

Corporate HQ / Manufacturing / Warehouse / Facility
2081 LAS PALMAS DR, CARLSBAD, CA 92011

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

Approximately 14,854 SF

Approximately 3,500 SF (23.6%) office

1.15 AC Lot

1,600a/120 - 208v 3p Heavy Power

2.40/1,000 SF Parking Ratio

Close proximity to numerous restaurants and retail amenities

Excellent access to I-5 & beaches via Palomar Airport Road

Across from McClellan-Palomar Airport, 1.2 miles away

LEASE RATE: Call Broker to Discuss



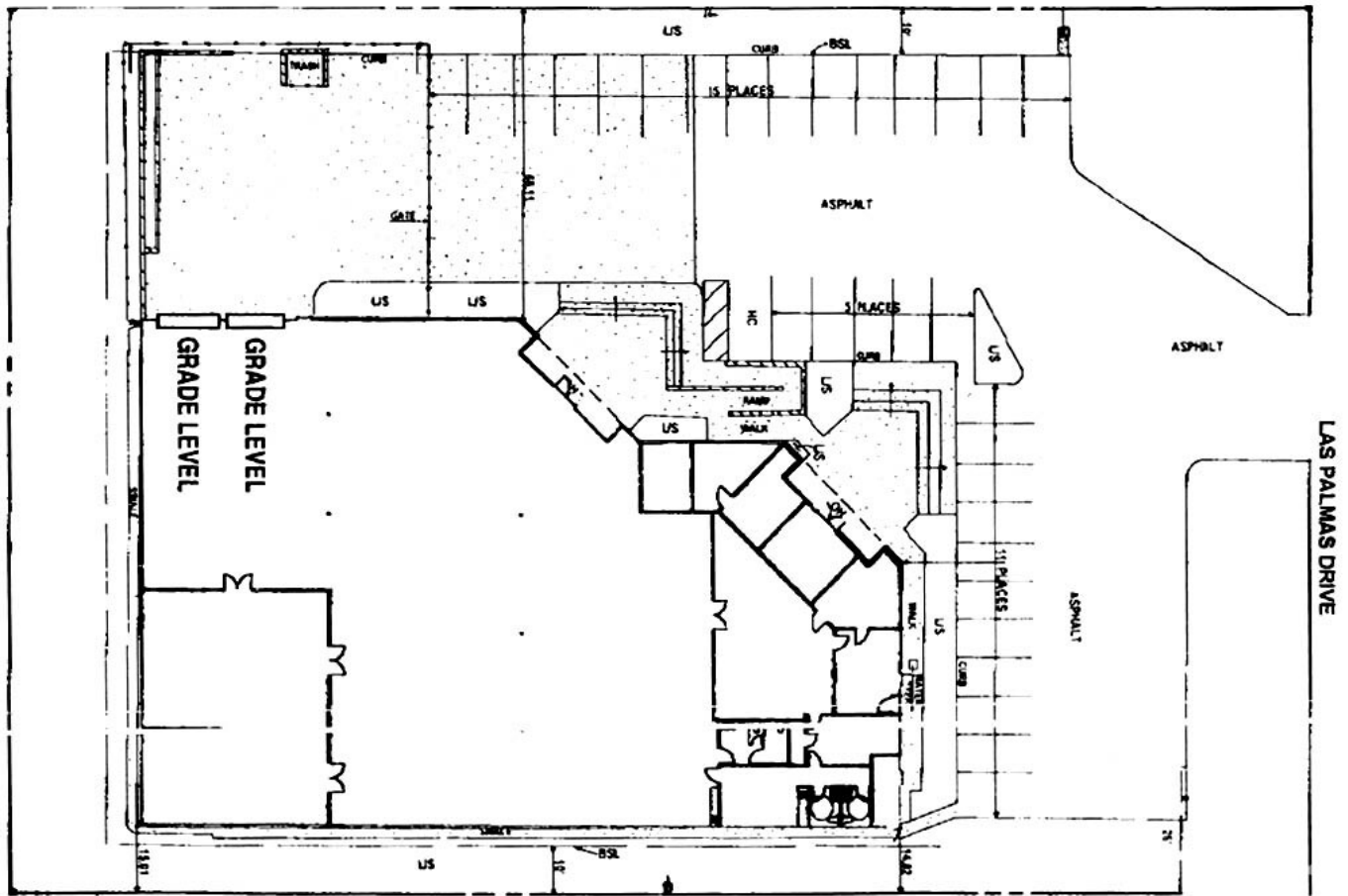
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BARRY HENDLER
bhendler@lee-associates.com
D 760.845.3854
CAL DRE LIC 01008239

