

# THE BREAK

AT CARLSBAD

2270 Camino Vida Roble, Carlsbad, CA 90211

UNITS FOR SALE & LEASE  
WITH PURCHASE OPTION

2270

THE  
BREAK  
2270

where **TRADES**  
meet the **TiDE**



# SAND, SURE & SPACE TO SCALE

units for sale  
from **4,224 SF**

The Break at Carlsbad presents a rare opportunity to own highly functional warehouse & production space in Carlsbad, CA—San Diego's coastal hub for business, beaches, lifestyle, and innovation. Starting from 4,224 SF, these design-forward units include upgraded façades, built-out office space and unbeatable proximity to robust talent within the 78 Corridor, one of the region's most sought-after markets for technology, life sciences and manufacturing.

**\$365/SF**

Pricing

**16'-18'**

Clear Heights

**NATURAL**

Gas to the building

**2.2/1,000**

Parking

**RARE**

Ownership  
Opportunity

- Grade-level loading with drive around access
- Warehouse and production units with built-out office space
- Recently upgraded landscaping, roof, signage, and exterior.
- Easy access to nearby neighborhoods, highways and distribution hubs

great proximity to  
**CARLSBAD BEACHES,  
RESTAURANTS, AND  
ENTERTAINMENT**

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# CATCHING WAVES AND UPGRADES

