

THE BREAK

AT CARLSBAD

2270 Camino Vida Roble, Carlsbad, CA 90211

UNITS FOR LEASE

2270

THE
BREAK
2270

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



SAND, SURE & SPACE TO SCALE

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

The Break at Carlsbad presents a premier opportunity to lease 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.

\$1.29/SF NNN*

Lease Rate

16'-18'

Clear Heights

NATURAL

Gas to the building

2.2/1,000

Parking

HEAVY POWER

In Select Units

- 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**

**THE
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AT CARLSBAD

*NNN estimated at \$0.45/SF

CATCHING WAVES AND UPGRADES

recent capital
improvements
COMPLETED

updated
ASPHALT

updated
LANDSCAPING

updated
**GLASS LINE
STOREFRONTS**

updated
ROOF

updated
EXTERIOR PAINT

updated
**TRASH
ENCLOSURES**



THE
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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

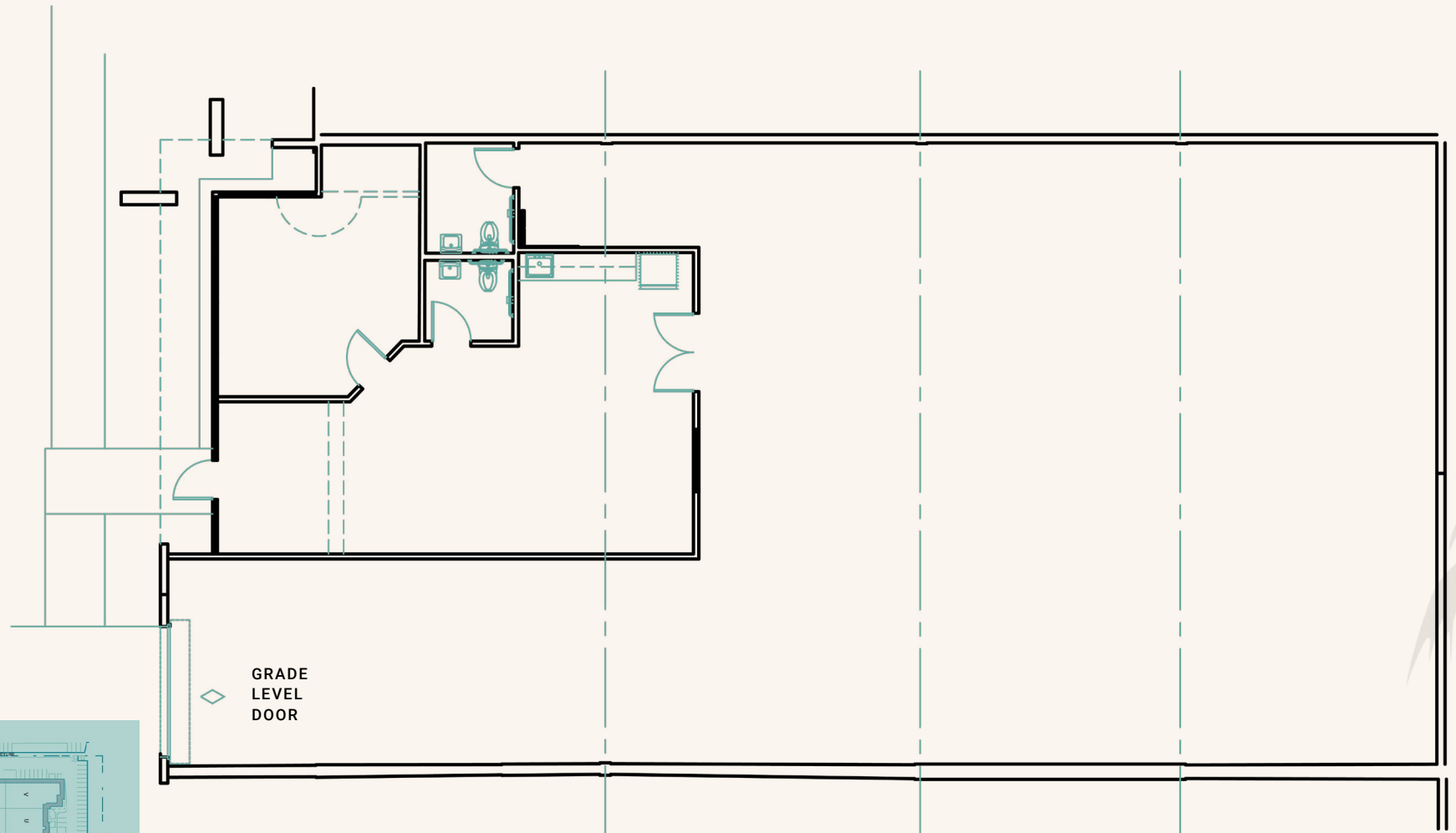
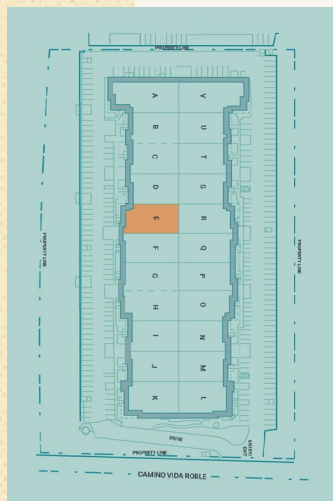
Total: 6,648 SF
Warehouse: ±80%
Office: ±20%

