

# UNDER NEW OWNERSHIP



## TheQuad

5740-5770 Fleet Street, Carlsbad

# TheQuad



Class A  
Office



Onsite  
Fitness Center



Outdoor  
Lounge Space



Prime  
Coastal Location

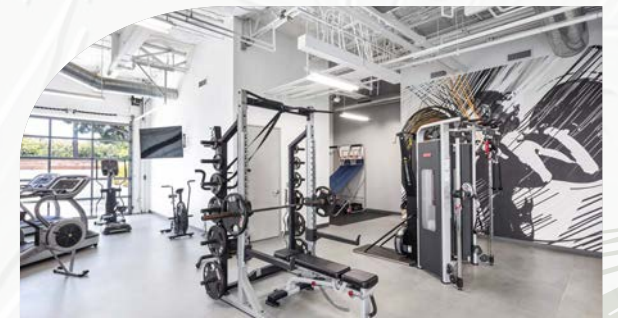


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## Property Highlights

### North San Diego's Premier Corporate HQ Location

- Prestigious Carlsbad Ranch location
- Private balconies with panoramic views of the Pacific Ocean and Carlsbad Flower Fields
- Proposed upgrades include pickleball court and onsite cafe
- Outdoor lounge space, bike racks, EV charging stations, bocce ball court, table tennis, and public Wi-Fi
- Immediate access to Interstate 5 via Cannon Road or Palomar Airport Road
- Close proximity to restaurants, hotels, and other amenities
- New exterior improvements and onsite fitness center with showers and lockers
- Efficient floor plans with quality tenant improvements
- Building and monument signage available
- Onsite property management
- After-hours security access system
- Two-story lobbies



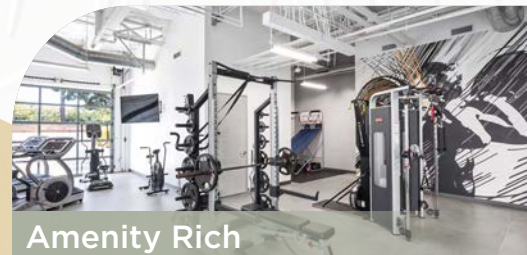
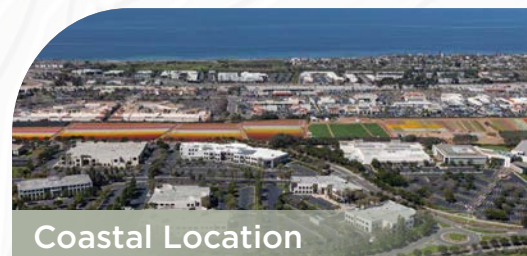
Onsite Fitness Center



Corporate Event Space

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## Site Plan



- △ POTENTIAL DOCK-HIGH DOOR
- POTENTIAL GRADE-LEVEL DOOR

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## Availabilities

BUILDING	BUILDOUT	SUITE	SIZE (RSF)	AVAILABILITY	LEASE RATE
5740	Creative	100	4,187 RSF	Now	\$3.20/SF + E
5740	Traditional	110	2,853 RSF	Now	\$3.20/SF + E
5740	Traditional	150	4,148 RSF	Now	\$3.20/SF + E
5760	Shell	100A	4,996 RSF	Now	\$3.20/SF + E
5760	Creative	200	7,301 RSF	Now	\$3.20/SF + E
5760	Creative	220	10,876 RSF	Now	\$3.20/SF + E