recent capital  
improvements  
**COMPLETED**

updated  
**ASPHALT**

updated  
**LANDSCAPING**

updated  
**GLASS LINE  
STOREFRONTS**



updated  
**ROOF**

updated  
**EXTERIOR PAINT**

updated  
**TRASH  
ENCLOSURES**

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# SITE PLAN

## UNIT E

Total: 4,741 SF  
Warehouse: ±80%  
Office: ±20%

## UNIT F

Total: 4,726 SF  
Warehouse: 89%  
Office: 11%

## UNIT Q

Total: 5,183 SF  
Warehouse: 73%  
Office: 27%

## UNIT S

Total: 4,344 SF  
Warehouse: 89%  
Office: 11%

## UNIT V

Total: 6,648 SF  
Warehouse: ±80%  
Office: ±20%

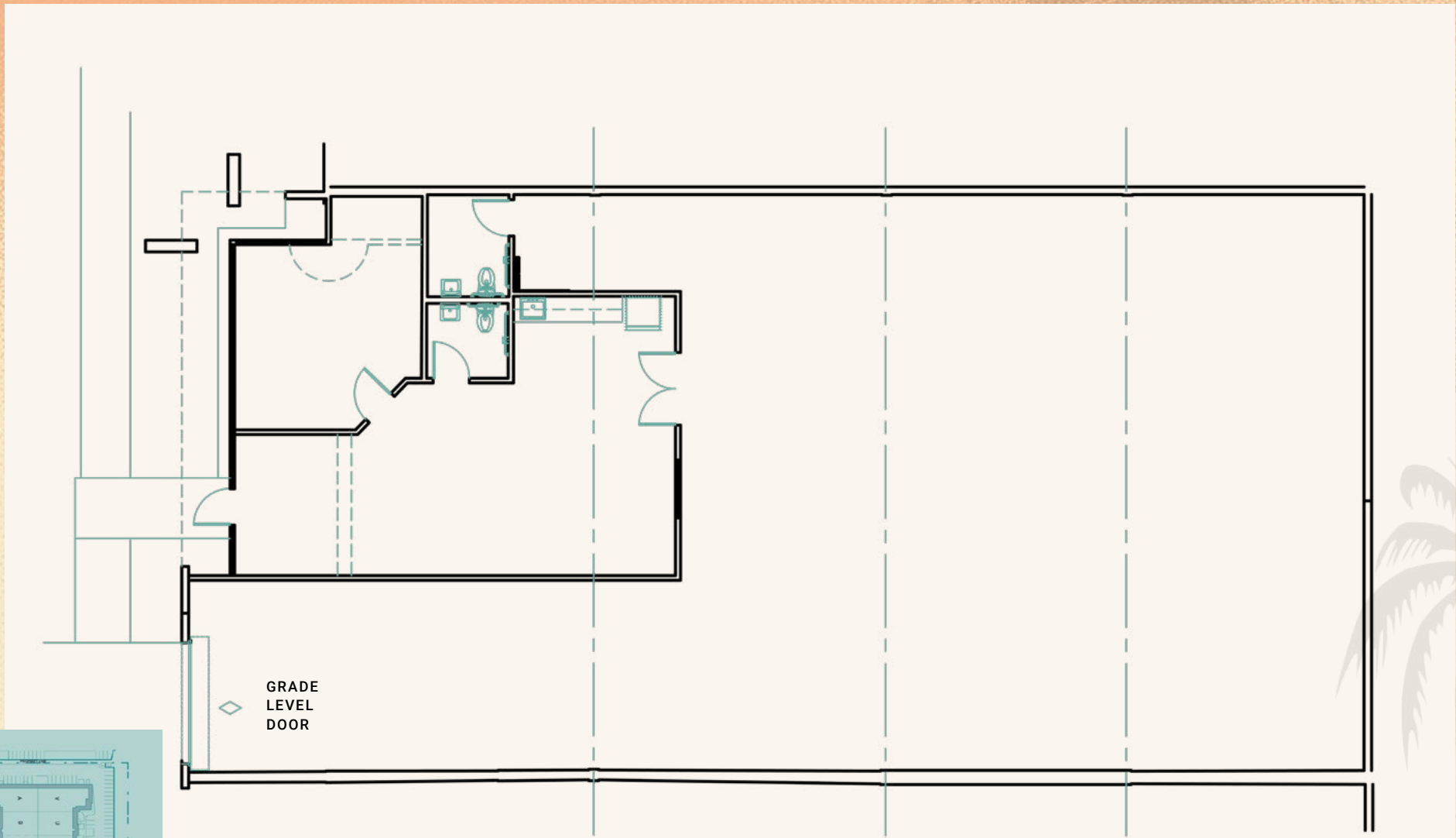
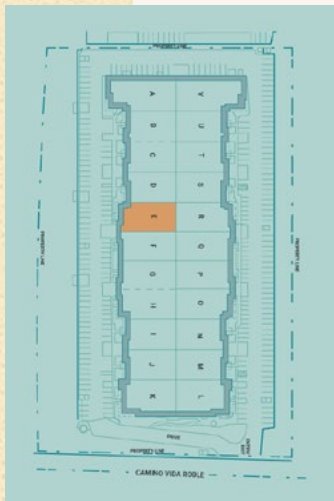
*\*Warehouse and office percentages are estimates.*