**Warehouse and office percentages are estimates.*

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- **4,741 SF Total**
- **Turn-Key/Move in Ready**
- **Grade-level Loading**
- **2 Restrooms with Kitchenette**
- **Warehouse & Manufacturing Space**
- **\$1.29/SF NNN***

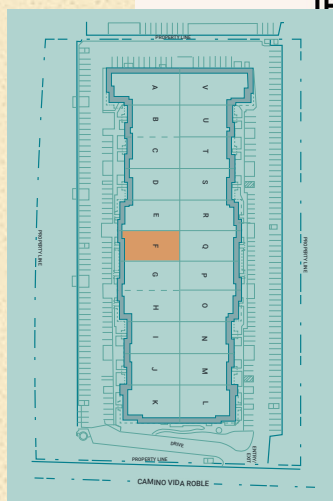


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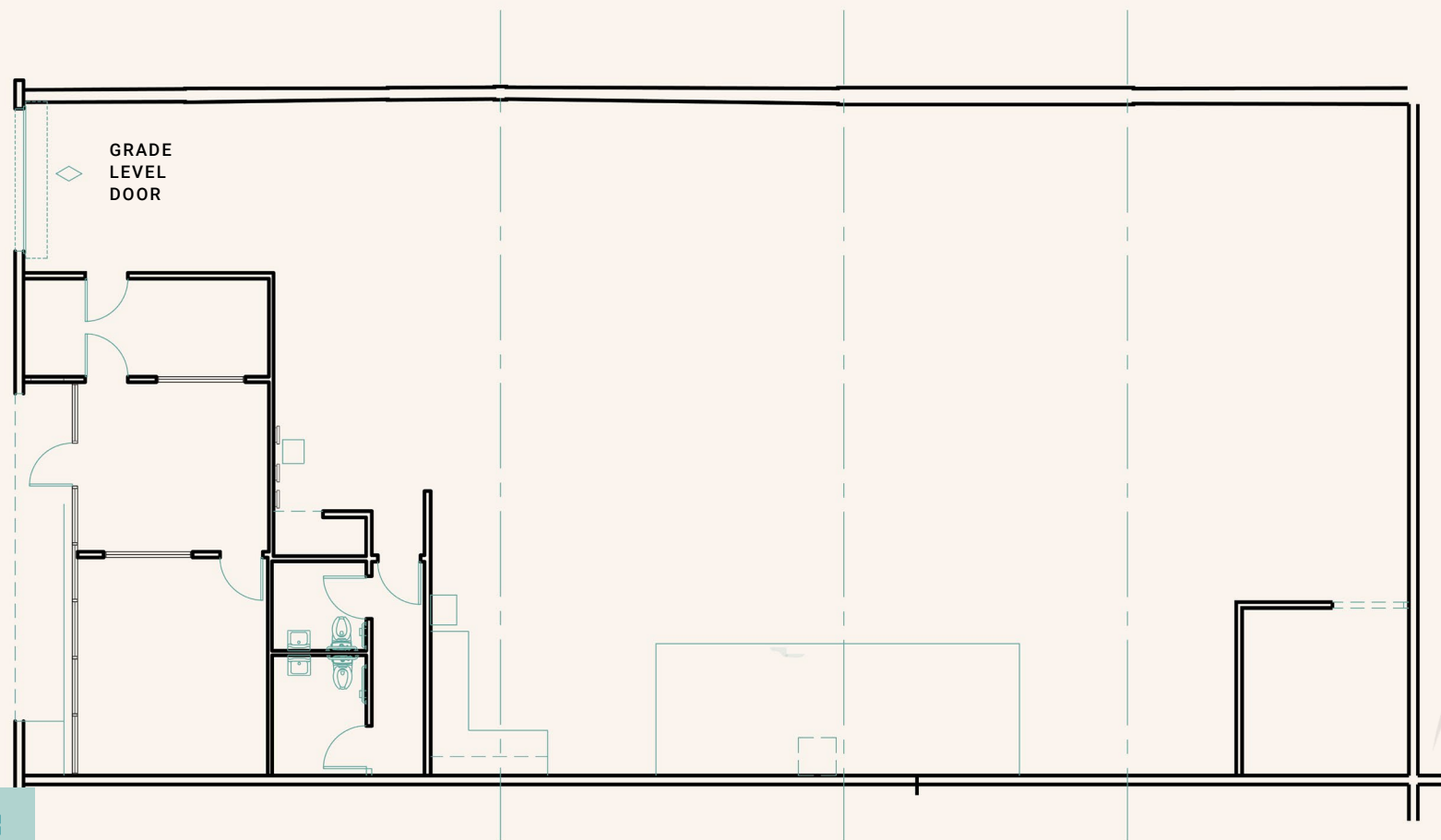
*NNN estimated at \$0.45/SF

