

UNDER NEW OWNERSHIP



TheQuad

5740-5770 Fleet Street, Carlsbad

TheQuad



Class A
Office



Onsite
Fitness Center



Outdoor
Lounge Space



Prime
Coastal Location



TheQuad

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



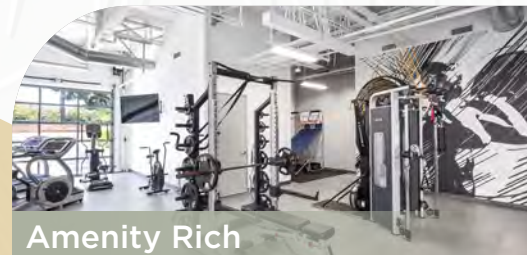
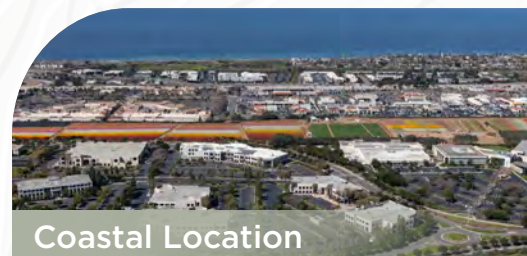
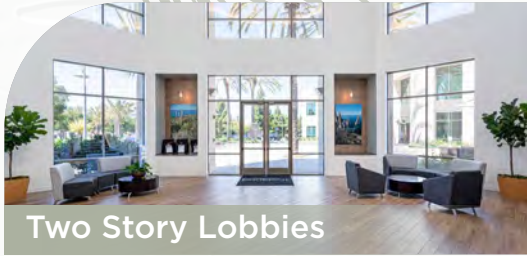
Onsite Fitness Center



