



COASTAL OFFICE | FLEX | R&D  
SPACE AVAILABLE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# Carlsbad Coastal Business Center

# DESIGN & LOCATION

A flexible, accessible coastal location designed with tech and creative users in mind



## Multi-tenant

4 industrial and 1 office building



## Coastal Location

A coastal location with a myriad of recreational activities, affordable living options and proximity to executive housing



## Flexibility

Variety of unit sizes and configurations



## Access

Direct access to I-5 (via Avenida Encinas & Cannon Rd.) and Palomar Airport Road



### Recently Renovated

- New parking lot surface
- New landscaping
- New added outdoor amenity space
- New spec suites available for immediate occupancy



### Outdoor gathering

areas for team collaboration



### New EV Charging

stations available

# SITE PLAN

5411-5451 Avenida Encinas



**5 Building**  
coastal campus



**Move-in Ready**  
suites

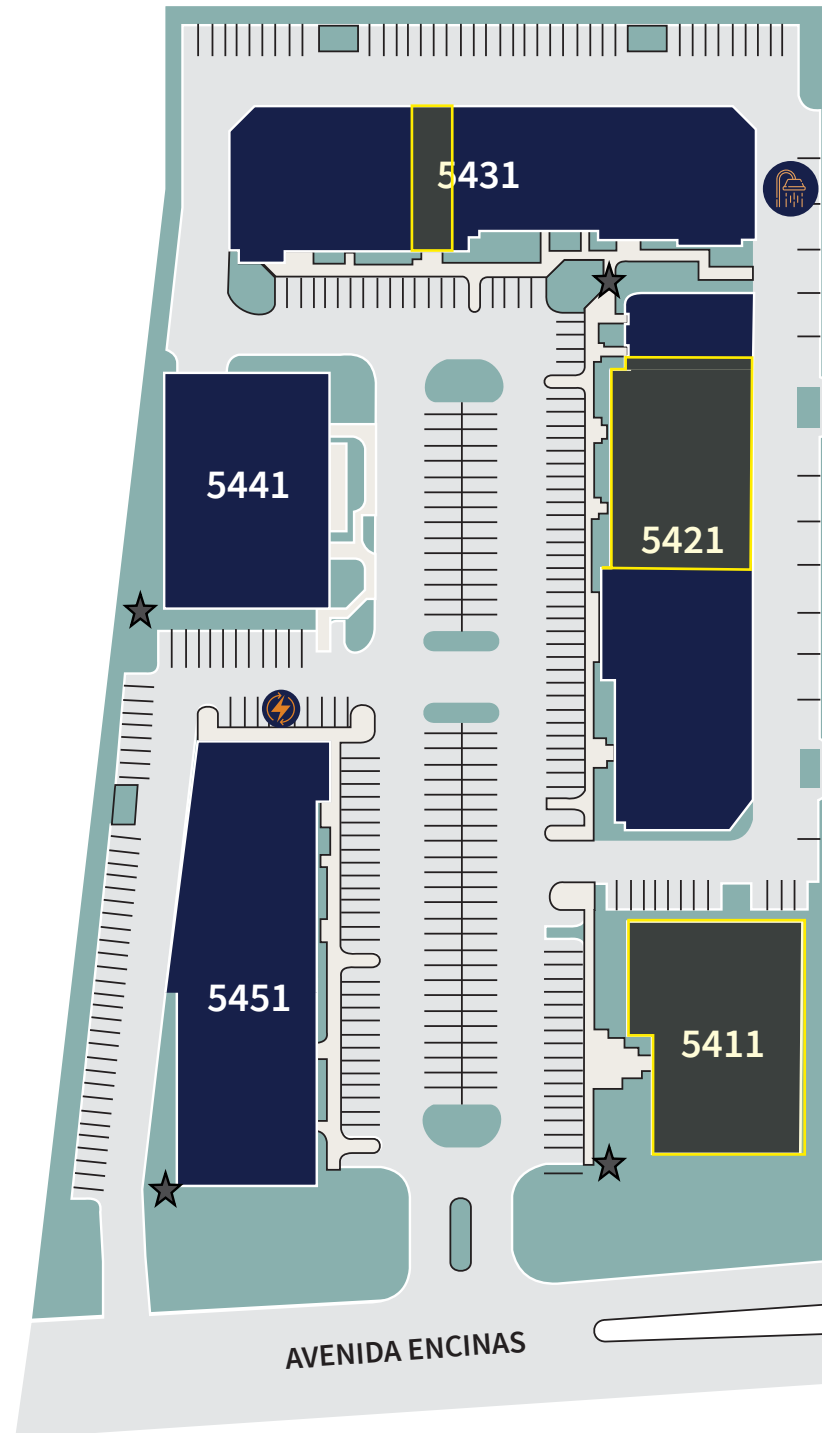


**Office & Flex/R&D**  
space available



**Newly Renovated**  
onsite shower + locker  
facilities

↑ Pacific Ocean



Available

Outdoor Amenity Areas

EV Charging Stations (2)



## CURRENT AVAILABILITY - OFFICE

Building	Suite	RSF	Available	Product Type
5411	100	±1,956 RSF	Now	Office
5411	110	±3,340 RSF	5/1/26	Office
5411	210	±1,068 RSF	6/1/26	Office
5411	270	±1,572 RSF	Now	Office

## CURRENT AVAILABILITY - FLEX

Building	Suite	RSF	Available	Product Type
5421	E*	±3,578 RSF	Now	New Spec Creative Office/Flex
5421	F*	±4,063 RSF	Now	New Spec Creative Office/Flex
5431	H	±1,500 RSF	Now	Flex