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# E

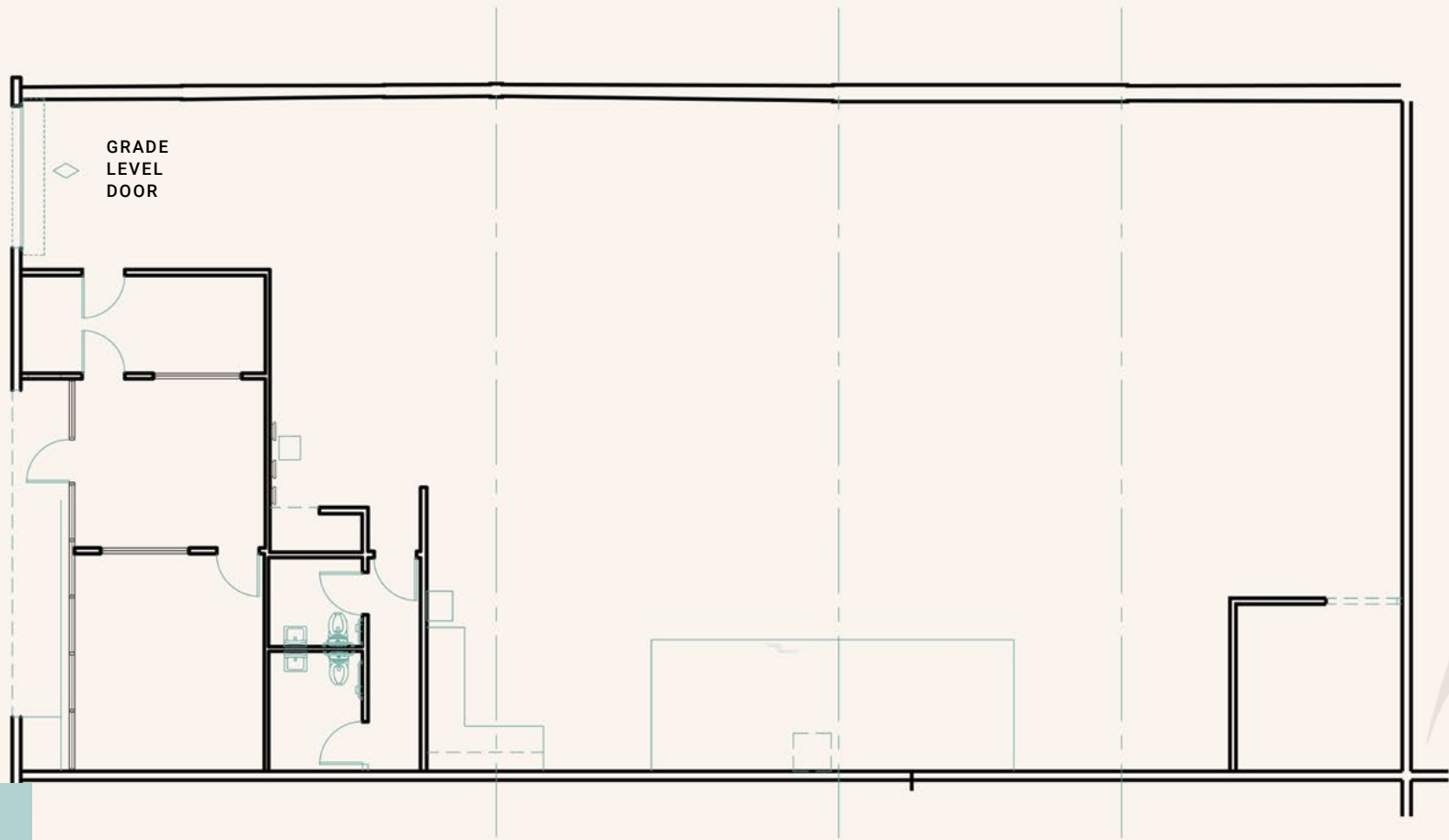
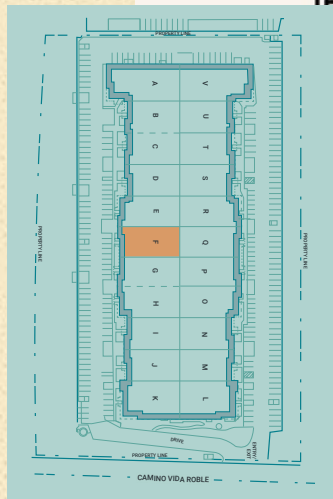
- **4,741 SF Total**
- **Turn-Key/Move in Ready**
- **Grade-level Loading**
- **2 Restrooms with Kitchenette**
- **Warehouse & Manufacturing Space**
- **\$365/SF**



available for sale **NOW**

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- **4,726 SF Total**
- **Grade-level Loading**
- **Heavy Power with Warehouse Floor Drains**
- **Warehouse & Manufacturing Space**
- **\$365/SF**