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

FLOOR PLAN & SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

DISTANCES

35 MIN TO ORANGE COUNTY

45 MIN TO SOUTH RIVERSIDE COUNTY

2 MINUTES TO PALOMAR AIRPORT

10 MIN TO BEACH

40 MIN TO DOWNTOWN SAN DIEGO

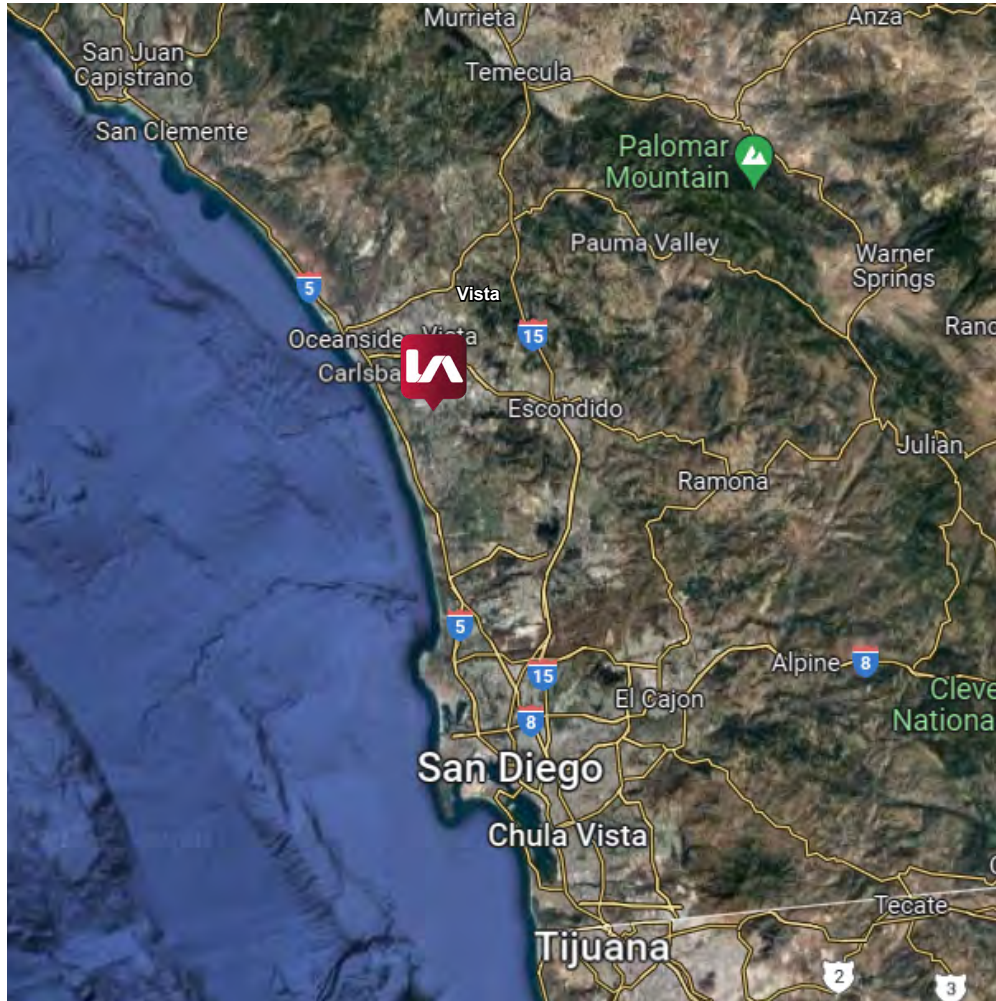
40 MIN TO SAN DIEGO INTERNATIONAL AIRPORT