Corporate Event Space

TheQuad

Site Plan



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

TheQuad

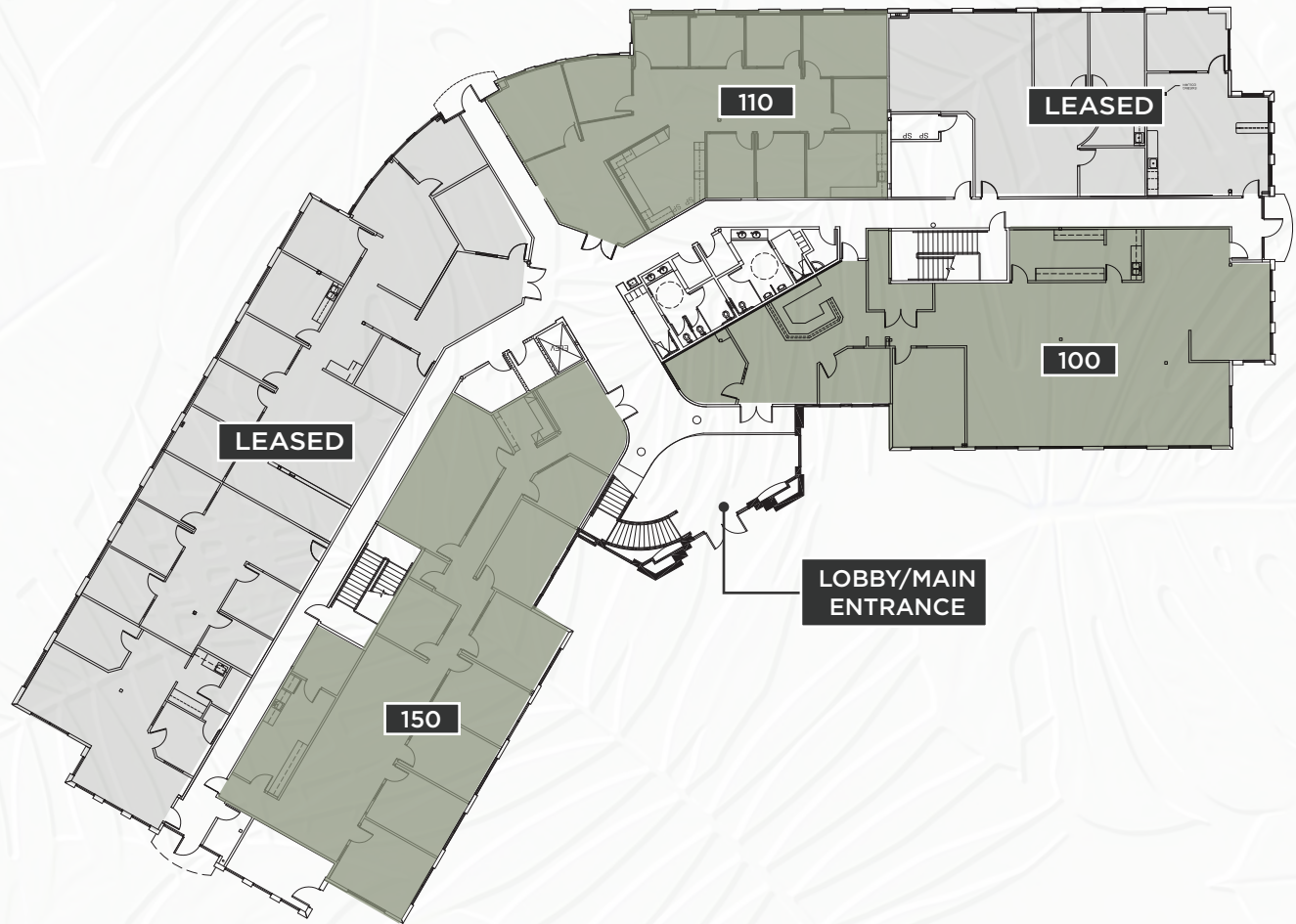
Availabilities

