

# CARLSBAD CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2724

  
PARKING  
ONLY  
MINIMUM  
FINE \$250  
VAN  
ACCESSIBLE

  
PARKING  
ONLY  
APPROX  
10.50

Carlsbad's Premier Business Park

H.G. FENTON COMPANY

CBRE

# Project Features

- Premier R&D/Flex Business Park totaling 176,132 SF
- Excellent Carlsbad location
- Campus-like setting with extensive window line, outdoor eating areas, and mature landscaping
- Diverse unit sizes/flexible office build out, including:
  - Free-Standing Flex/R&D buildings
  - Multi-Tenant suites
- Walking distance to retail amenities
- Locally owned and professionally managed by the H.G. Fenton Company
- Opportunity to move and expand within project and greater H.G. Fenton Portfolio
- Internet: Fiber Connectivity Available

## Common Area Green Initiatives



SMART WATER  
VALVES

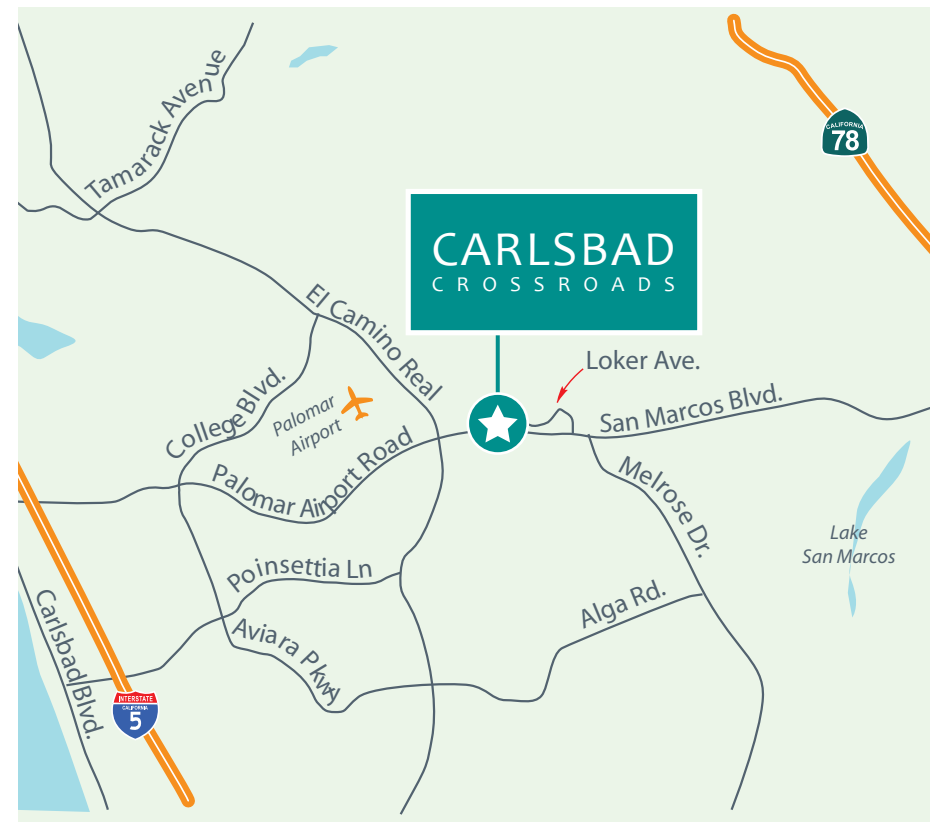


DROUGHT  
TOLERANT PLANTS



LED LIGHTING  
UPGRADES

LOWER MONTHLY OPERATIONAL COSTS  
POSITIVE ENVIRONMENTAL IMPACT





**CARLSBAD**  
CROSSROADS

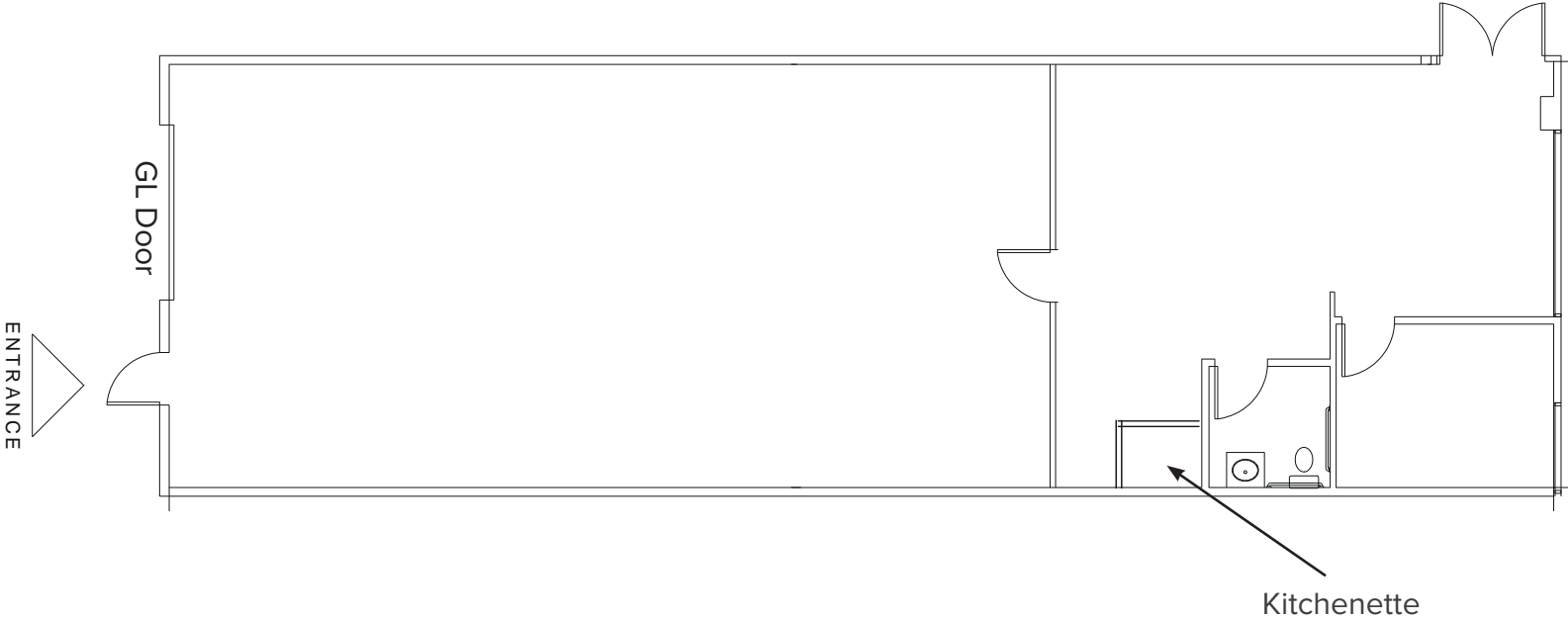
AVAILABILITIES					
<b>BUILDING</b>	2720	2734	2734	2734	2736
<b>SUITE#</b>	M	C	D	H&I	D
<b>TOTAL SF</b>	2,003	1,185	1,214	2,982	2,474
<b>SPACE TYPE</b>	Industrial	Industrial	Industrial	Industrial	Industrial
<b>% BUILDOUT</b>	±30%	±10%	±10%	±65%	Shell Warehouse
<b>BASE RENT/SF</b>	\$1.50/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.50/SF + NNN ±\$0.38/SF	\$1.45/SF + NNN ±\$0.38/SF
<b>AVAILABLE</b>	Now	8/1/26	8/1/26	8/1/26	5/15/26

