



CBRE

FOR LEASE

Carlsbad Gateway Center

5670, 5674 El Camino Real
5611 - 5671 Palmer Way

Property Features

Flexible M Zoning

- » Rare zoning within City of Carlsbad - can accommodate most commercial uses with ability to be open to the public.
- » Unique tenant mix includes commercial kitchen operations, food production uses, craft breweries, health and wellness and technology uses.
- » Natural gas service and other existing infrastructure to accommodate food related uses.
- » More than an industrial park!



Flexible Unit Sizes with
Varying Office Build Outs



Expansion Capabilities within
233,000 SF Business Park



3.0/1,000 SF Parking Ratio



Close Proximity to Housing
and Various Retail Amenities

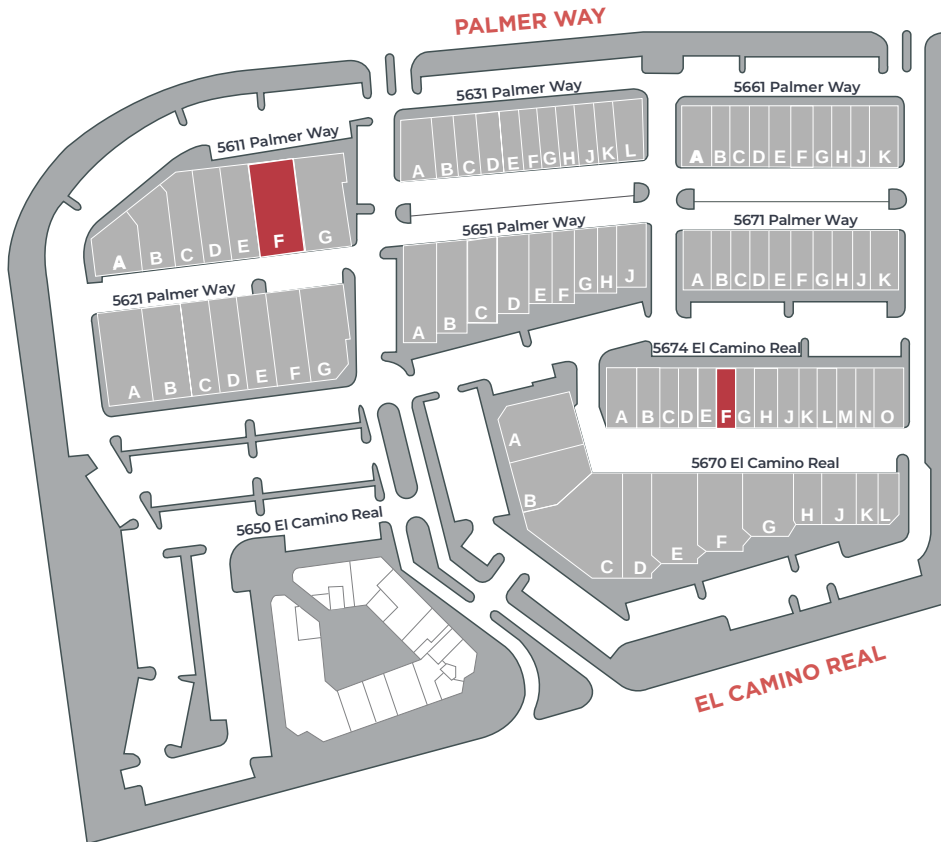


Frontage on El Camino Real -
36,300 ADTs (SANDAG; 2006)