# TheQuad

## Floor Plans

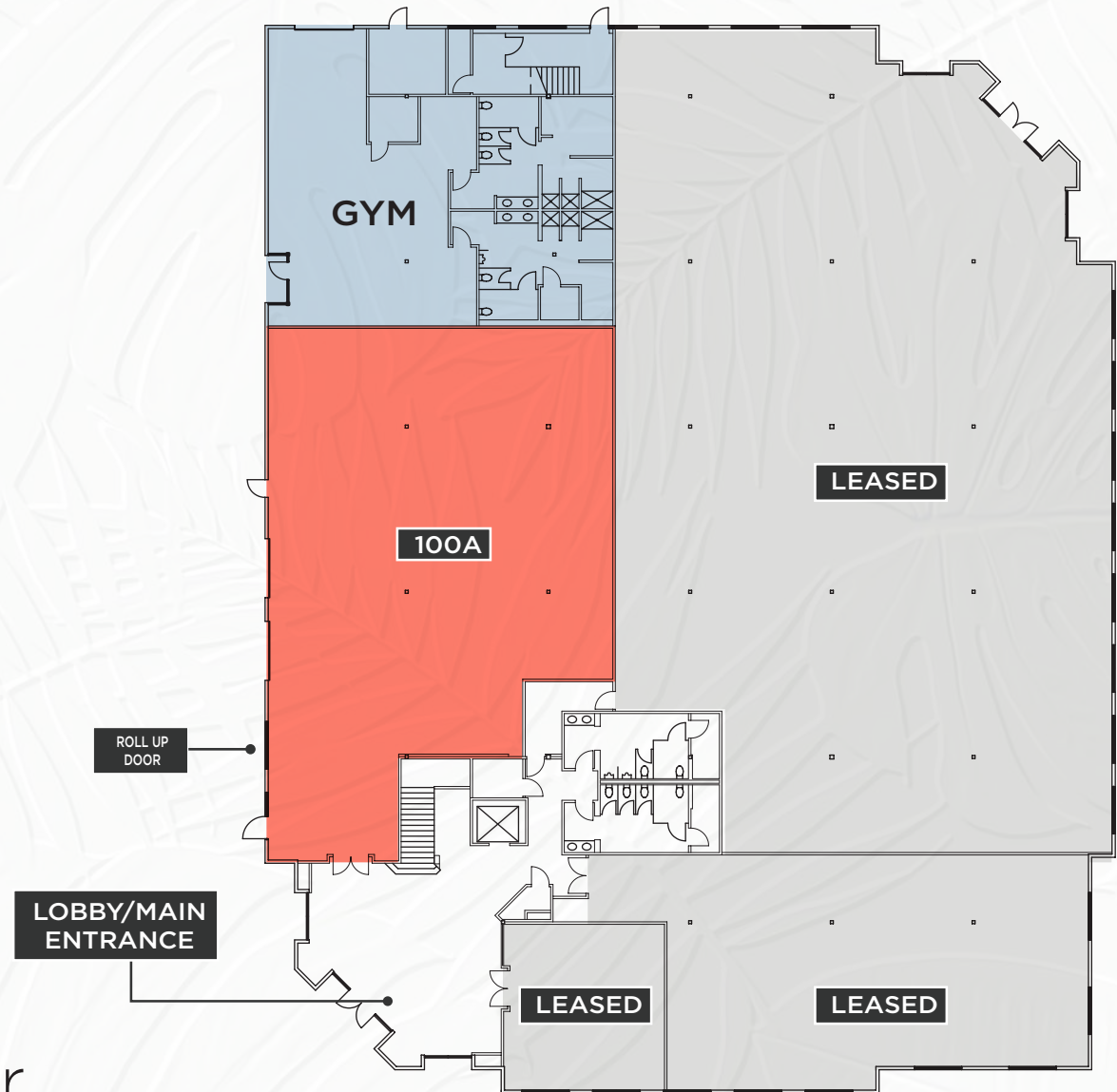


### First Floor 5740 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5740	Creative	100	4,187 RSF	Now	\$3.20/SF + E
5740	Traditional	110	2,853 RSF	Now	\$3.20/SF + E
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# TheQuad