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



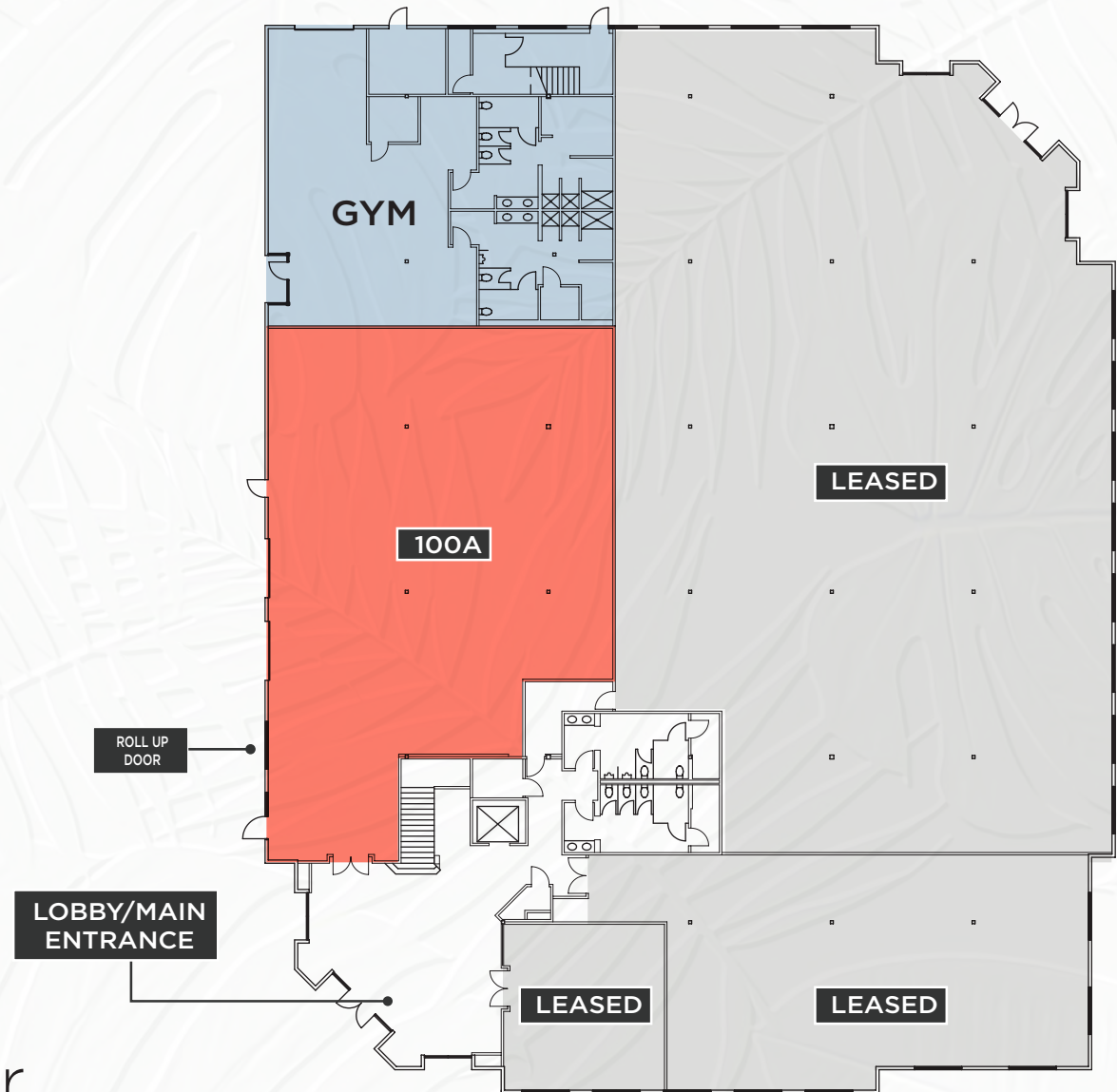
First Floor

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
5740	Traditional	150	4,148 RSF	Now	\$3.20/SF + E