- **4,726 SF Total**
- **Grade-level Loading**
- **Heavy Power with Warehouse Floor Drains**
- **Warehouse & Manufacturing Space**
- **\$1.29/SF NNN***

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*NNN estimated at \$0.45/SF

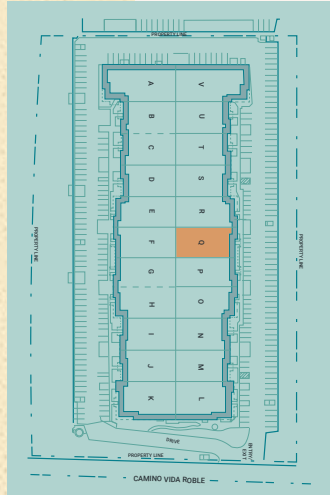


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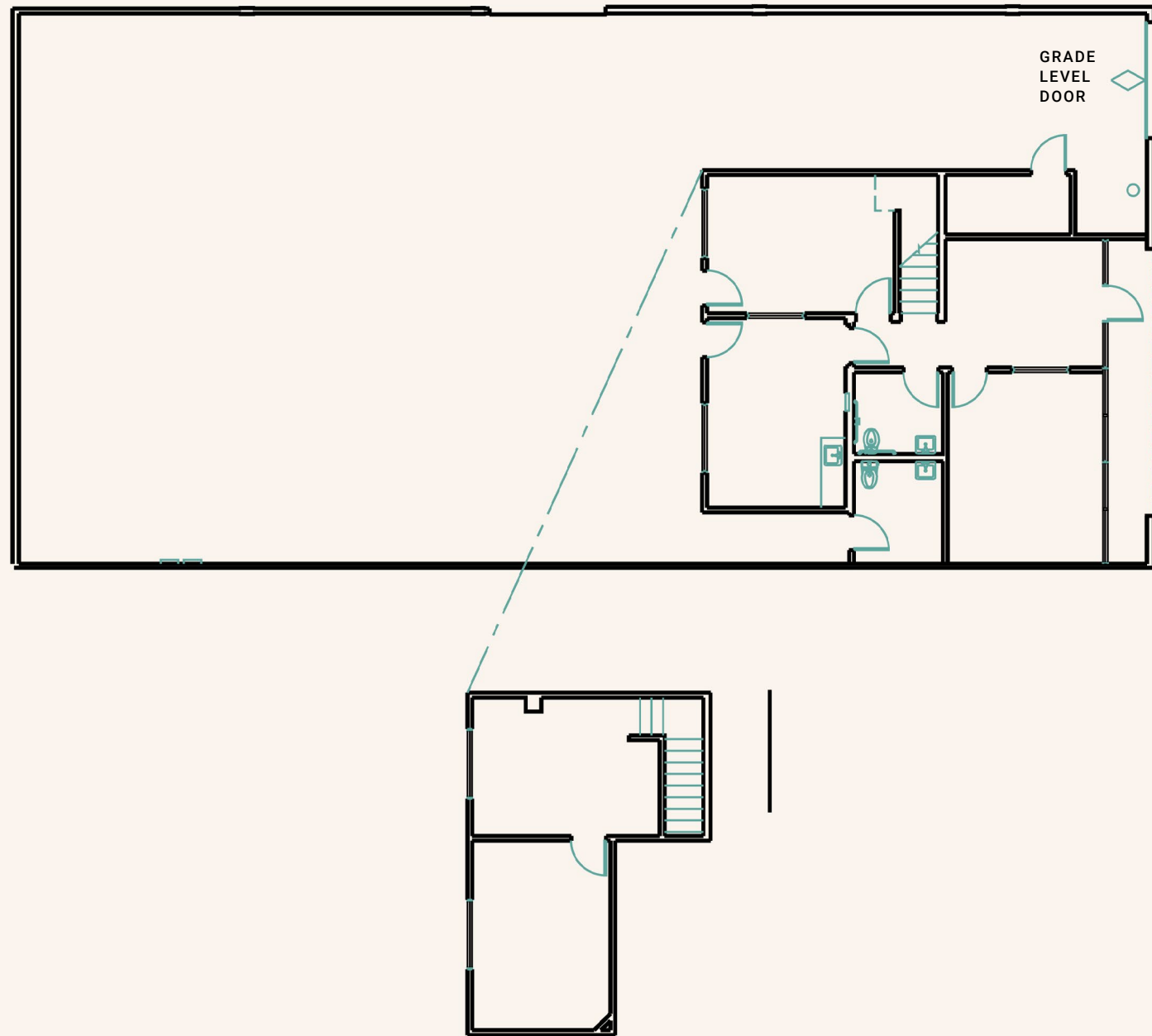
Q

- **5,183 SF Total**
- **Move-in Ready**
- **Recent Interior Turnover**
- **2 Restrooms with Kitchenette**
- **LED Lighting in Warehouse**
- **\$1.29/SF NNN***

