

±6,394 SF R&D FOR SUBLEASE | CARLSBAD, CA

# 1939 PALOMAR OAKS WAY



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# PROPERTY HIGHLIGHTS


 **Address:** 1939 Palomar Oaks Way, Suite A  
Carlsbad, CA 92011


 **Total Square Feet:** ±6,394 SF

 **Year Built:** 1989

 **Term:** Negotiable

 **Loading:** 1 Grade Level Door

 **Clear Height:** 20' Clear Height

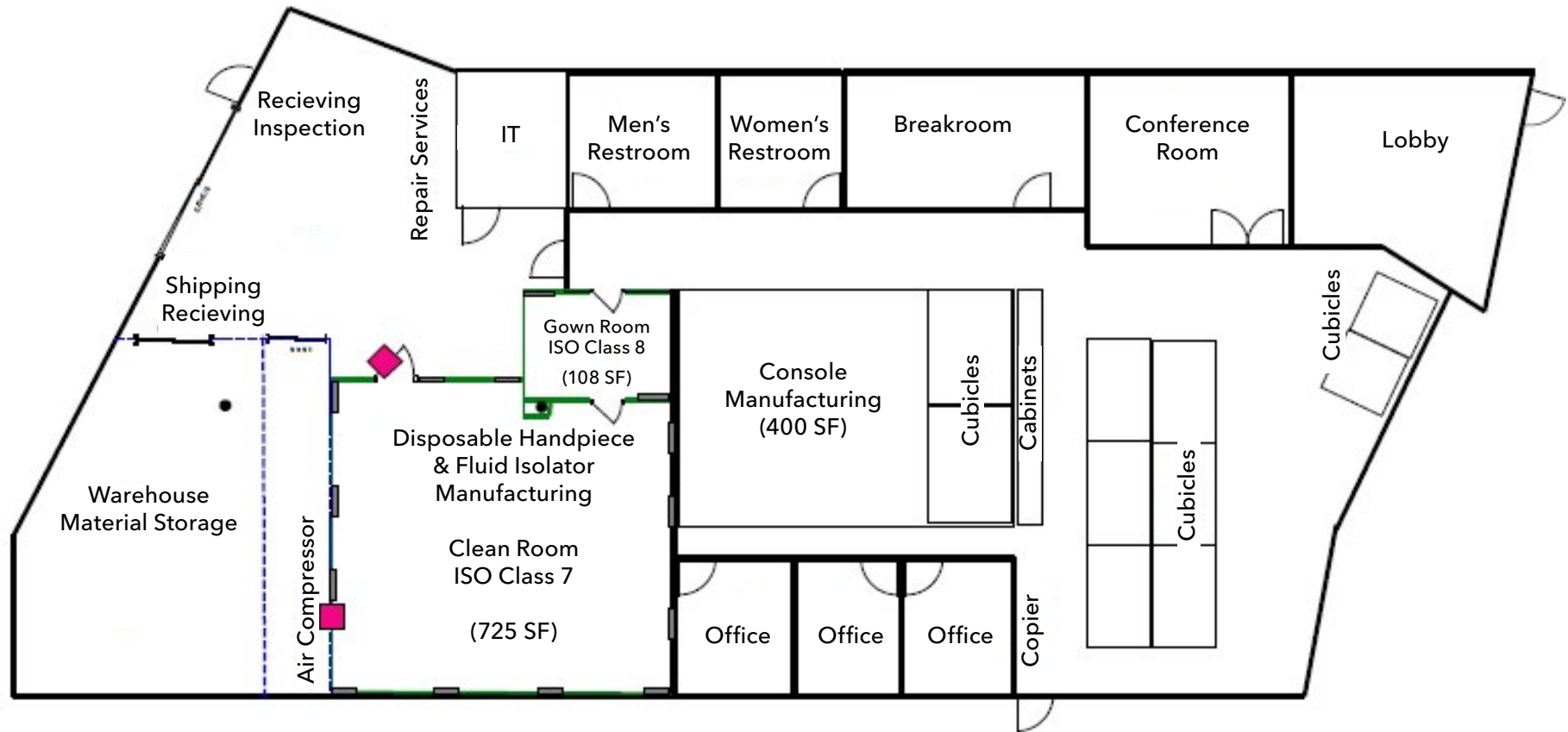
 **Facilities:** Break Room & Kitchenette  
2 Bathrooms

 **Included:** 725 SF Clean Room ISO Class 7  
108 SF Gown Room ISO Class 8  
Furniture & Racking  
Manufacturing Area  
3 Private Offices & 1 Conference Room

