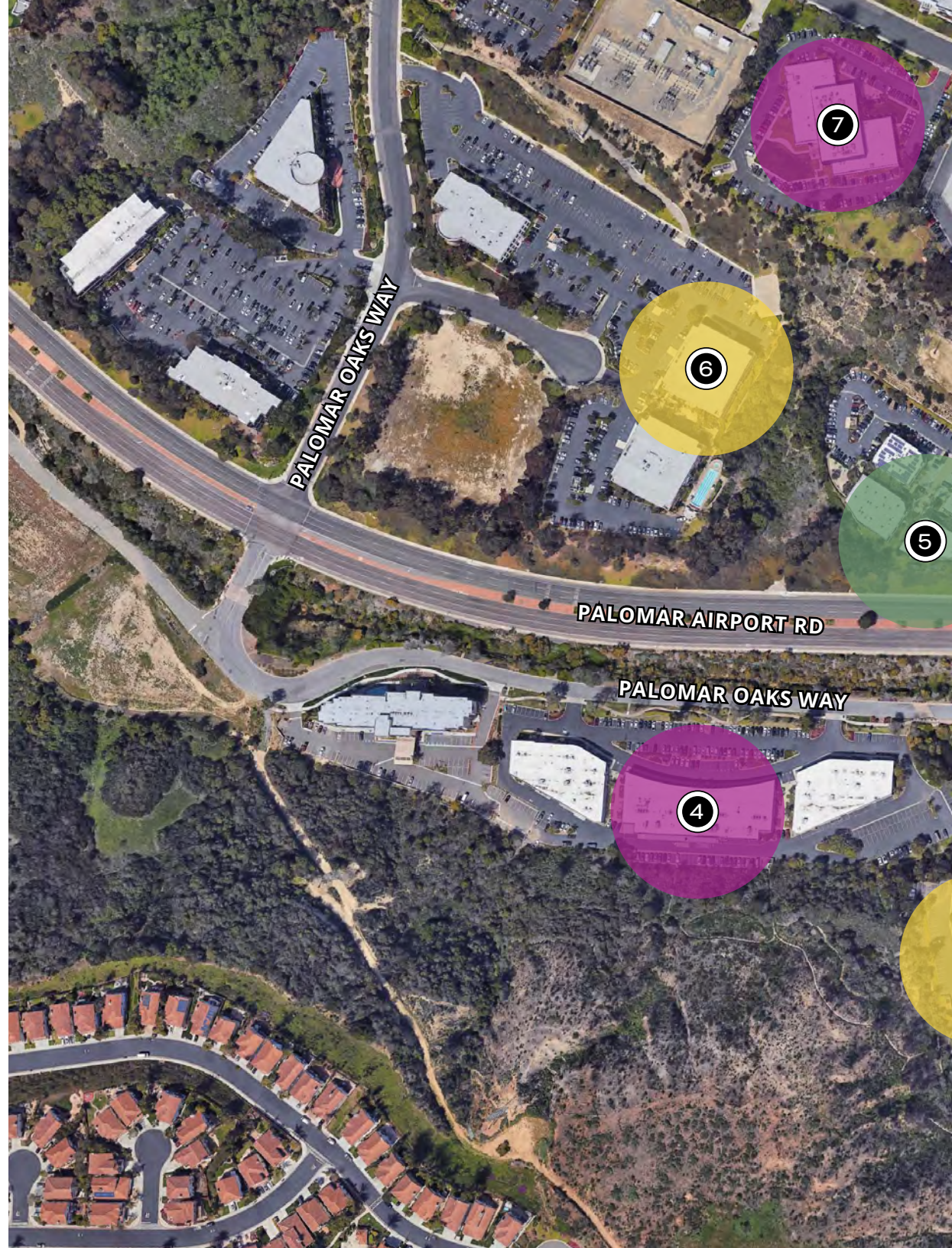
**Regus**®

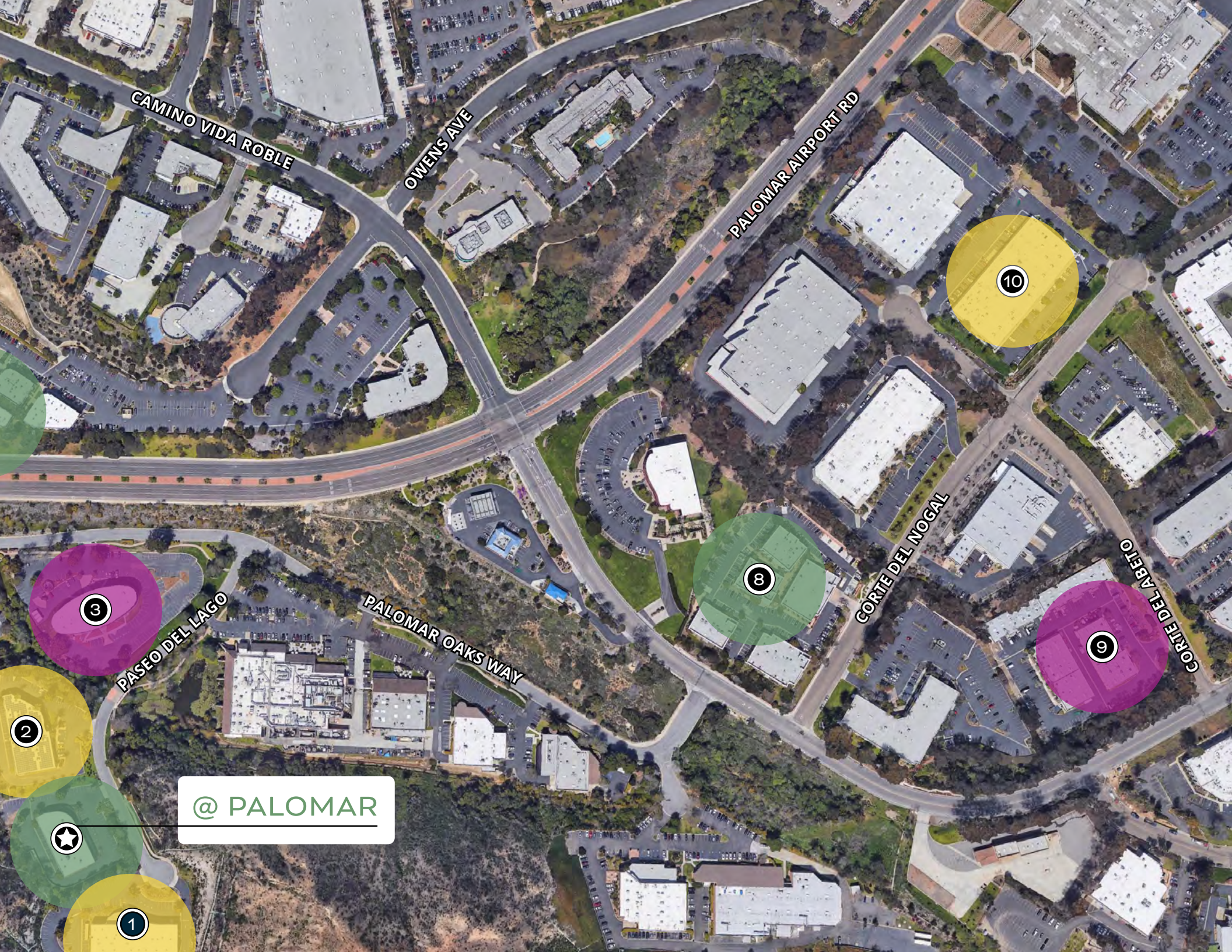
  
CHELSEA  
INVESTMENT CORPORATION

sendx

**ASM**  
affiliates  
Archaeology • History • Ethnography • Architectural History

TRANSWORLD





CAMINO VIDA ROBLE

OWENS AVE

PALOMAR AIRPORT RD

CORTE DEL NOGAL

CORTE DEL ARBTO

PALOMAR OAKS WAY

PASEO DEL LAGO

@ PALOMAR

10

8

9

3

2



1

# AMENITIES

## 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

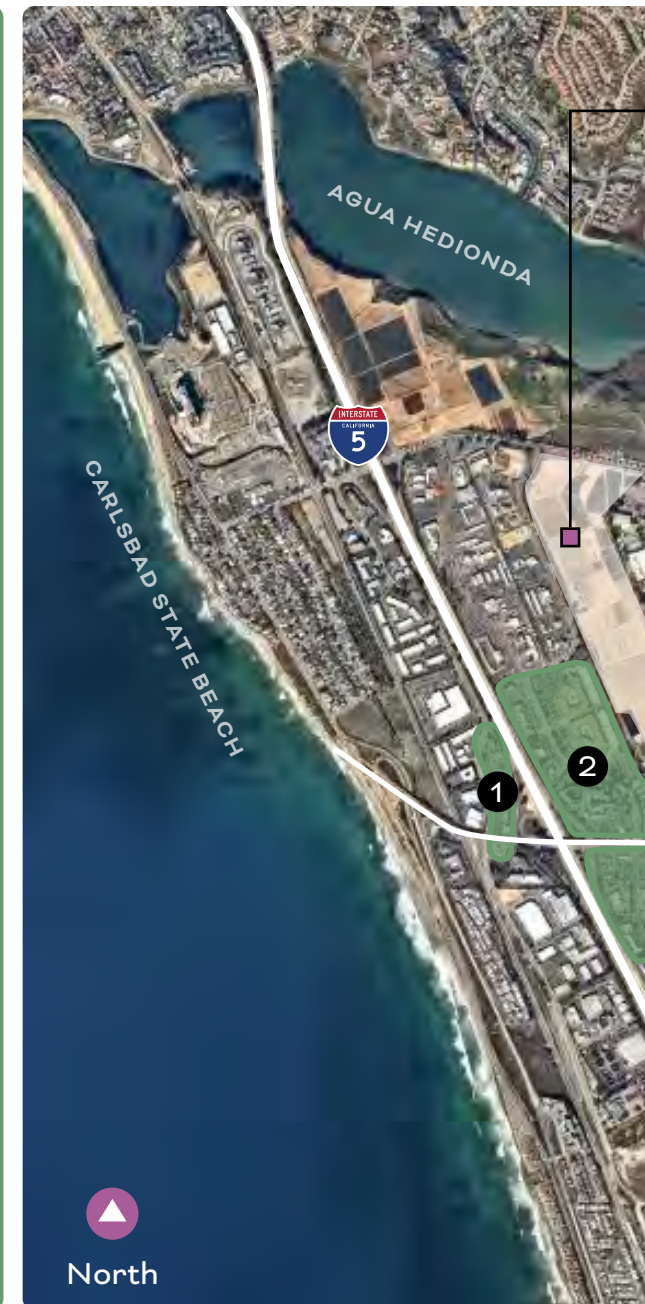
California Bank & Trust  
Panera Bread

## 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



North



6349 PASEO DEL LAGO

# AREA OVERVIEW

## CARLSBAD

### 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."*



## CARLSBAD

85%

of businesses agreed  
that the city was an  
**Excellent Place  
To Do Business**

97%