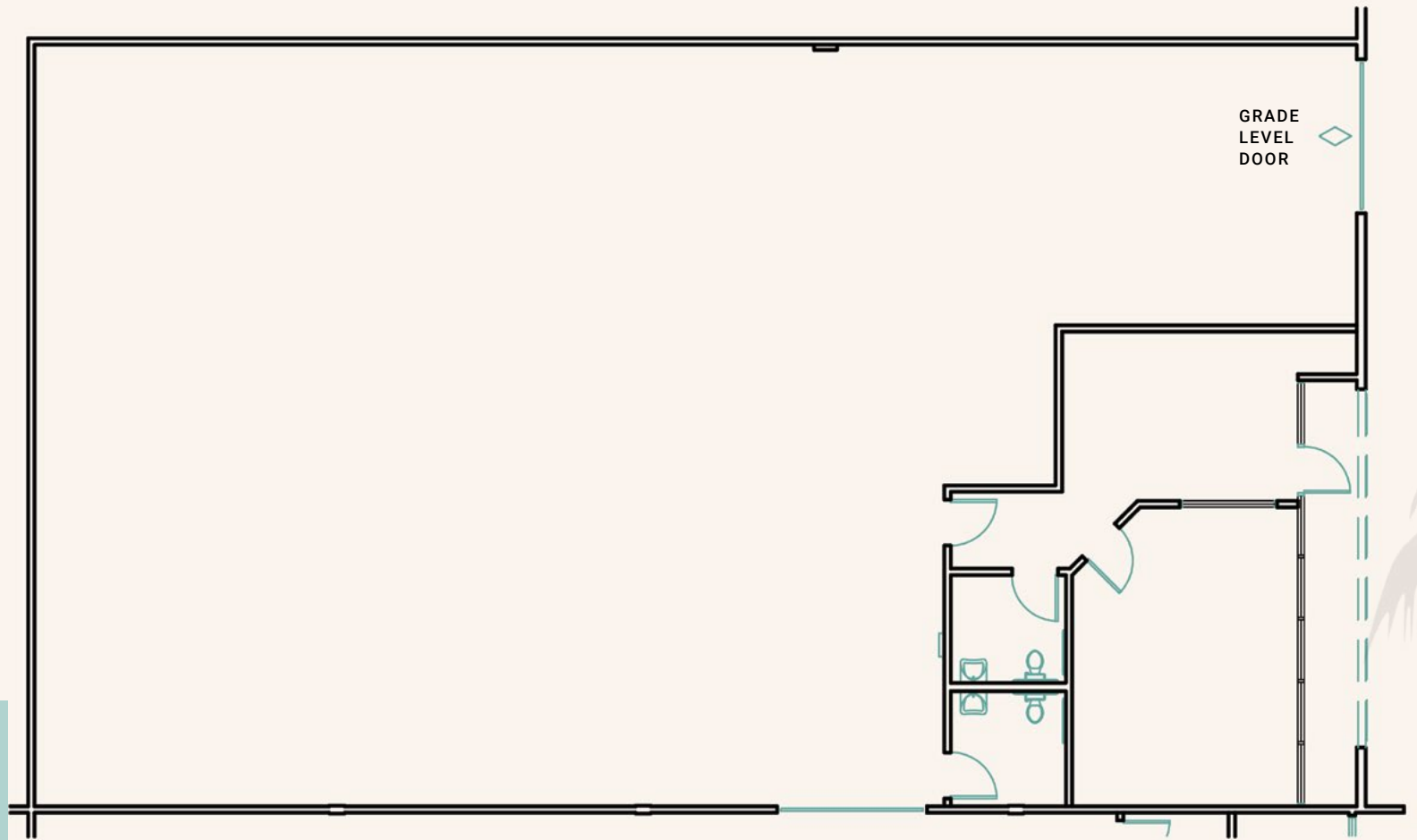
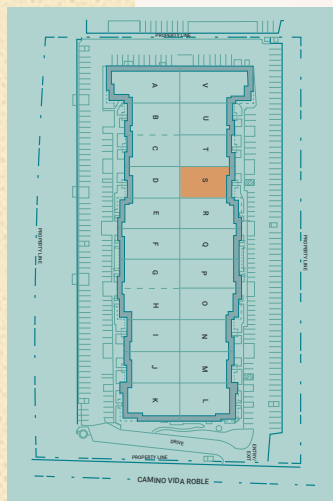
available for sale **NOW**

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# S

- **4,344 SF Total**
- **Grade-level Loading**
- **2 Restrooms with Kitchenette**
- **Warehouse & Manufacturing Space**
- **\$365/SF**