**SUBLEASE RATE: \$1.66 PSF + \$0.38**

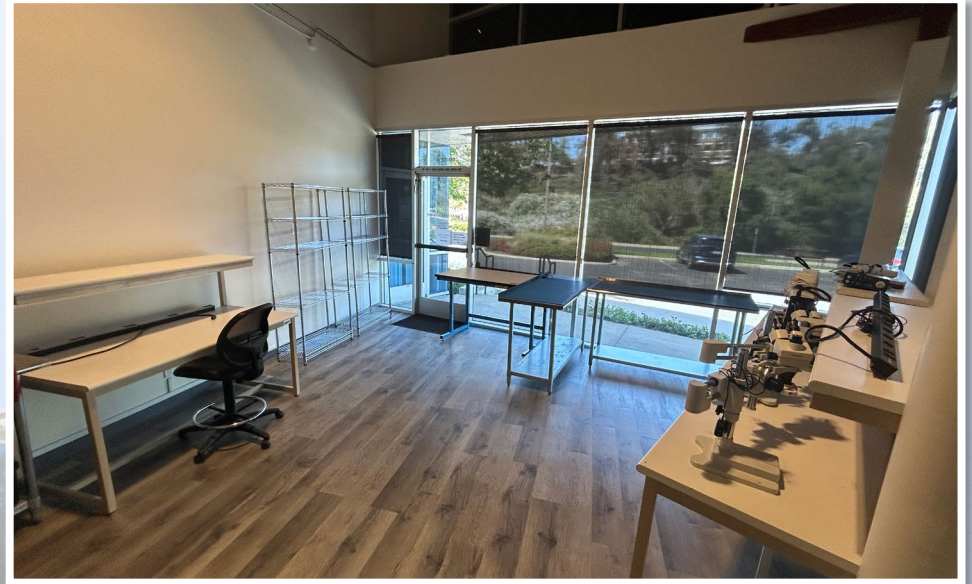


# PROPERTY FLOOR PLAN



Drawn: J. Forsberg/ETC  
Updated: 08APR2021

# PROPERTY PHOTOS



AVAILABLE FOR SUBLEASE

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# PROPERTY PHOTOS



AVAILABLE FOR SUBLEASE

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# PROPERTY LOCATION



MCCLELLAN-PALOMAR AIRPORT

MCCLELLAN-PALOMAR AIRPORT

LEGOLAND

THE FLOWER FIELDS

kate spade  
OUTLET

GREEN DRAGON  
\* TAVERN & MUSEUM \*

KARL STRAUSS  
BREWING COMPANY

COSTCO  
WHOLESALE

DRAMM ECHTER FARMS

WICKY'S FLORAL DESIGN  
EST. CARLSBAD, CA 2009

Home2 Suites  
by Hilton

Fairfield by Marriott  
Inn & Suites



K1 Race Gear

2051 CUCINA ITALIANA

BURGEON BEER COMPANY

Cherry Blossom Burmese Cafe & Poke

ICE REALM

ORIGIN COFFEE ROASTERS

AVIARA COMMUNITY PARK

# DEMOGRAPHICS

**Traffic Counts**  
**32,741 ADT**

\*Palomar Airport Rd

**Population**  
**196,726**

\*5-Mile Radius

**Households**  
**78,828**

\*5-Mile Radius

**Median household income**  
**\$193,068**

\*5-Mile Radius

**Median age**  
**43.7**

\*5-Mile Radius

**PALOMAR AIRPORT RD - 32,741 ADT**



kate spade  
 OUTLET



Fairfield by Marriott  
 Inn & Suites



1939 PALOMAR OAKS WAY



# ABOUT CARLSBAD

Carlsbad is a coastal North County hub that pairs beach-town lifestyle with a strong business ecosystem, making it an easy sell for a new office. It sits about 35 miles north of downtown San Diego with roughly 7 miles of coastline, giving convenient access to both the 5 freeway and the beach. With around 115,000 residents, it's big enough for amenities and a solid talent pool yet still more relaxed than a major city. The economy spans tech, life sciences, clean tech, action sports, and advanced manufacturing, so you're joining a true employment center rather than a bedroom community.

For your team, Carlsbad offers classic North County living: mild, sunny coastal weather, preserved open space, and easy access to parks, trails, lagoons, and beaches for lunch breaks or after-work outings. Attractions like LEGOLAND, resort-style golf, and high-end coastal resorts add a vibrant hospitality scene and convenient client venues. A growing mix of traditional offices and flexible coworking—especially in Carlsbad Village and near Palomar Airport Road—provides options from turnkey private suites to outdoor work areas with strong amenities. Combined with the Coaster commuter rail, local transit, and McClellan-Palomar Airport, it's easy to pitch a Carlsbad office as a recruiting asset: serious work, strong industry neighbors, and a “work near the beach” culture.

## WITHIN 5 MILES



**189,530**  
**POPULATION**



**\$145,410**  
**AVERAGE HH INCOME**



**40.1**  
**AVERAGE AGE**



**10,544**  
**TOTAL BUSINESSES**



**103,660**  
**TOTAL EMPLOYEES**



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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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