\*Contiguous for up to 7,641 RSF



# FLOOR PLAN

5411 Avenida Encinas

**Suite 210**

± 1,068 SF

Available 6/1/26

**Suite 270**

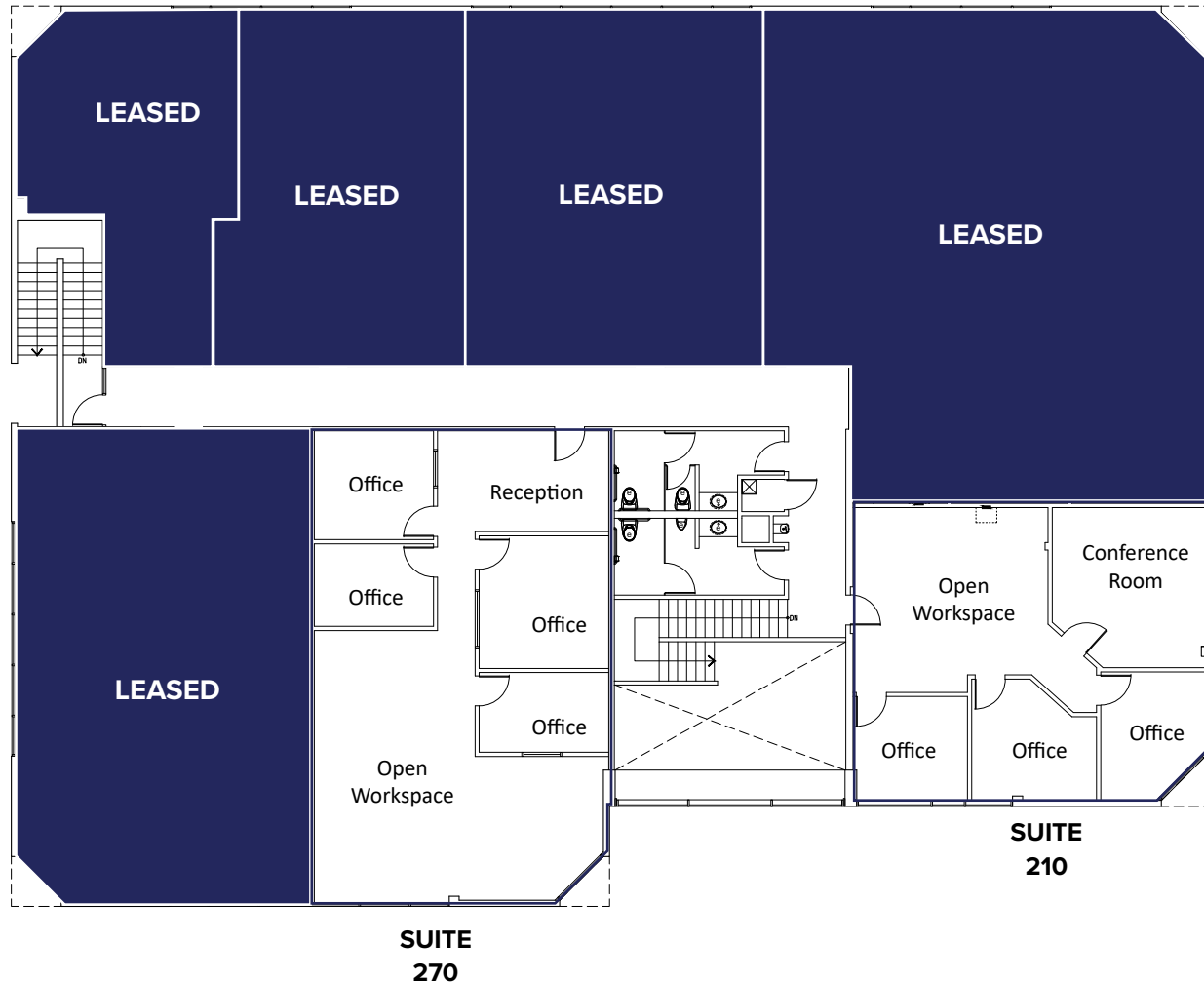
± 1,572 SF

Available Now

 [VIRTUAL TOUR](#)