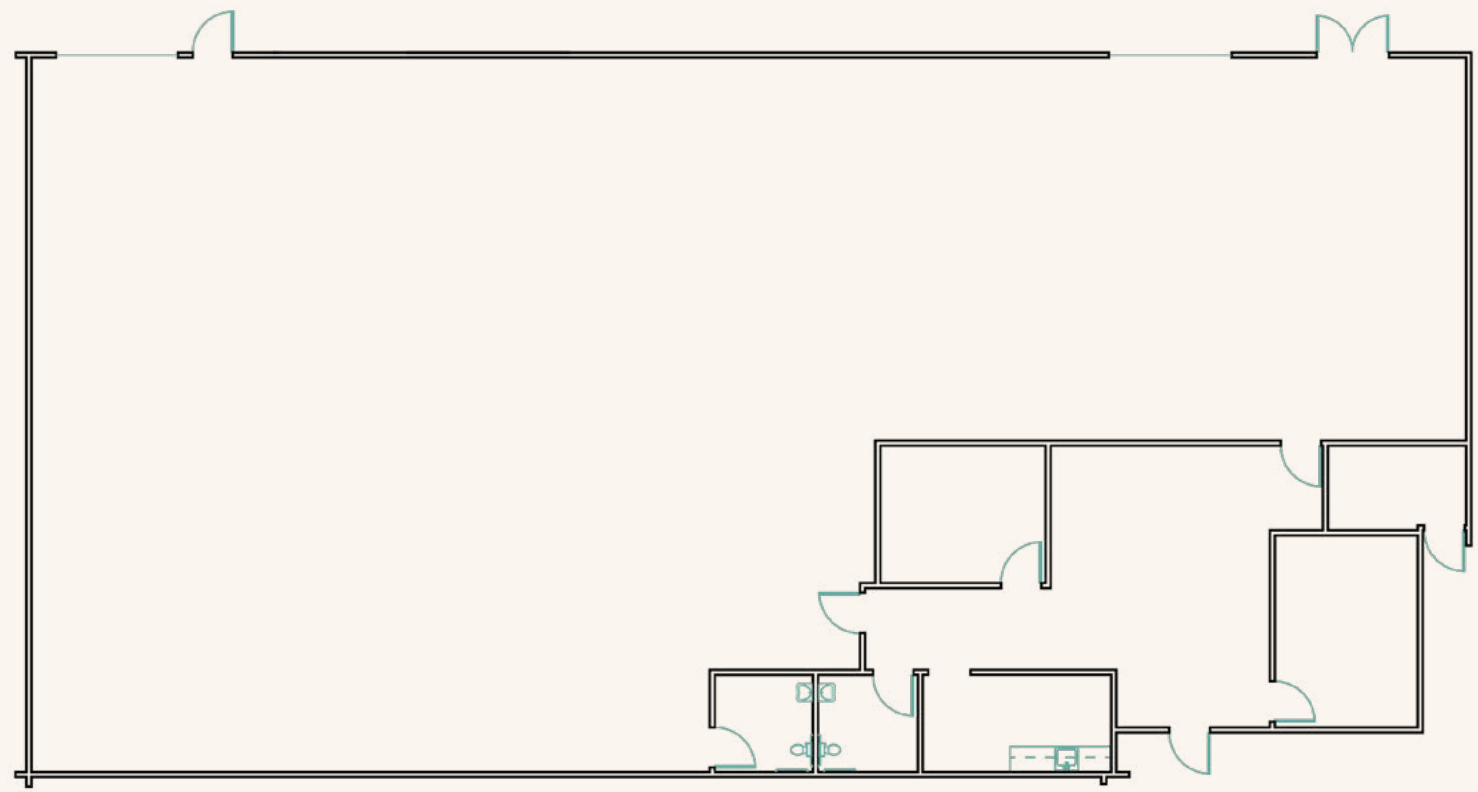
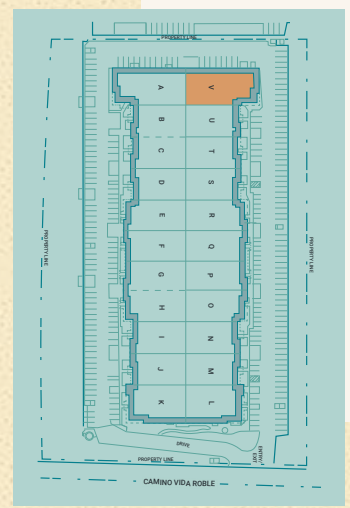


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- **6,648 SF**
- **Turn-Key/  
Move in Ready**
- **2 Grade-level  
loading doors**
- **End cap unit**
- **\$365/SF**