## Floor Plans



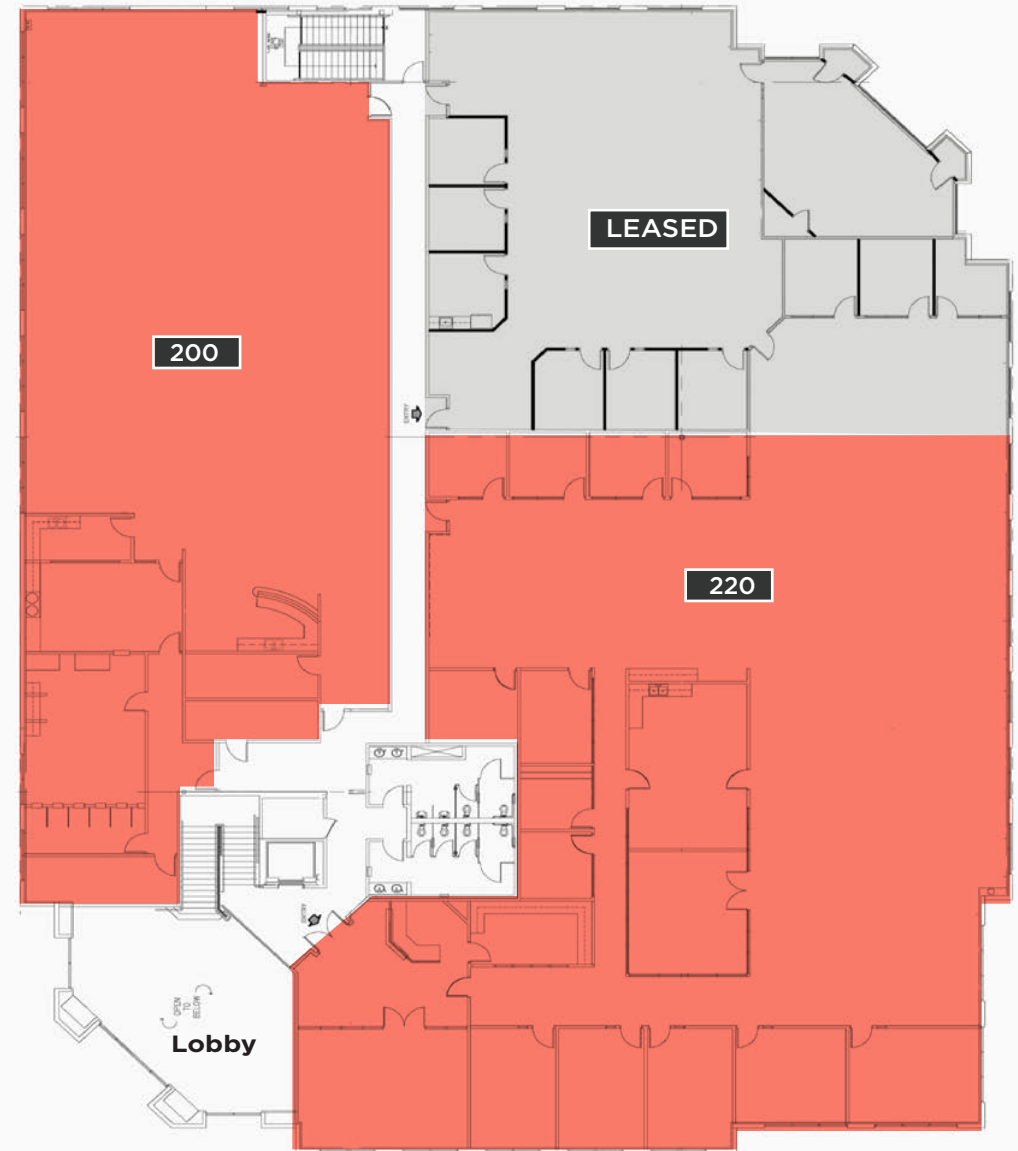
### First Floor

## 5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Shell	100A	4,996 RSF	Now	\$3.20/SF + E

# TheQuad

## Floor Plans



### Second Floor 5760 Fleet Street

BUILDING	BUILDOUT	SUITE	SIZE	AVAILABILITY	LEASE RATE
5760	Creative	200	7,300 RSF	Now	\$3.20/SF + E
5760	Creative	220	10,876 RSF	Now	\$3.20/SF + E

