

For Lease: Multi-Tenant Office & Industrial Business Center  
**PACIFIC POINT BUSINESS CENTER**  
5825–5875 Avenida Encinas | Carlsbad, CA 92008



**PROPERTY HIGHLIGHTS**

- Small office and flex suites available
- Prominent building location
- Highly visible location just west of Interstate 5 with easy access from both Palomar Airport Road and Cannon Road
- Professionally managed & maintained business park
- Walking distance to restaurants

For more information, please contact:

**David M. Steffy** | 760.845.6307 | [dsteffy@palomarcommercial.com](mailto:dsteffy@palomarcommercial.com) | CA License 00902739

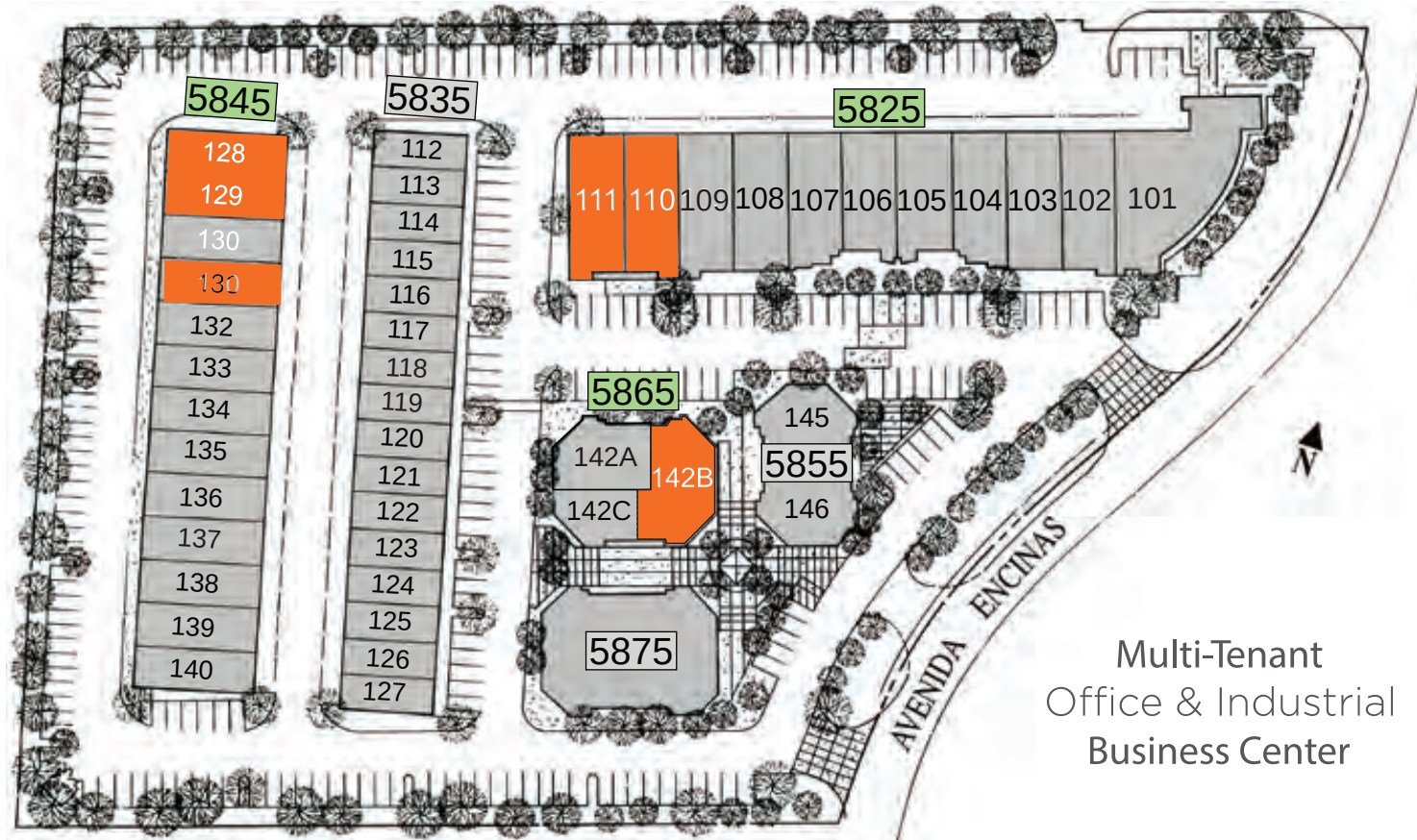


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## SITE PLAN

Available Units



Multi-Tenant  
Office & Industrial  
Business Center

Each flex unit will be charged \$.20 per square foot per month CAM charge. Prices are subject to change without notice.