TheQuad

Floor Plans



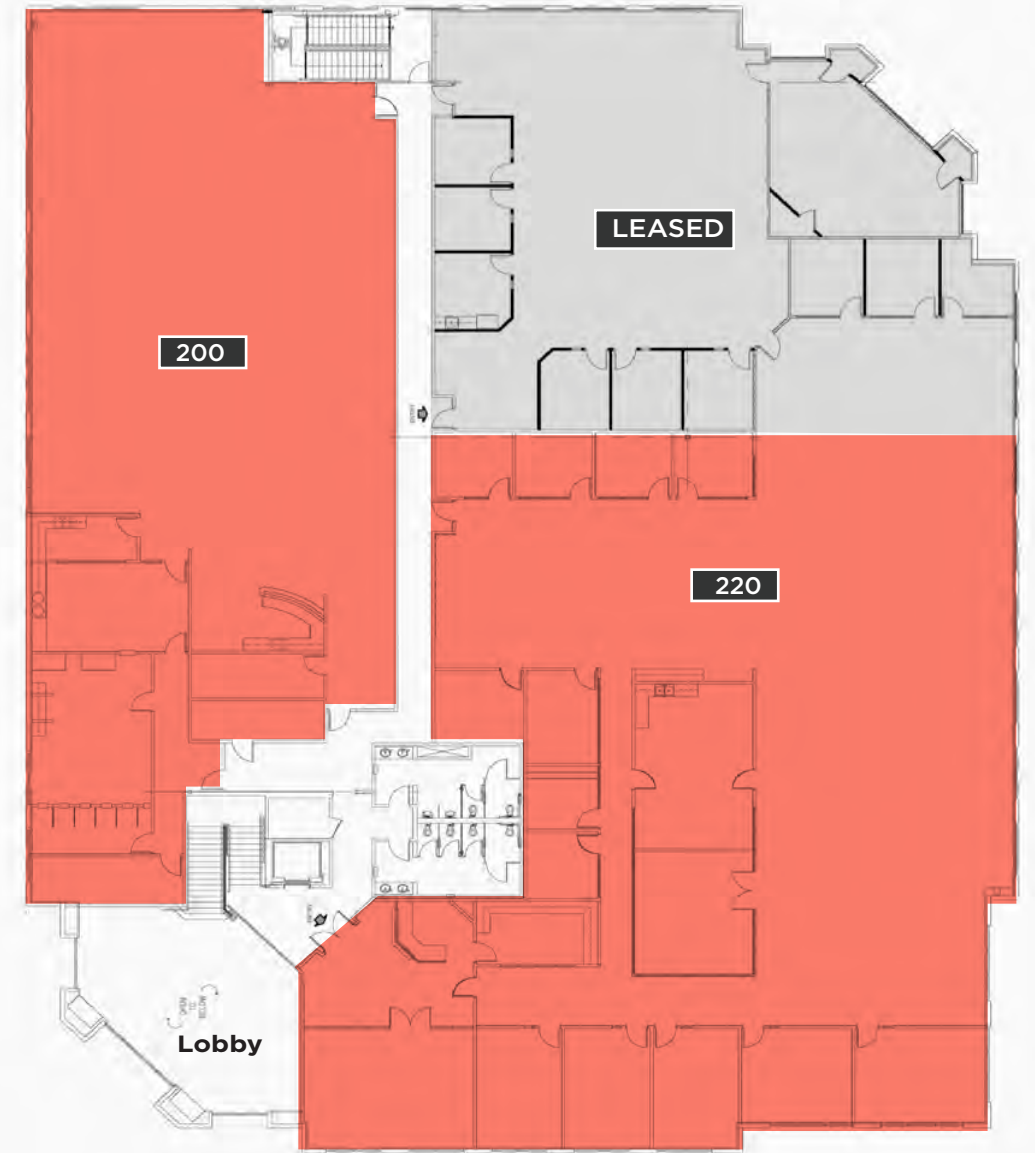
First Floor

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



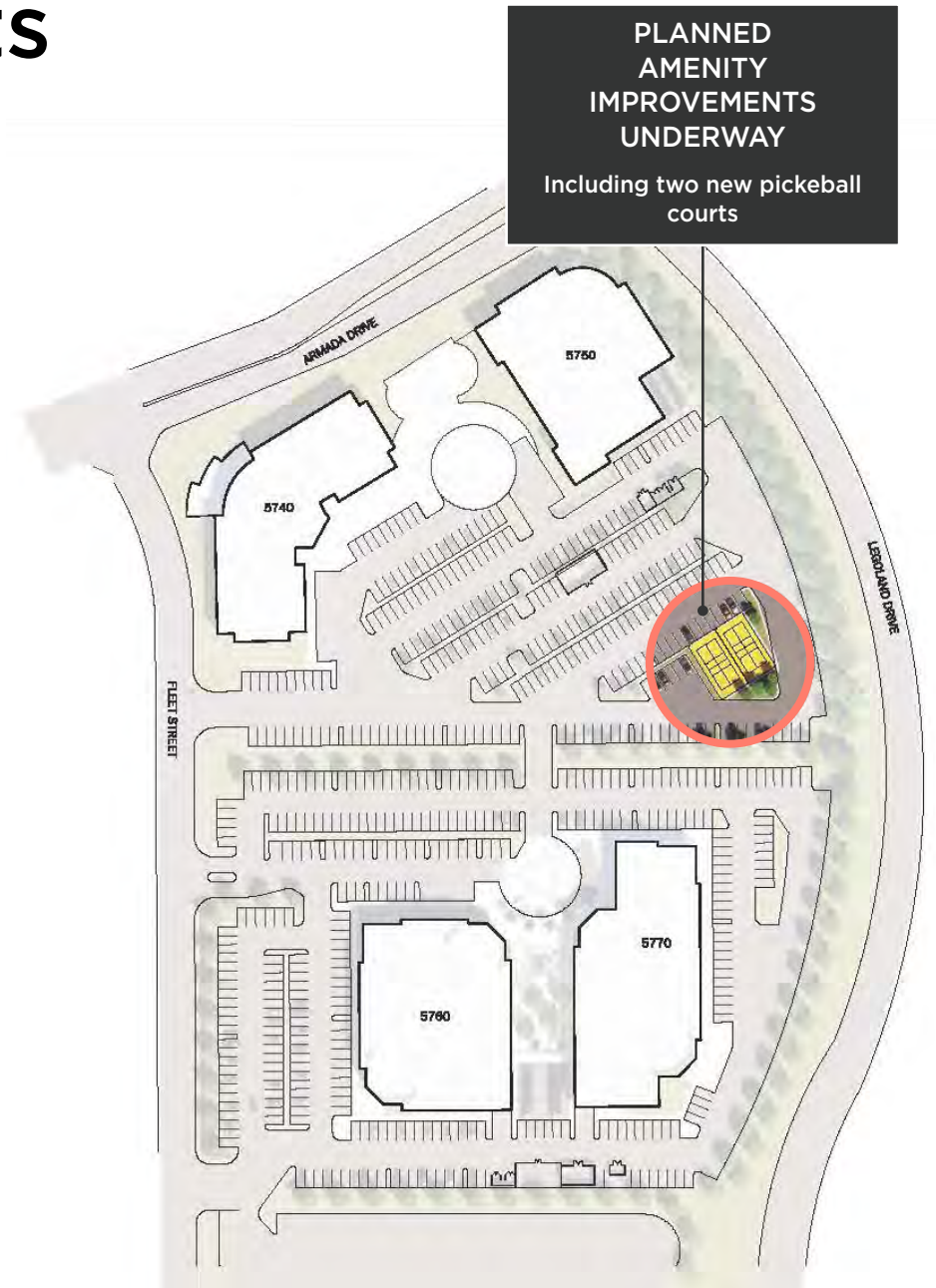
The Quad

Outdoor Lounge



TheQuad

Conceptual Plan | Pickleball Courts

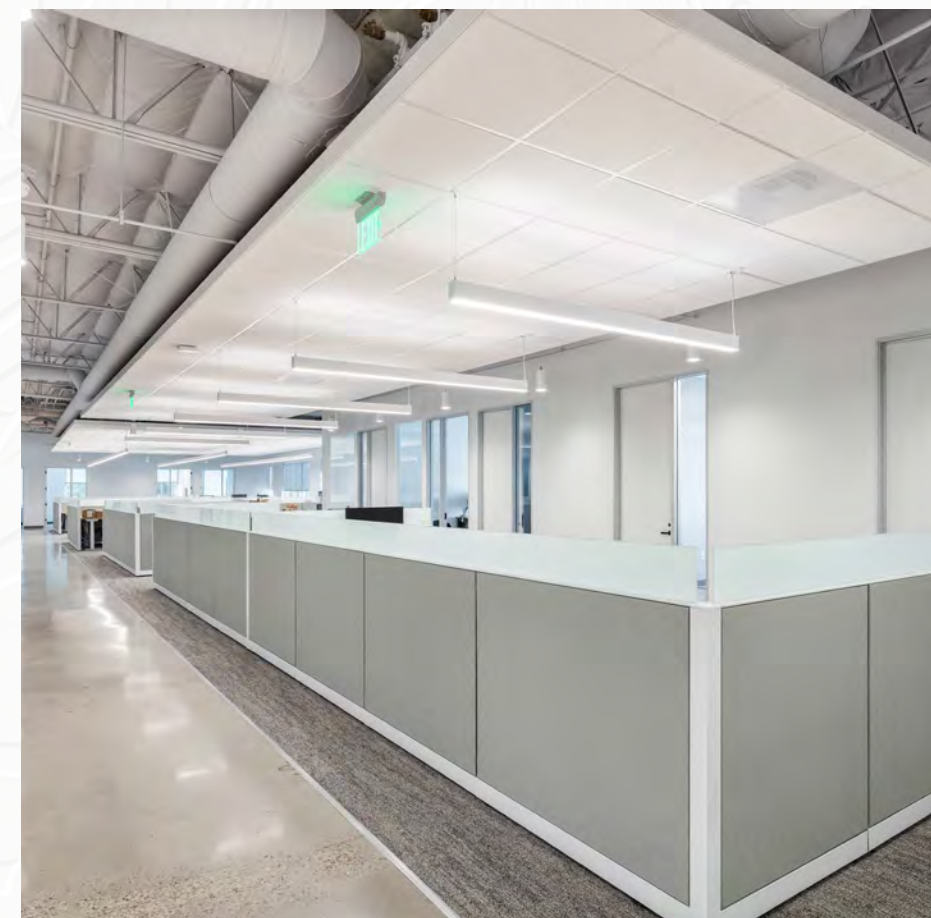


PLANNED
AMENITY
IMPROVEMENTS
UNDERWAY

Including two new pickleball
courts

TheQuad

Building Finishes



TheQuad

Local Amenities

Del Mar
Cardiff
Encinitas


Carlsbad State
Beach

TheQuad

Palomar Place Shopping Center

- STARBUCKS
- WELLS FARGO
- Kotija TACO HOUSE
- veggiegrill
- crumbl cookies
- NOTHING BUT CAKES

Windmill Food Hall

- Chevron
- EXTRA MILE

COSTCO

LEGOLAND

5760

5770

5740

5750

WESTIN
HOTELS & RESORTS

Agricultural Open Space
(CR-A-OS)

Palomar Airport Road

Armada Drive

Armada Drive

Cannon Road

Carlsbad Premium Outlets

- adidas
- NIKE
- COACH
- LACOSTE
- rubios

THE FLOWER FIELDS

Hilton
Garden Inn

Miguel's

IN-N-OUT
BURGER

KINGS

VUORI

Paseo Carlsbad - Phase 1

- PF CHANG'S
- BJ'S



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

TheQuad

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.

CONTACTS

ARIC STARCK
Executive Vice Chairman
760.431.4211
aric.starck@cushwake.com
CA Lic. #01325461

MATTY SUNDBERG
Senior Vice President
760.438.8518
matty.sundberg@cushwake.com
CA Lic. #01257446

ALEX BUSH
Senior Director
760.302.6343
alex.bush@cushwake.com
CA Lic. #02298794