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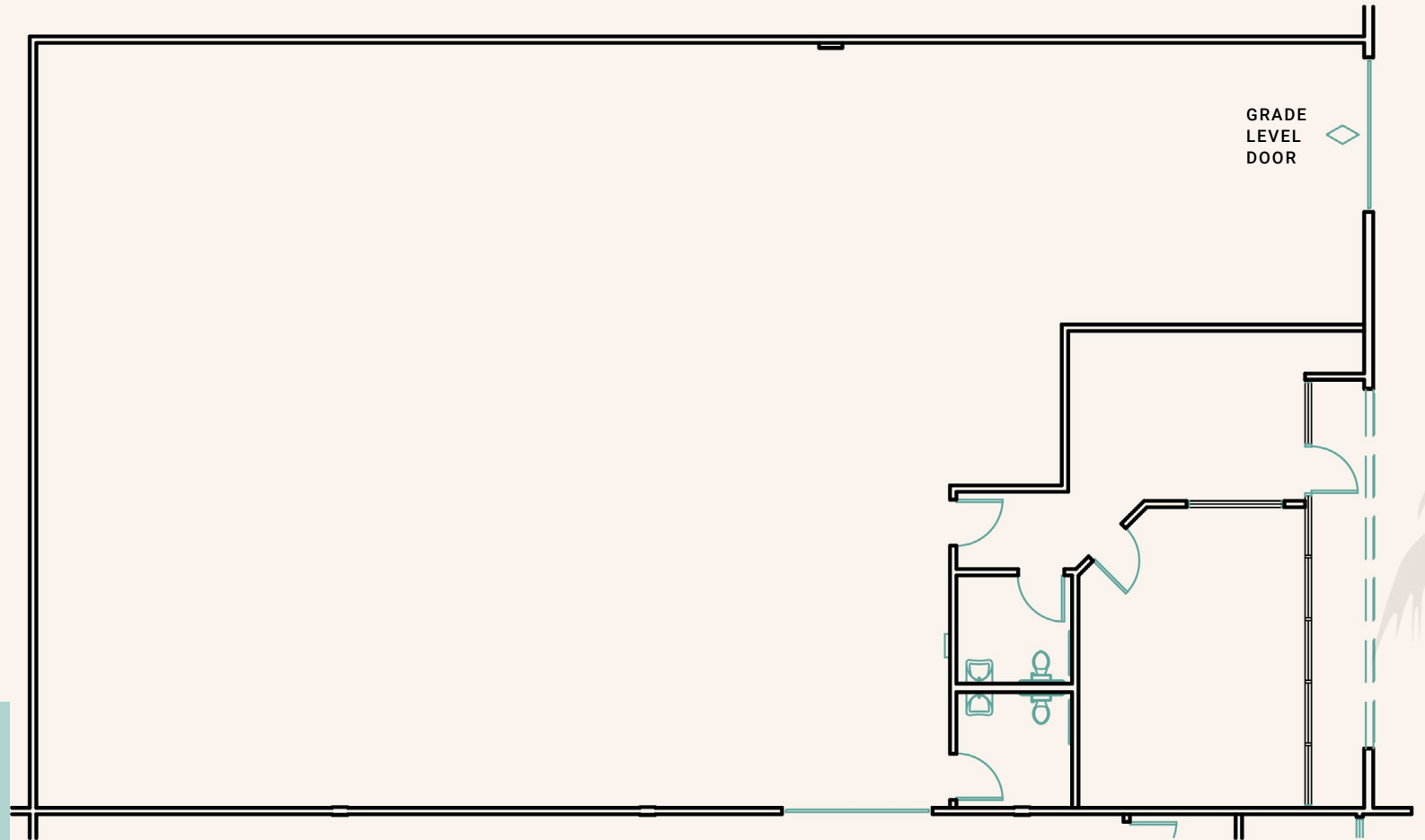
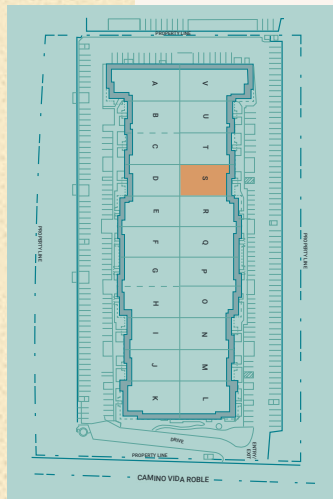
*NNN estimated at \$0.45/SF



available **NOW**

S

- **4,344 SF Total**
- **Grade-level Loading**
- **2 Restrooms with Kitchenette**
- **Warehouse & Manufacturing Space**
- **\$1.29/SF NNN***