ocean  
POINT



# FLOOR PLAN

5421 Avenida Encinas

Contiguous for up to 7,641 RSF

## Suite E

± 3,578 SF

Available Now

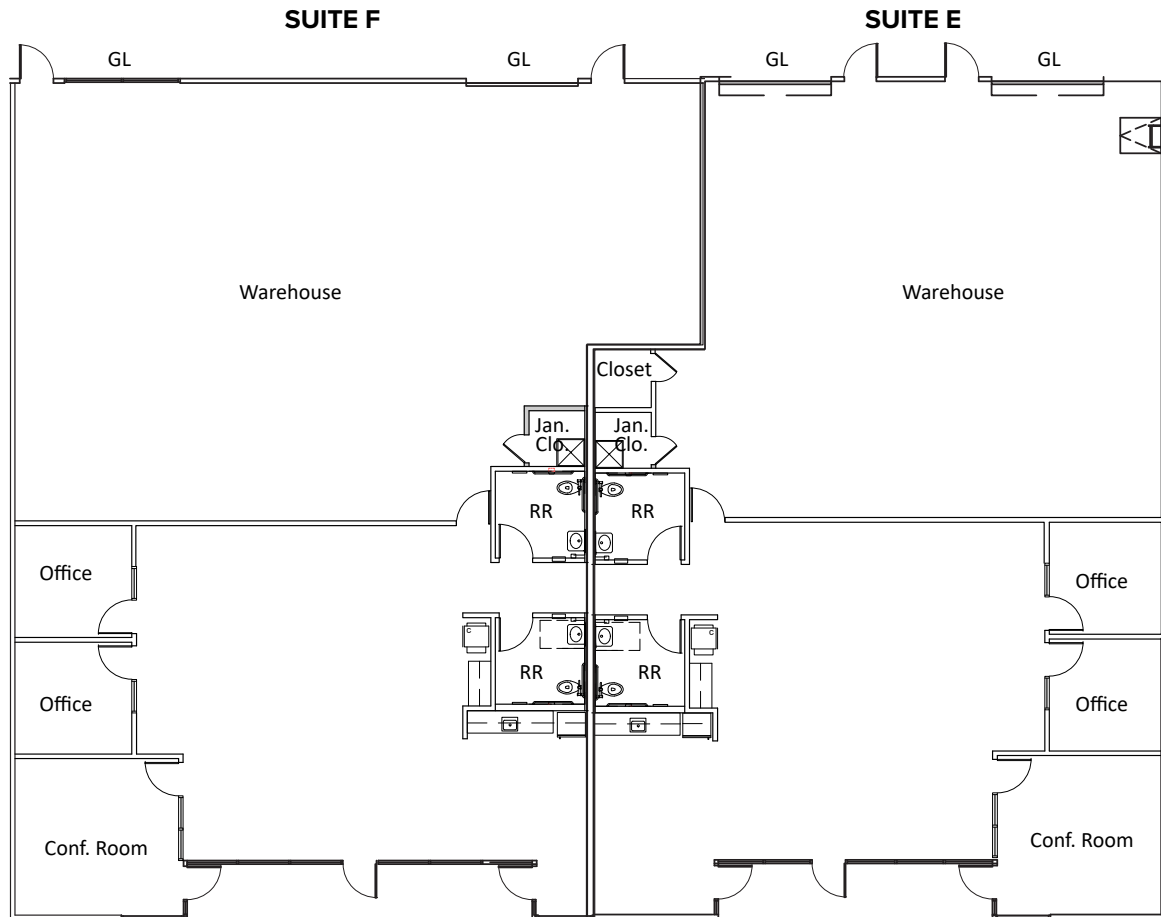
## Suite F

± 4,063 SF

Available Now



ocean  
POINT



GL = Grade level door



5421-F | Open Area



5421-E | Warehouse



5421-F | Open Area



5421-E | Coffee Bar



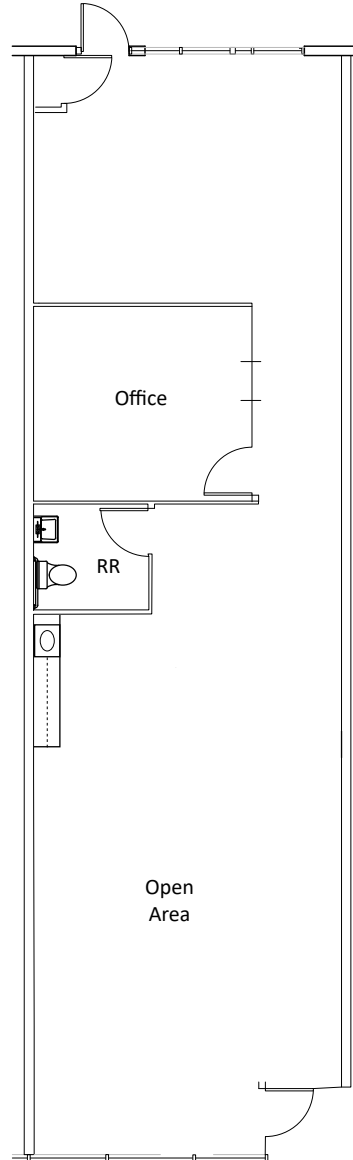
5421-F | Warehouse



5421-E | Open Area

# FLOOR PLAN

**5431 Avenida Encinas | Suite H**  
±1,500 SF  
Available Now





Common Area Shower



Common Area Shower



Common Area



Common Area



# NORTH SAN DIEGO'S

**MOST ACCESSIBLE LOCATION**

Drive times to:

**40 min**  
Orange County

**27 min**  
Oceanside

**10 min**  
Encinitas

**15 min**  
Del Mar

**20 min**  
UTC

**27 min**  
Mission Valley

**30 min**  
Downtown

**37.8%**  
**COLLEGE GRADS**  
WITH STEM DEGREES

**\$634K**  
AVERAGE  
**HOME PRICE**

**645K**  
**POPULATION**



# WHY GILDRED?



## **Legacy**

Experienced in San Diego real estate market since 1927



## **Local ownership**

Quality and community are core values



## **Impeccable reputation**

Honest and direct communication



## **Well capitalized**

Well maintained buildings



## **Strength in numbers**

Full-service leasing and management team



## **Self-managed**

Committed to excellence



ocean  
POINT



Chris  
Baumgart, SIOR

+1 858 410 6336  
chris.baumgart@jll.com  
RE lic. #01888224

Steven  
Field

+1 760 814 2647  
steven.field@jll.com  
RE lic. #01762108