| BLDG | SUITE   | SF    | OFFICE                                                 | RENT (PSF)       | AVAILABLE |
|------|---------|-------|--------------------------------------------------------|------------------|-----------|
| 5825 | 110     | 2,420 | Reception, 2 offices, restroom and warehouse           | \$2.15 PSF + CAM | NOW       |
| 5825 | 111     | 2,420 | Reception, 2 offices, restroom and warehouse           | \$2.15 PSF + CAM | NOW       |
| 5845 | 128/129 | 3,192 | Creative office & warehouse 100% hvac                  | \$2.25 PSF + CAM | NOW       |
| 5845 | 131     | 1,595 | Reception, 3 private office, restroom, break room      | \$2.15 PSF + CAM | NOW       |
| 5865 | 142B    | 2,792 | 100% Office, 4 private offices, break area, open areas | \$2.45 + U       | NOW       |

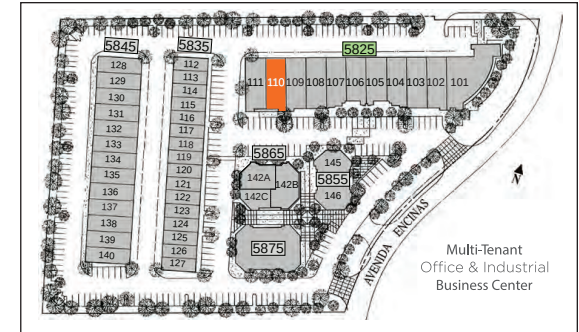
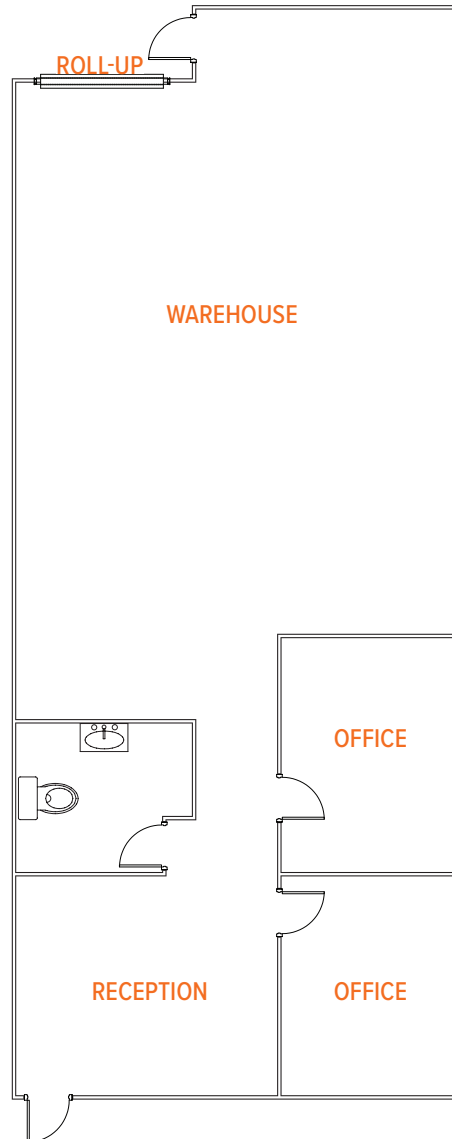
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**FOR LEASE**