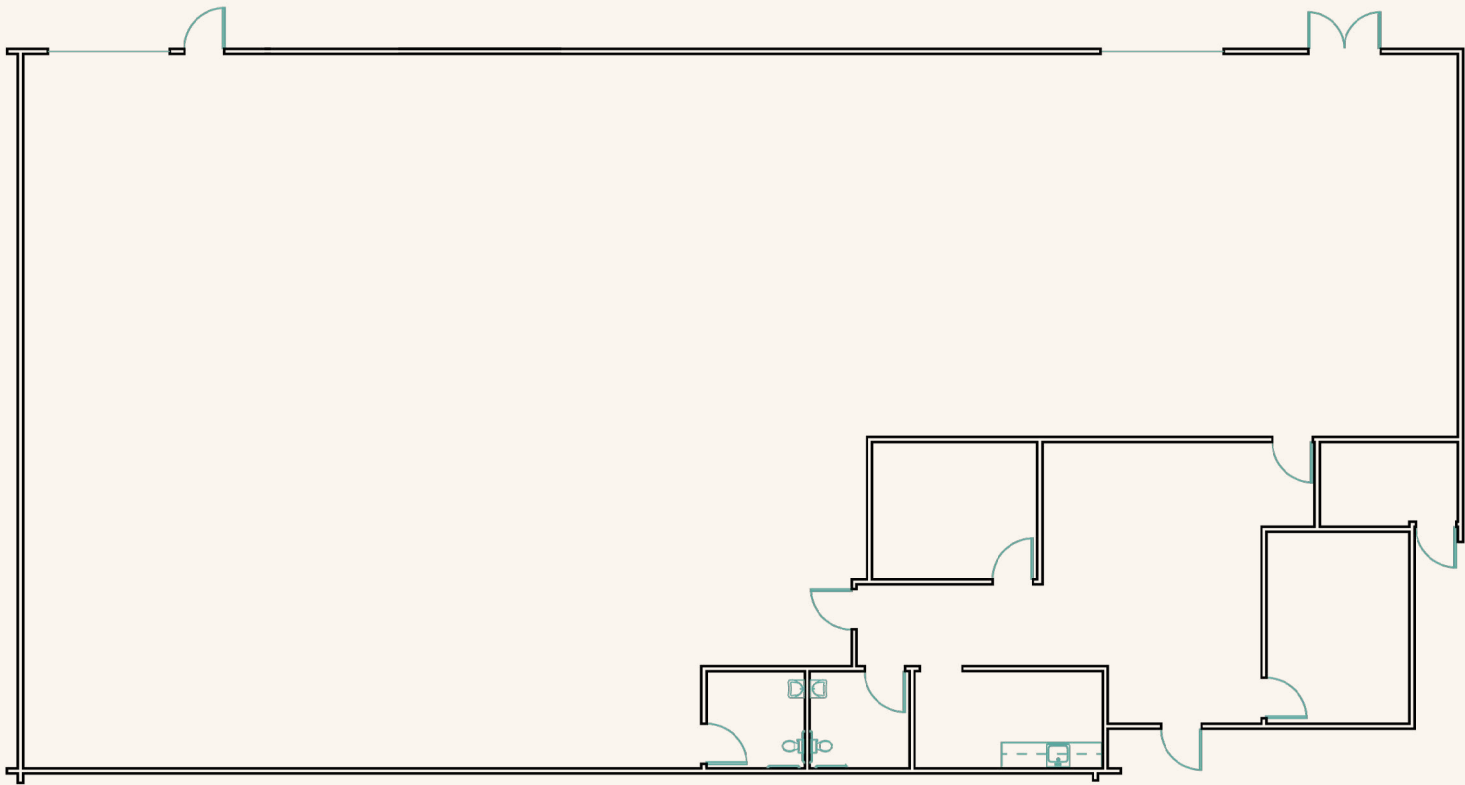
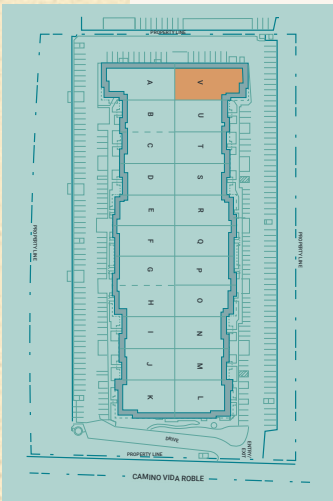
available **NOW**

*NNN estimated at \$0.45/SF

THE
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- **6,648 SF**
- **Natural Gas Available**
- **2 Grade-level loading doors**
- **End cap unit**
- **\$1.29/SF NNN***



available **NOW**

**NNN estimated at \$0.45/SF*



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**

- 
- A detailed map of Carlsbad, California, highlighting various amenities and landmarks. The map is overlaid on a background image of a beach with waves. A large, semi-transparent orange circle covers the central part of the map, indicating a 4-mile radius. The map shows major roads like Highway 5, Highway 78, and Highway 12. Key locations labeled include Calvera Lake, Squires Reservoir, Aqua Hedionda Lagoon, McClellan-Palomar Airport, Batiquitos Lagoon, and San Marcos Lake. A legend in the bottom left corner identifies different types of amenities with colored dots: Entertainment (purple), Fast Food (blue), Fitness (yellow), Hotels (teal), Restaurants (dark teal), and Shopping (light green). A star icon marks a specific location near the airport. A scale bar in the bottom right corner indicates a 4-mile distance.
- Entertainment
 - Fast Food
 - Fitness
 - Hotels
 - Restaurants
 - Shopping

THE
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AT CARLSBAD

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

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