# 2720 Loker Avenue West

## Existing Floor Plan

### Suite M

- Exclusive restroom
- Open office area
- Kitchenette
- 1 Grade roll-up door



  
2,003 SF

  
\$1.50 NNN

  
30% OFFICE

  
Kitchenette

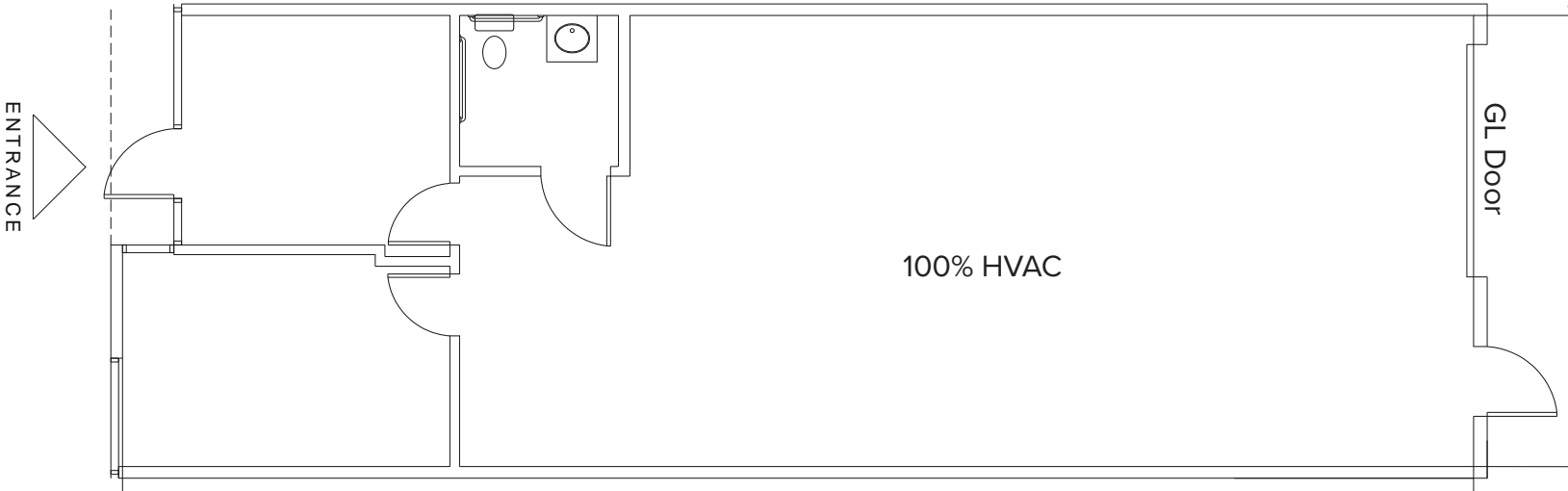
  
AVAILABLE  
Now

# 2734 Loker Avenue West


## Existing Floor Plan


### Suite C


- Exclusive restroom
- 1 Private office
- 100% HVAC
- 1 Grade roll-up door




  
1,185 SF

  
\$1.50 NNN

  
10% OFFICE

  
100% HVAC