On Site Property Management;
On Site Food & Drink Options

Site Plan/On-Site Amenities



5611

B. Prager Bros. Artisan Bread

F. Available for Lease

5621

B. Angel's Salumi & Truffles

C. Arcana Brewing

5631

A. Choice Superfood Bar & Juicery

5661

B. Bologna Court

C. Gelato Love

G. Plantiful Kitchen

5671

J. El Valle Paleteria

5674

F. Available for Lease

Suite F

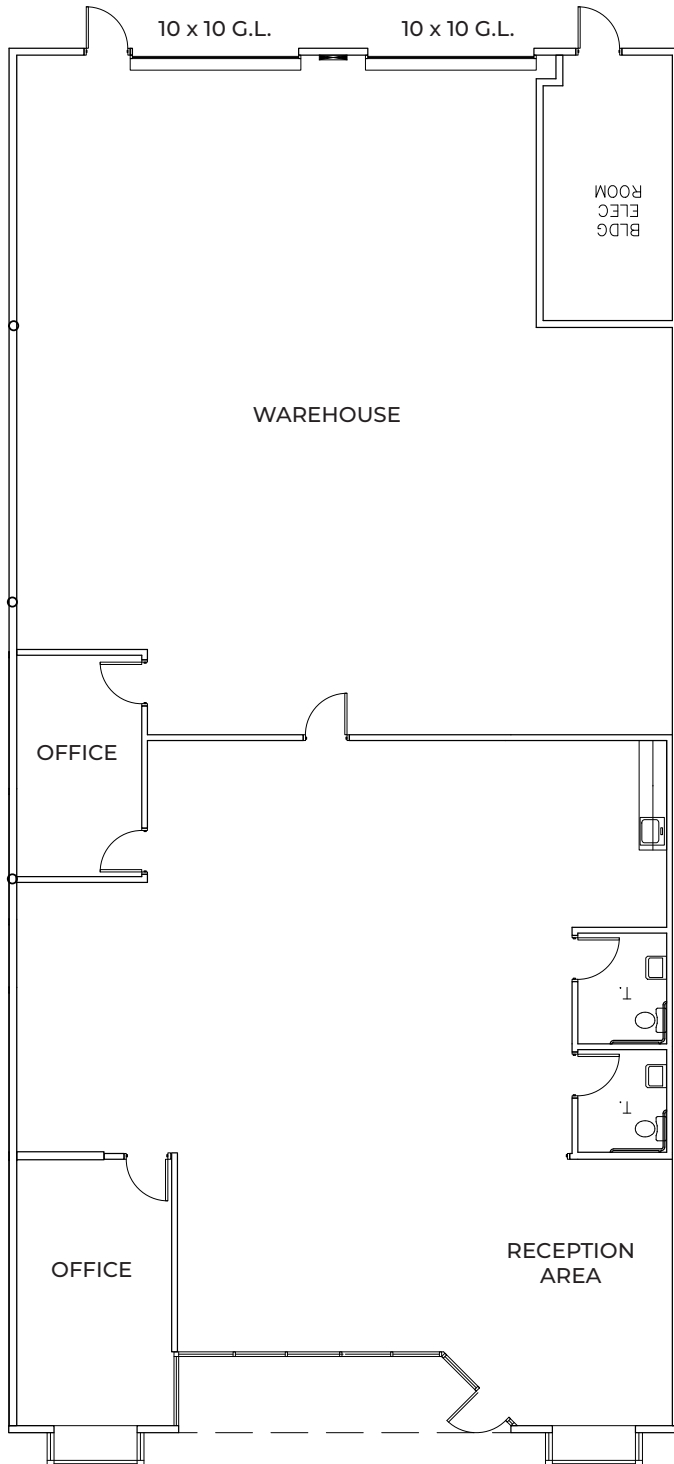
5611 Palmer Way

4,676 SF

\$1.45/SF + CAM | 50% Build Out

Available Now

*Contact broker to schedule tour



* CAM equal to \$0.20/SF

** CAM for commercial kitchen and brewery uses is \$0.25/SF to account for additional water, trash usage above standard industrial tenant usage.



Suite F

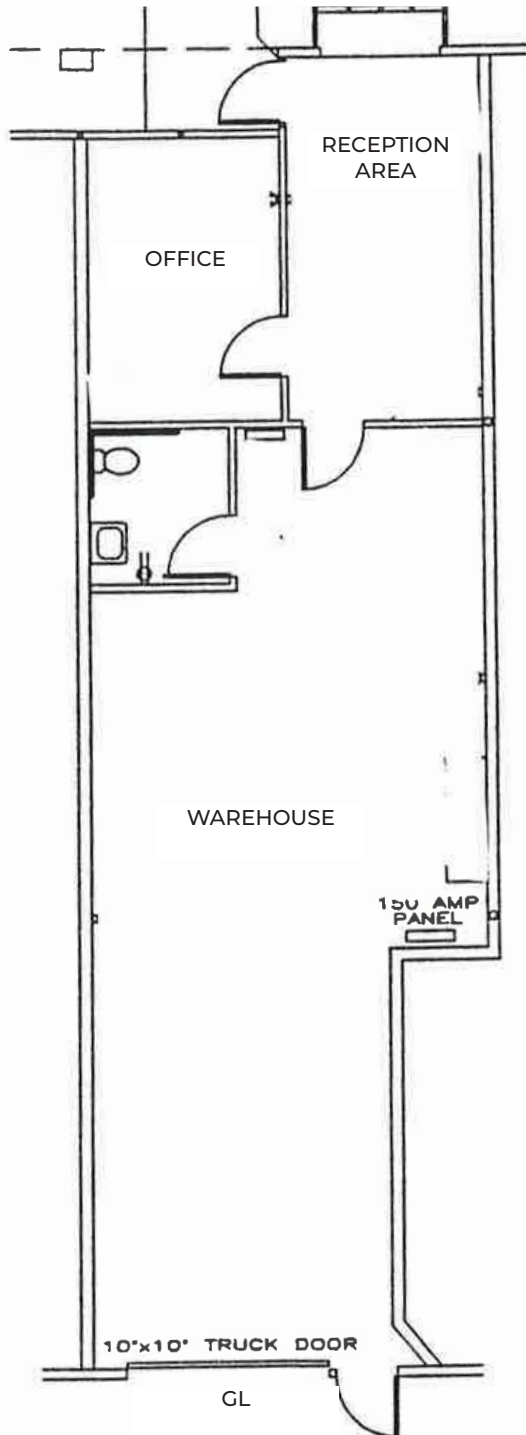
5674 El Camino Real

1,261 SF

\$1.55/SF + CAM

Available Now

*Contact broker to schedule tour



* CAM equal to \$0.20/SF

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PHOTO GALLERY



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