available for sale **NOW**



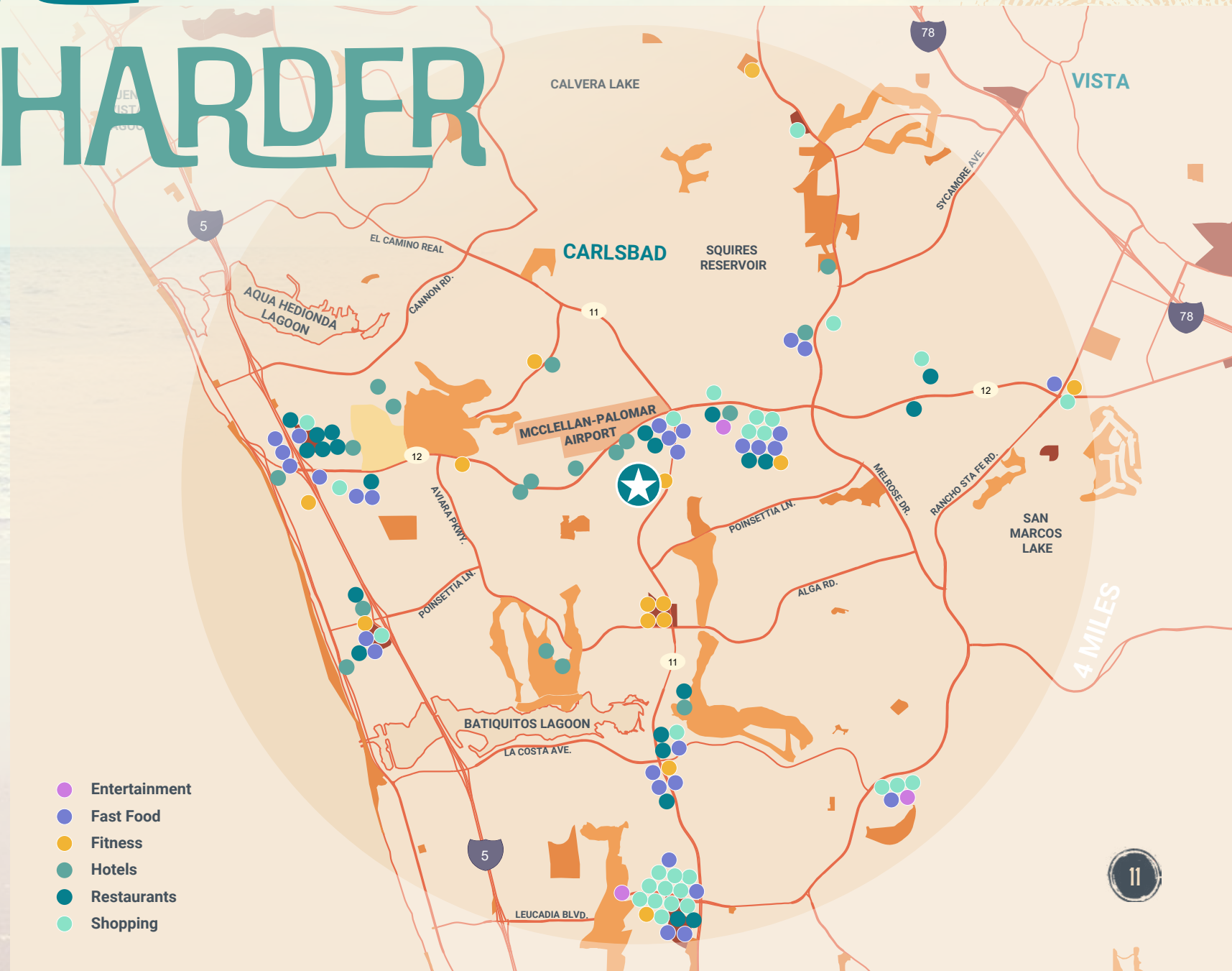


# WORK HARD COAST HARDER

A seaside city with seven miles of beaches and an abundance of cuisine, breweries and attractions, Carlsbad is the ultimate coastal playground. Named one of the best places to live in America by Niche in 2019, this vibrant community is a captivating destination for companies and residents alike, providing endless ways to unwind and a quality of life only the San Diego coast can offer.

- **56 Breweries**
- **19 Golf Courses**
- **22 Restaurants**
- **28 Retail Shops**
- **26.9 Minute Average Commute Time**

- Entertainment
- Fast Food
- Fitness
- Hotels
- Restaurants
- Shopping



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# WHERE PROGRESS MEETS THE PACIFIC



The Break at Carlsbad is centrally located within the Highway 78 Corridor – a progressive corner of North San Diego County that boasts some of the region’s most robust talent, cutting-edge companies and industries, including information technology, life sciences, action sports manufacturing and clean technology. From genome sequencing to advanced satellite manufacturing and robotic vehicles, this market of San Diego is one of the area’s leading hubs for groundbreaking innovations and initiatives.

**5.1%**  
Job Growth\*

**39.1%**  
Grads with Bachelor's Degrees or Higher\*\*

**38.8**  
Median Age\*\*

**\$91,409**  
Median HHI\*\*

**3.4% Unemployment\***

**292,722 Total Unemployed**

**47.3% Grads with STEM Degrees\*\***

**16 companies in Inc's 5000 List**

\*Based on 2023 data \*\* Based on 2021 data

# THE BREAK

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