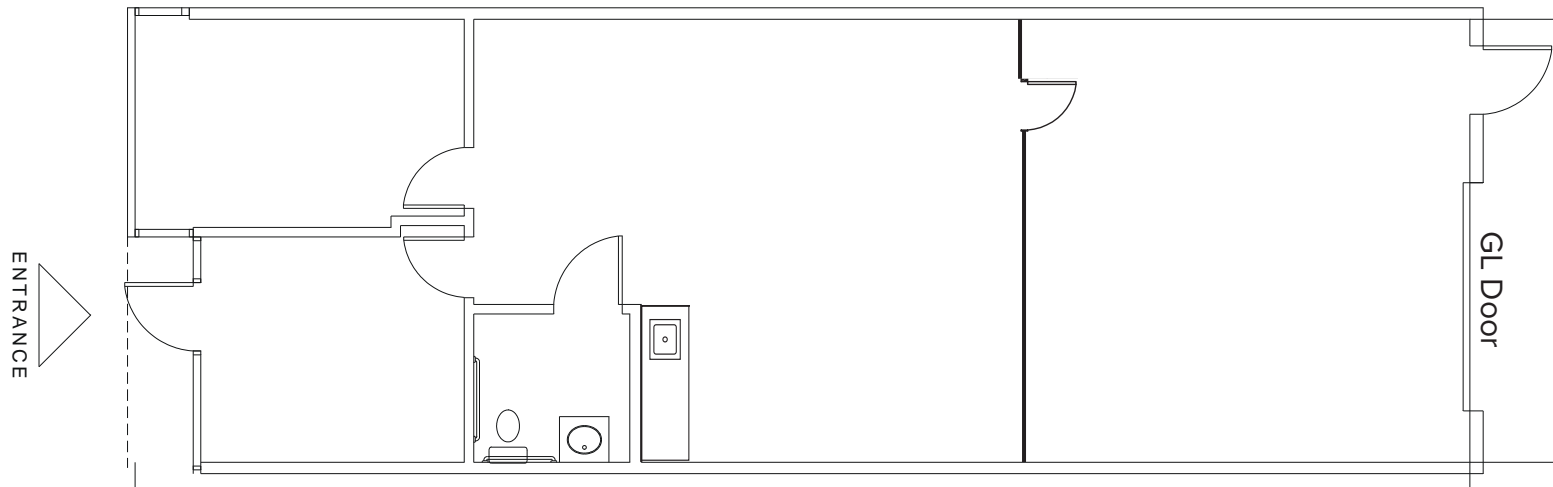
  
AVAILABLE  
8/1/26

# 2734 Loker Avenue West


## Existing Floor Plan

### Suite D


- Exclusive restroom
- 1 Private office
- 1 Grade roll-up door




1,214 SF




\$1.50 NNN



10% OFFICE



1 GRADE  
ROLL UP



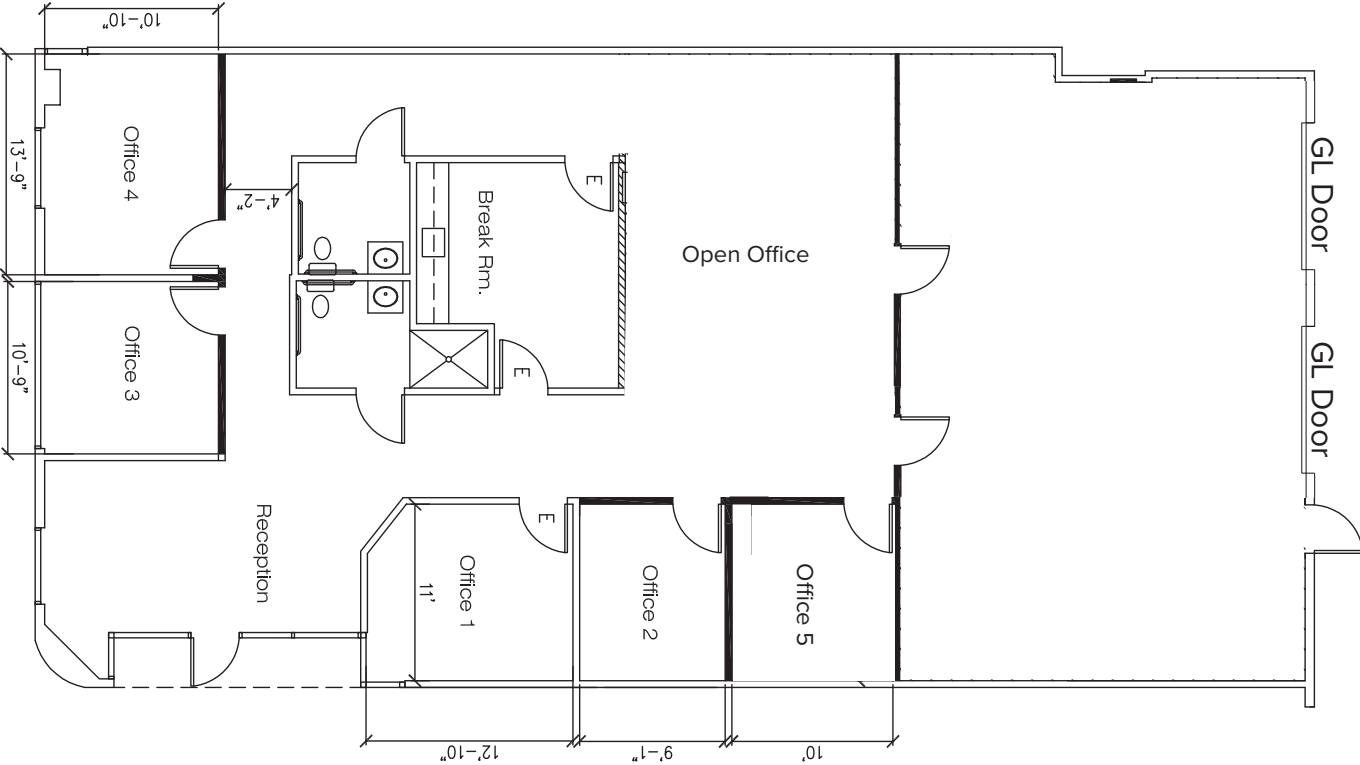
AVAILABLE  
8/1/26

# 2734 Loker Avenue West

## Existing Floor Plan

### Suite H&I

- 2 Exclusive restrooms
- 5 Private offices
- Kitchenette
- 2 Grade roll-up doors