# TheQuad Gym



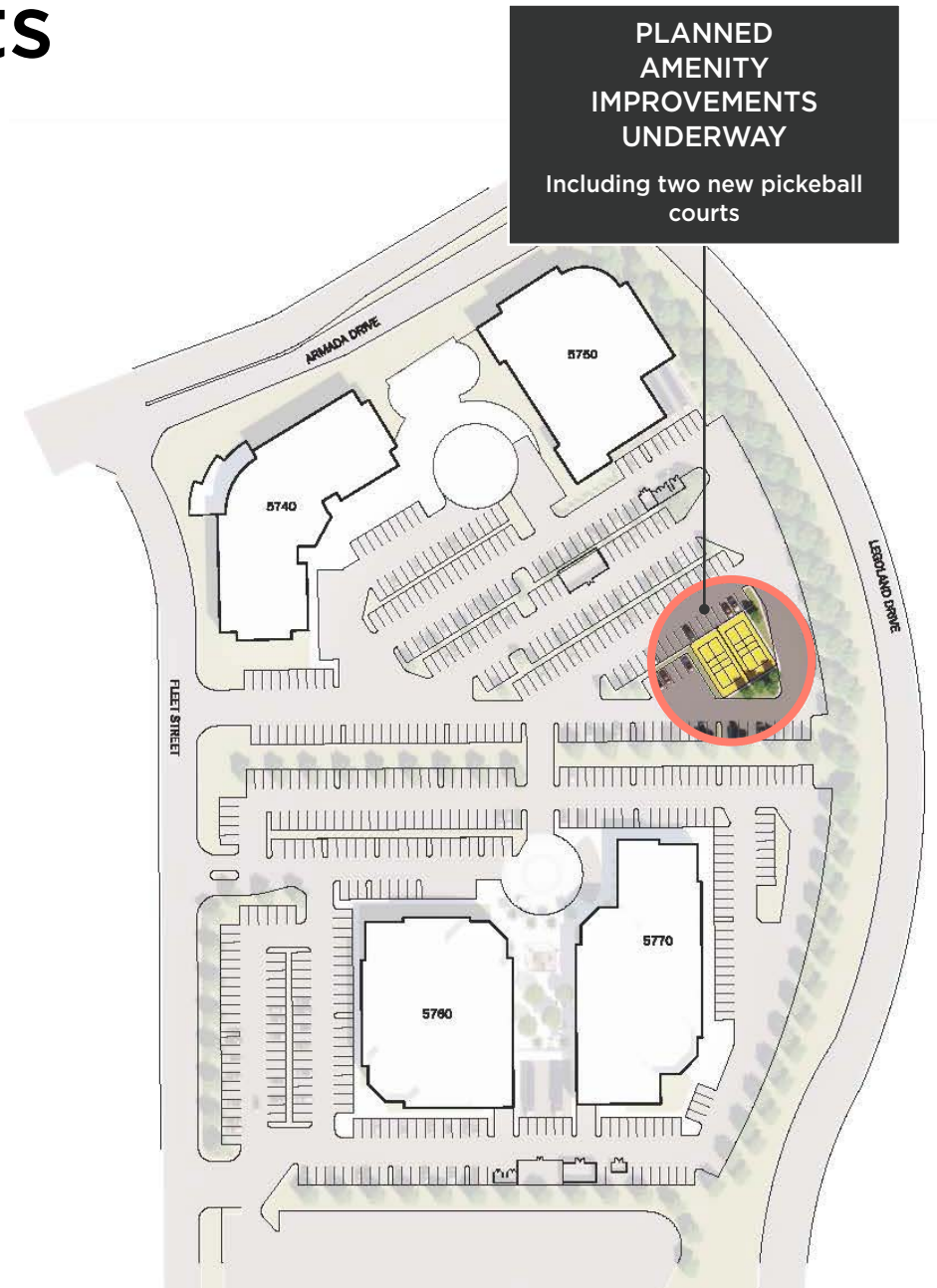
# The Quad

## Outdoor Lounge



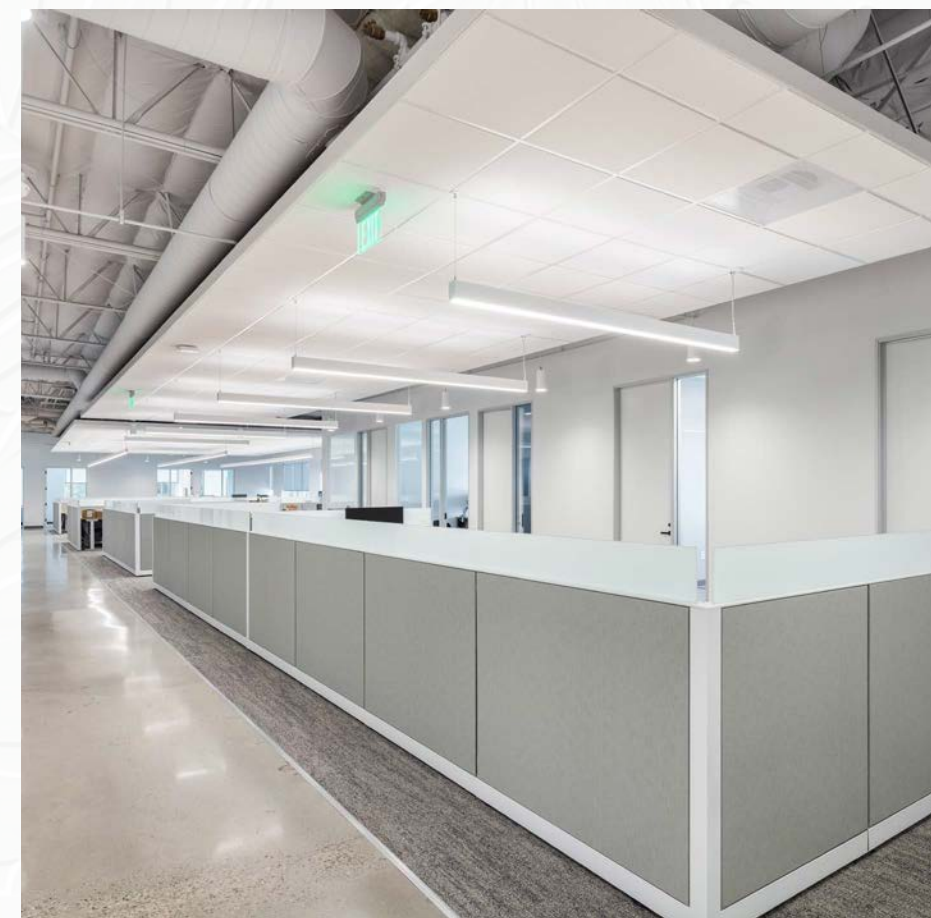
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## Conceptual Plan | Pickleball Courts



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## Building Finishes



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## Local Amenities

Del Mar  
Cardiff  
Encinitas

  
Carlsbad State  
Beach

**TheQuad**

Palomar Place Shopping Center

- STARBUCKS
- WELLS FARGO
- Kotija TACO SHOP
- burger lounge
- veggiegrill
- celebrate the vegetable!
- crumbl cookies
- NOTHING bundt CAKES

Windmill Food Hall

- Chevron
- EXTRA MILE

LEGOLAND

5760

5770

5740

5750

COSTCO

Carlsbad Premium Outlets

- adidas
- NIKE
- COACH
- LACOSTE
- rubios
- torralba outlet

Hilton Garden Inn

MIDWAYS

IN-N-OUT BURGER

KINGS

VUORI

THE FLOWER FIELDS

Paseo Carlsbad - Phase 1

- PF CHANG'S
- corner bakery
- BJ's



Agricultural Open Space  
(CR-A-OS)

Drive **Times**

10 MIN.  
McClellan  
Palomar Airport

5 MIN.  
Interstate 5  
Pacific Ocean

1 HR.15 MIN.  
Riverside  
County

1 HR.  
Orange  
County

35 MIN.  
Downtown  
San Diego

Cannon Road

Armada Drive

Palomar Airport Road

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## About Barker Pacific Group, Inc.

Barker Pacific Group, Inc. (“BPG”) is a vertically integrated real estate investment firm with extensive experience in the acquisition, development, property management, asset management, and construction management of complex commercial real estate projects. Founded in 1983, the firm has developed, acquired, and operated high-quality properties across California—including San Francisco, Los Angeles, Sacramento, and San Diego—as well as key markets in Austin, San Antonio, Houston, Phoenix, Las Vegas, and South Florida.

Mark Handin serves as Managing Principal of the firm, which maintains offices in Los Angeles, San Francisco, Roseville, Fullerton, Pasadena, Santa Ana, Phoenix, and Las Vegas.

BPG’s expertise spans the acquisition, repositioning, and management of premier office, self-storage, and residential assets in major U.S. markets. The firm has a long-standing history of working with nationally recognized corporate tenants, including IBM, British Petroleum, and Northrop Grumman, among others. Through a flexible and entrepreneurial approach, BPG identifies market inefficiencies and implements creative, disciplined strategies to unlock value—delivering superior, risk-adjusted returns for investors and capital partners across a broad range of investment structures and market cycles.

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