5825 Avenida Encinas | Suite 110

Approx. 2,420 SF



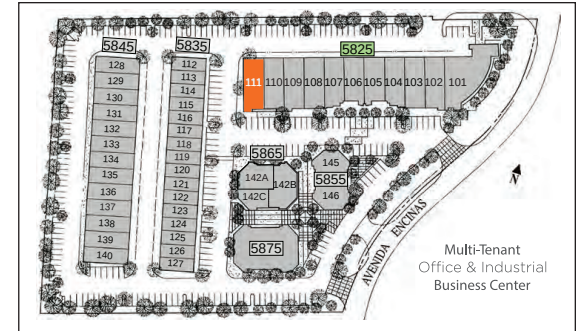
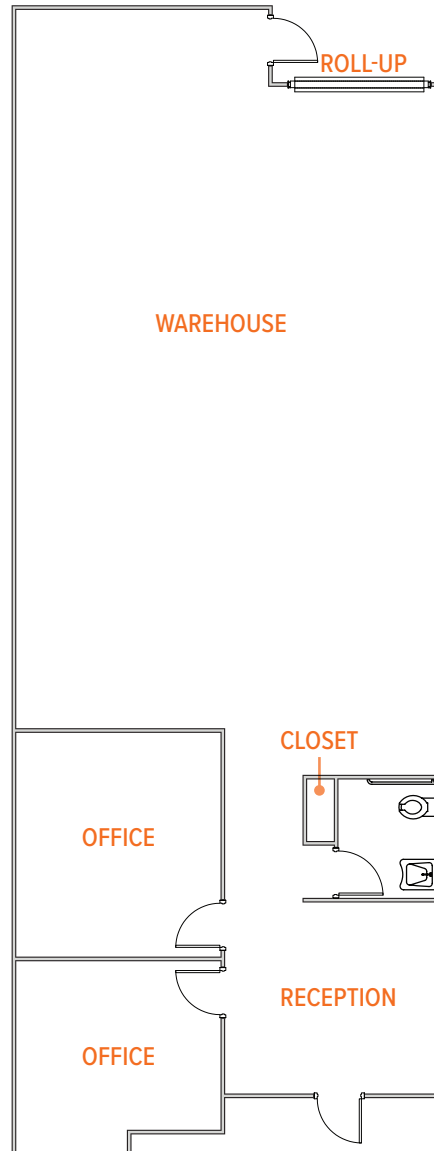
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**FOR LEASE**