  
2,982 SF

  
\$1.50 NNN

  
65% OFFICE

  
2 GRADE ROLL UPS

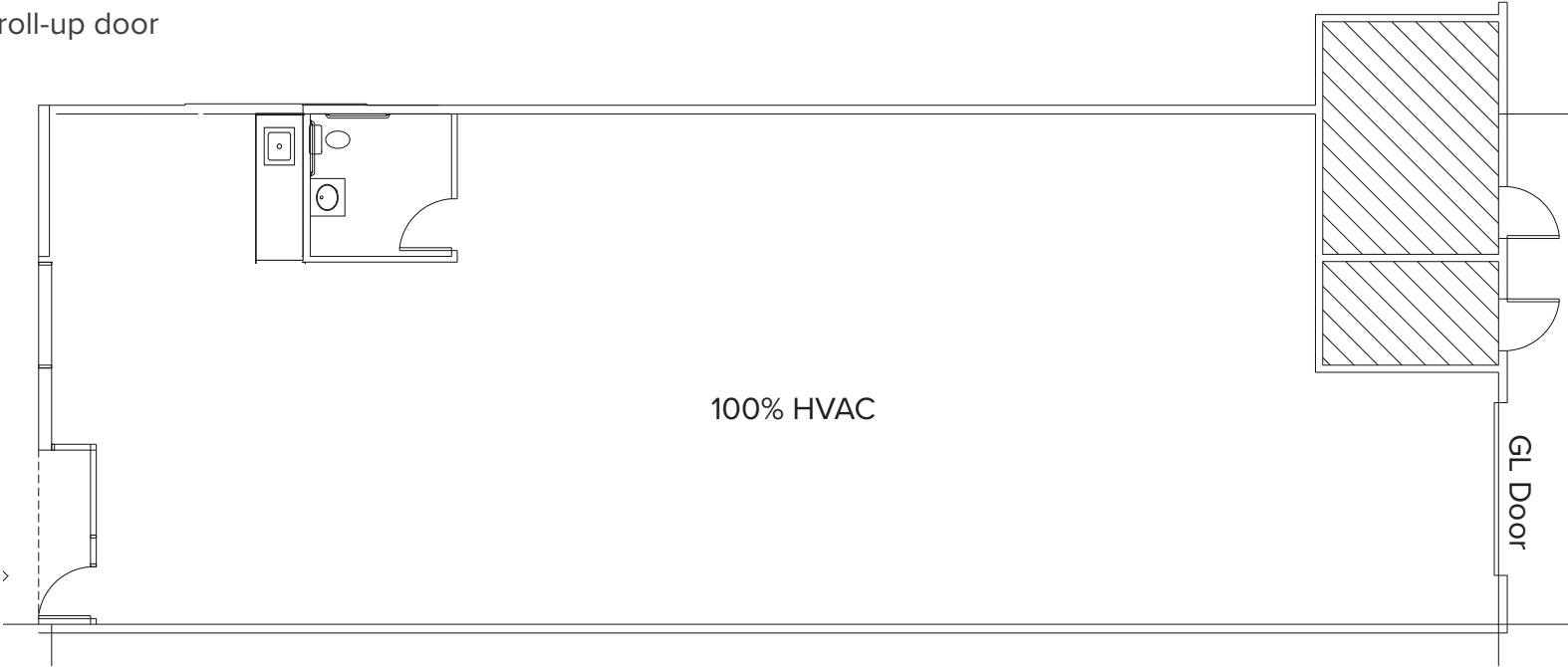
  
AVAILABLE 8/1/26

# 2736 Loker Avenue West

## Existing Floor Plan


### Suite D

- Exclusive restroom
- Kitchenette
- 100% HVAC
- 1 Grade roll-up door



  
2,380 SF

  
\$1.45 NNN

  
100% HVAC

  
Kitchenette

  
AVAILABLE  
5/15/2026

# Site Plan





# CARLSBAD

## CROSSROADS

LOKER AVENUE WEST, CARLSBAD 92010

2736

### CONTACTS

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