

CREEKSIDE

2101-2105 Camino Vida Roble, Carlsbad, CA

☆ SIGNIFICANT EXTERIOR & LANDSCAPING IMPROVEMENTS RECENTLY COMPLETED ☆

TENANT INCENTIVE

6 MONTHS OF
HALF ABATED BASE RENT
ON A 3 YEAR LEASE*

*ALL DEALS MUST BE FOR
QUALIFIED TENANTS

FOR LEASE

CREATIVE FLEX UNIT AVAILABLE

±3,146 RSF



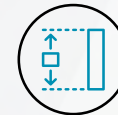
PROPERTY HIGHLIGHTS



CREEKSID BUSINESS PARK



±25,271 Square Foot
Multi-Tenant Industrial & Office
Business Park



Clear Height: 14'



Grade Level Roll-Up
Loading Doors



Quick access to Interstate
5, El Camino Real, and
Palomar Airport Road



Outstanding Location West of
El Camino Real

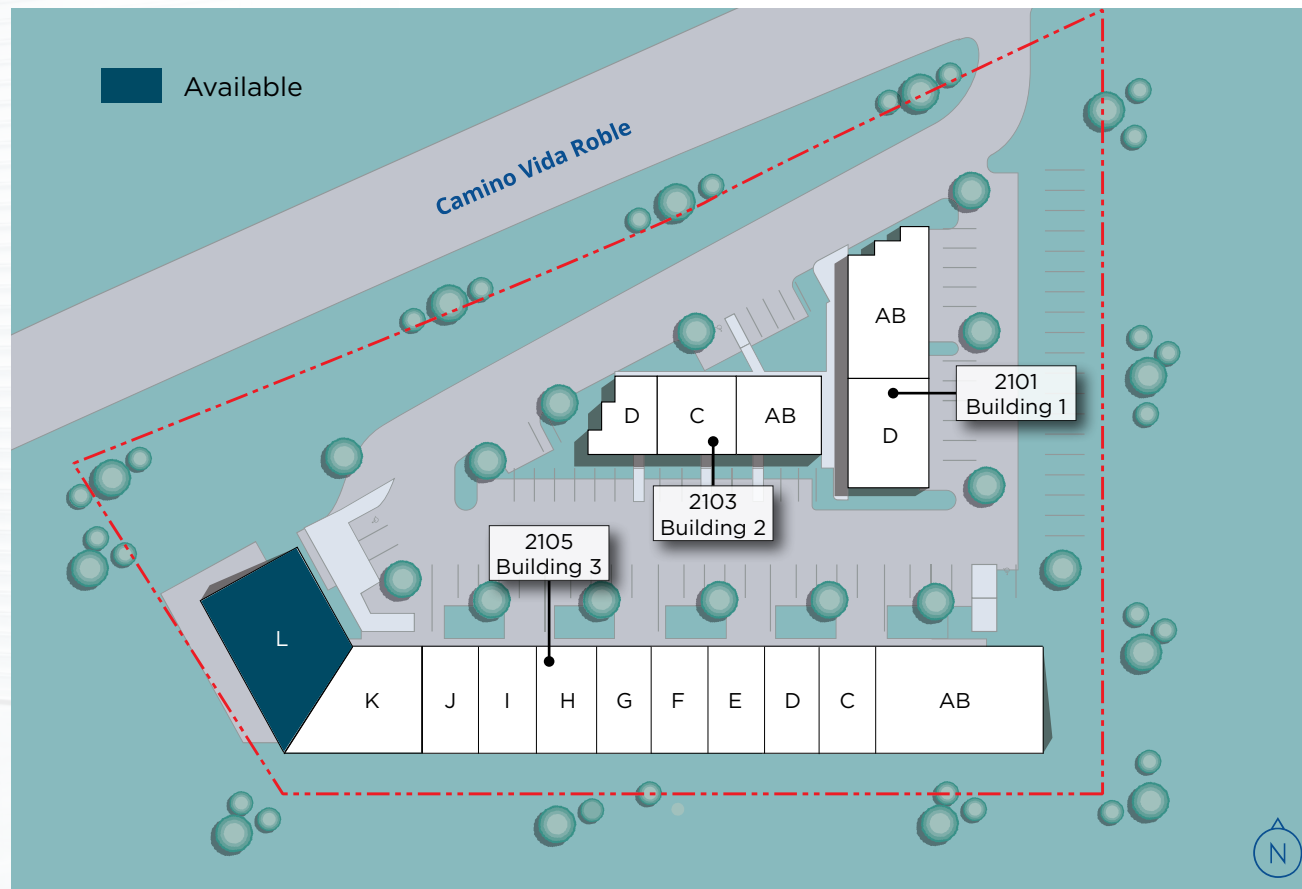


Parking Ratio: 3.0/1,000 SF

AVAILABILITIES

INDUSTRIAL				
UNIT	SIZE	DESCRIPTION	LEASE RATE	AVAILABLE
2105 Camino Vida Roble / Suite L	3,146 SF	Creative Office, Conference Room, Two (2) Restrooms, Warehouse, and One (1) Grade Level Roll-Up Door	\$1.45/SF + *Est. NNN	September 1, 2026