**5825 Avenida Encinas | Suite 111**

Approx. 2,420 SF



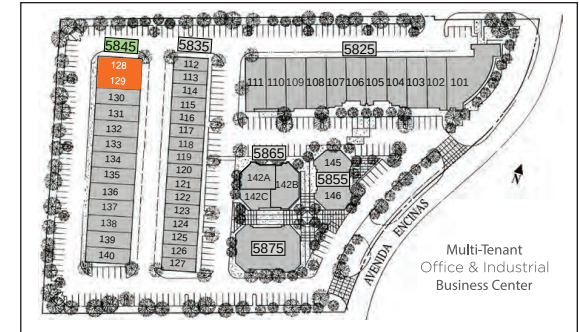
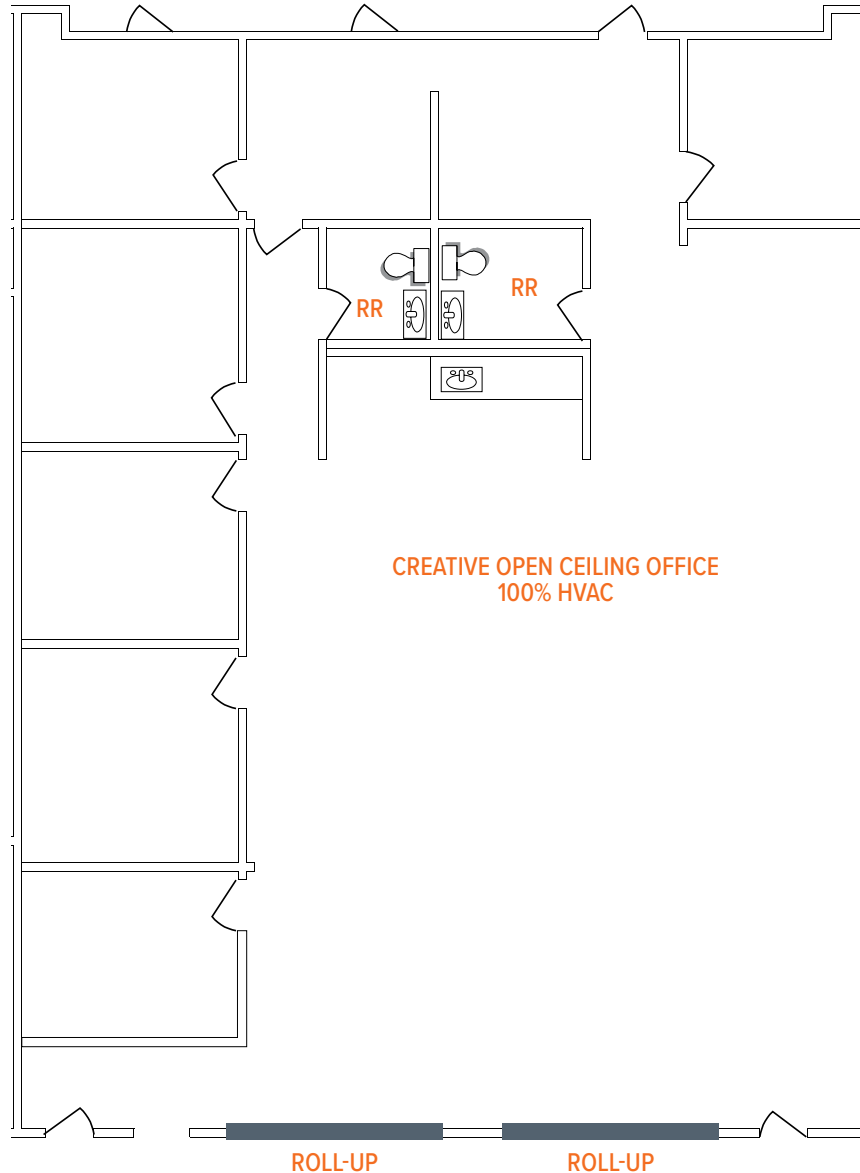
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**FOR LEASE**

**5845 Avenida Encinas | Suite 128/129**

Approx. 3,192 SF

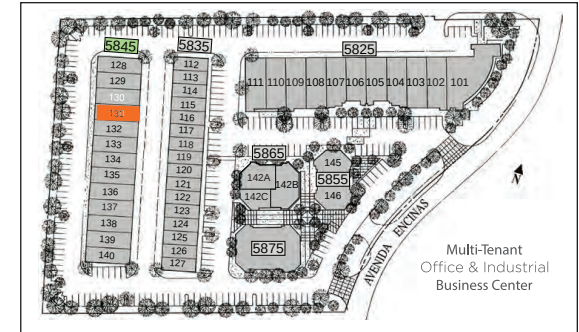
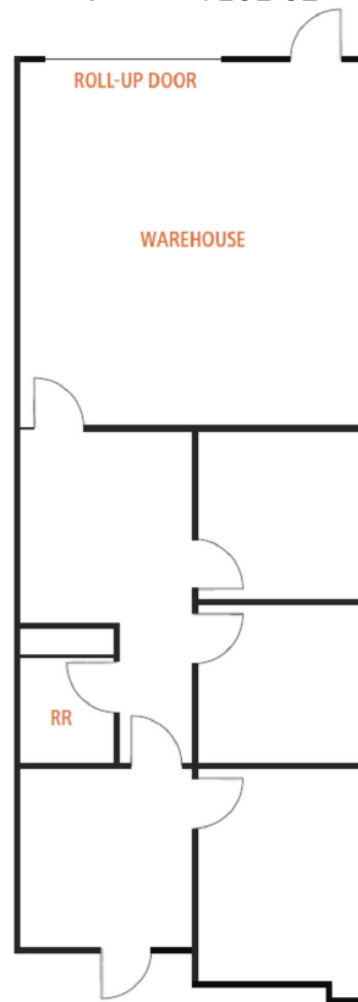