of residents approve of  
**Carlsbad's Quality Of Life**

95%

of businesses thought that  
Carlsbad offered the  
**Highest Quality Of Life**

## KEY INDUSTRIES



Sports & Active  
Lifestyles



Information &  
Communications  
Technology



Life Sciences

## NORTH COUNTY

North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state which suggests that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent—making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.

### CARLSBAD DEMOGRAPHICS *\*For 2021, 5-Mile Radius*



203,506  
Population



43  
Median Age



55%  
College Degree



\$105,000  
Median  
Household Income



20.4%  
Employment  
Growth



\$836,369  
Median  
Home Value

### THE INNOVATORS: CARLSBAD EMPLOYERS

**ViaSat**

**REEF**

**IONIS**  
PHARMACEUTICALS

**ThermoFisher**  
SCIENTIFIC

**JaylorMade**

**VERVE**



**ezoic**

**COOLA**  
organicsuncarecollection

# @PALOMAR

6349 PASEO DEL LAGO  
CARLSBAD, CA 92011

## CONTACT

**TUCKER HOHENSTEIN, SIOR**  
Senior Executive Vice President  
CA Lic. 00999360  
1760 930 7966  
[tucker.hohenstein@colliers.com](mailto:tucker.hohenstein@colliers.com)

**MIKE ERWIN, SIOR**  
Senior Executive Vice President  
CA Lic. 01242826  
+1 760 930 7971  
[mike.erwin@colliers.com](mailto:mike.erwin@colliers.com)

**HANK JENKINS**  
Senior Associate  
CA Lic. 01981328  
+1 760 930 7904  
[hank.jenkins@colliers.com](mailto:hank.jenkins@colliers.com)

Colliers  
5901 Priestly Drive  
Suite 100  
Carlsbad, CA 92008  
[www.colliers.com/sandiego](http://www.colliers.com/sandiego)



Accelerating success.

### Disclaimer

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.