*Est. NNN: \$0.61/SF



FLOOR PLAN

L

SUITE AVAILABLE

3,146

TOTAL SQUARE FEET

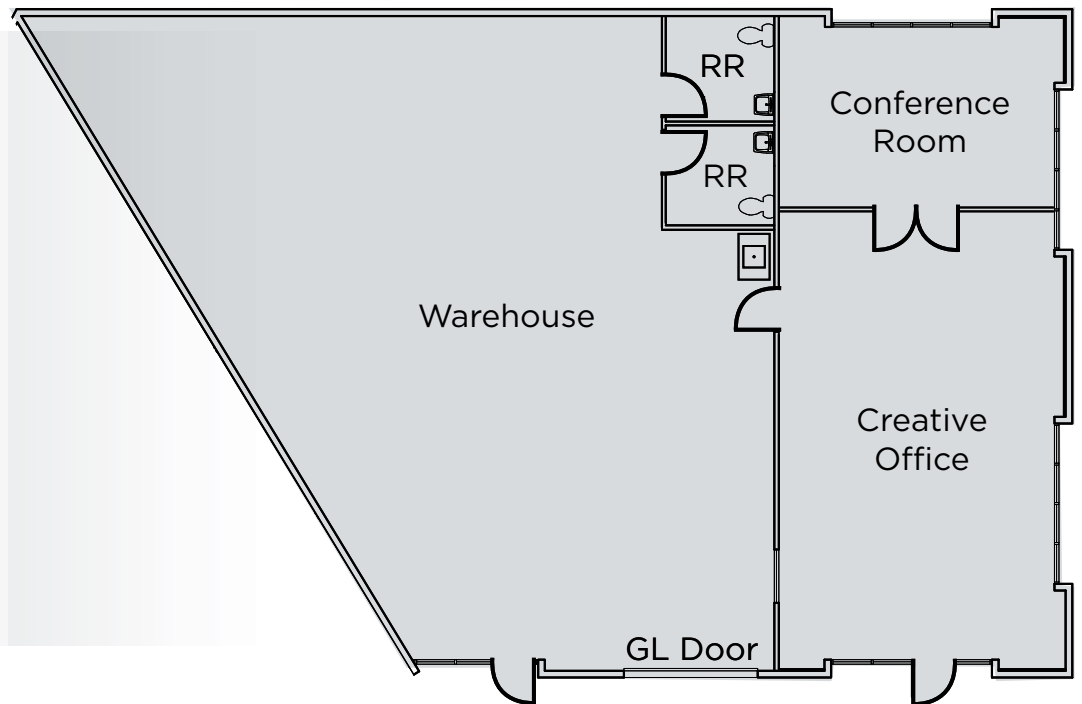
\$1.45 /SF

LEASE RATE + \$0.61/SF NNN

September 1, 2026

DATE AVAILABLE

**Floor Plan not to scale*



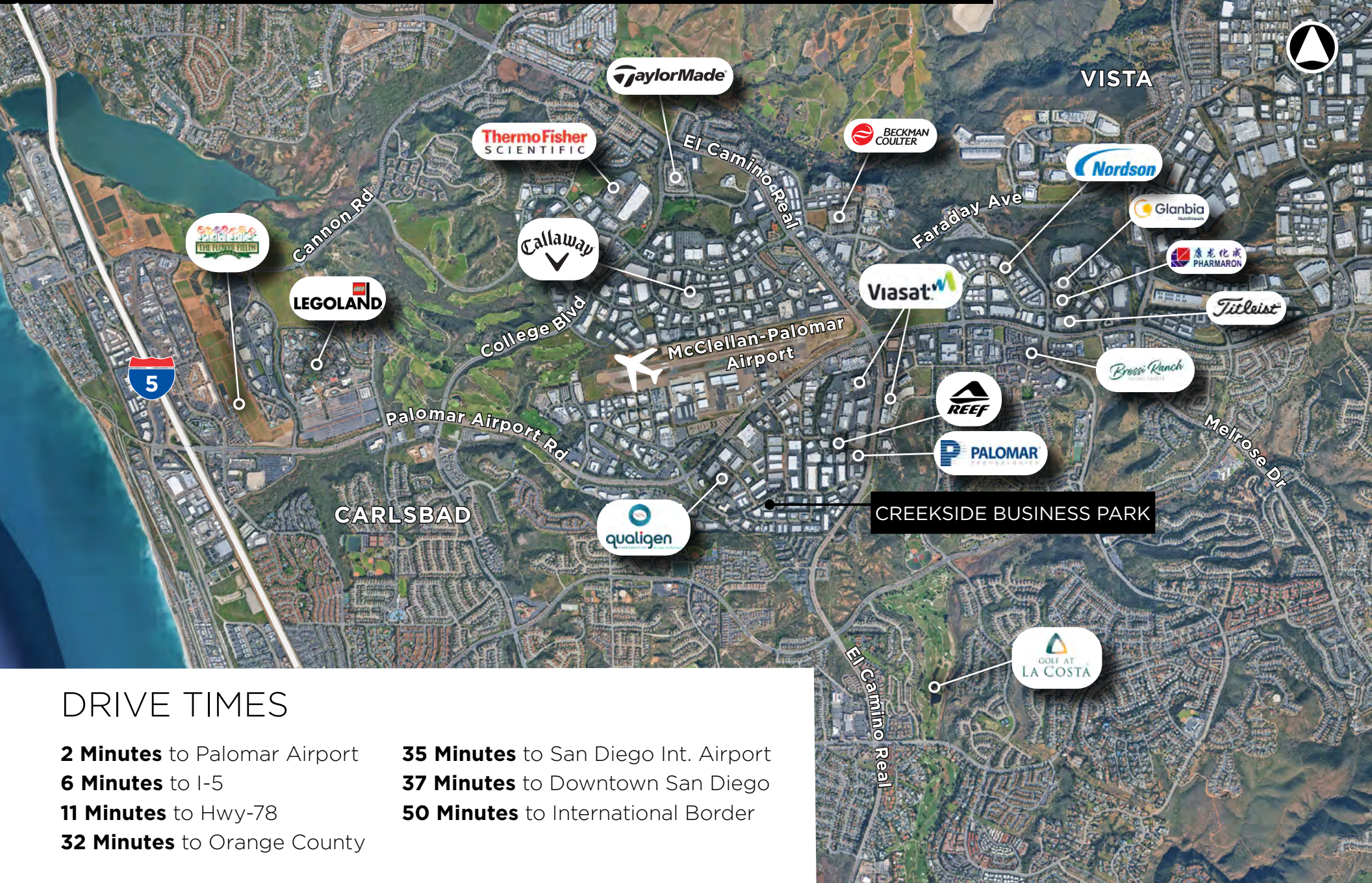
PHOTOS



LOCATION



DRIVE TIMES & CORPORATE NEIGHBORS



DRIVE TIMES

2 Minutes to Palomar Airport
6 Minutes to I-5
11 Minutes to Hwy-78
32 Minutes to Orange County

35 Minutes to San Diego Int. Airport
37 Minutes to Downtown San Diego
50 Minutes to International Border

2101-2105 CAMINO VIDA ROBLE //// CARLSBAD

FOR LEASE



**FOR MORE
INFORMATION
CONTACT BROKER:**

CARSON ODABASHIAN
760.431.3836
carson.odabashian@cushwake.com
Lic. No.02207230

CONOR BOYLE
760.458.5739
conor.boyle@cushwake.com
Lic. No.01813305

TYLER STEMLEY
760.908.4270
tyler.stemley@cushwake.com
Lic. No.02207230

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