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**FOR LEASE**

5845 Avenida Encinas | Suite 131





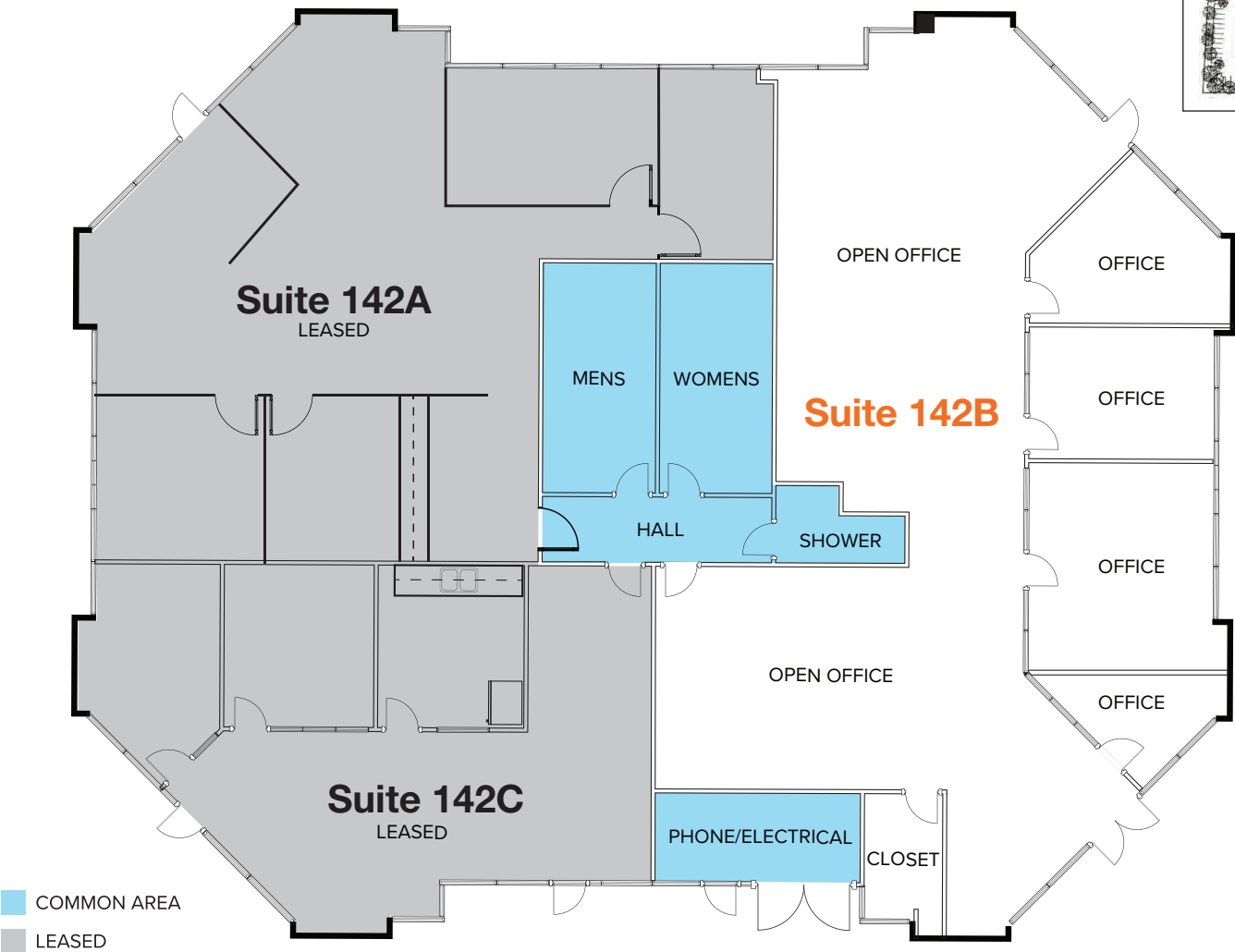
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FOR LEASE

5865 Avenida Encinas | Suite 142B

Approx. 2,792 SF





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AERIAL VIEW