15 MIN TO HIGHWAY 78

10 MIN TO INTERSTATE 15

1 HR TO MEXICO BORDER

The building being located near many major cities, roads, and landmarks presents a fantastic opportunity. It can potentially lead to increased efficiency and cost savings in terms of shipping and delivery. Additionally, being in close proximity to major cities and landmarks can also increase the visibility and accessibility of the building for potential customers and clients.



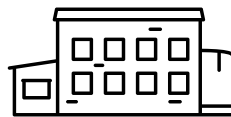
CARLSBAD DEMOGRAPHICS



Median
Household Income
\$134,000



Total
Employees
92,000



Total
Businesses
8,500



Total
Population
114,600

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

CARLSBAD

Carlsbad, California, sits along the San Diego County coastline, boasting beautiful beaches and a laid-back beach town vibe. The local economy is bustling with a mix of industries, including tourism, biotech, and golf (thanks to several top-notch golf courses). Plus, the city has a burgeoning craft beer scene, adding to its allure. You'll also find a close-knit community, local events, and some fantastic restaurants. All in all, Carlsbad is the kind of place where you can soak up the sun and enjoy a relaxed coastal lifestyle while staying connected to a diverse and thriving economy.

IMPORTANT CARLSBAD COMPANIES



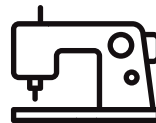
IMPORTANT CARLSBAD INDUSTRIES



BIOTECH



TOURISM



MANUFACTURING



GOLF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASE

LOCATION AND AMENITIES



- 1** Legoland | In-N-Out | Draft Republic | Miguel's | McDonald's | Toyota of Carlsbad | Hoehn Honda Carlsbad | Premium Chevrolet of Carlsbad | Lexus Carlsbad | Mercedes-Benz of Carlsbad | GoPro | Windmill Food Hall | Carlsbad Premium Outlets: Nike, Adidas, Tommy Hilfinger, Polo Ralph Lauren, Michael Kors, Hurley, Oneill, Vans | Sheraton | Grand Pacific Palisades Resort | The Crossings at Carlsbad | Hilton | Gemological Institute of America
- 2** McClellan-Palomar Airport | ThermoFisher Scientific | Viasat | Homes2Suites by Hilton | Fairfield Inn by Marriott | K1 Speed | Icetown Ice Skating | Callaway Golf | Vuori Clothing Office | Anytime Fitness | Grand Pacific Resorts | The Kingdom Golf | Chuao Chocolate | Burgeon Beer Company | Public Storage | 5 Tool Hitting Center
- 3** Eureka! | SkyZone | Holiday Inn | Sprouts Farmers Market | CVS | Bird Rock Coffee Roasters | Trader Joe's | Richard Walker's Pancake House | BevMo! | Panini Kabob Grill | Giaola Italian Kitchen | Mendocino Farms | Casero Taqueria | Peet's Coffee | Pieology Pizzeria | Postal Annex | Tommy V's Urban Kitchen | Menchie's Frozen Yogurt | Tandoori Guys Indian Food | Fish Distict | Luna Grill | Board & Brew | Stater Bros | Chase Bank
- 4** The Home Depot | Pure Project Vista | Dogleg Brewing Company | US Foods | The Wall Climbing Gym | Target | Battlemage Brewing Company | Belching Beaver Pub 980 | Local Roots: The Boochyard | Sullivan Moving & Storage | Booze Brothers Brewing Co | Hello Deli

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.