

# PASEO SUMMIT





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## FEATURES

- Two-building office and medical project situated on a bluff providing excellent freeway visibility along Interstate-5
- Building signage available to nearly 200,000 vehicles per day
- Convenient freeway access from Palomar Airport Road and Poinsettia Lane
- Panoramic ocean views and private outdoor spaces and balconies available
- Showers & lockers on-site
- Generous parking ratio of 4/1,000 RSF
- Numerous amenities and close proximity to restaurants, services, beaches and retail shops, including the Carlsbad Premium Outlets

## AVAILABILITY

| FLOOR | SUITE | RSF   | AVAILABILITY  | USES               |
|-------|-------|-------|---------------|--------------------|
| 2nd   | 290   | 1,243 | 30-day notice | Medical/<br>Office |

ASKING RATE: \$2.60 Plus Electric  
\$3.00 NNN (Medical)





CHRIS HIGH  
858.875.3604  
chris.high@ngkf.com  
CA RE License # 01734544

STEVE BRUCE  
858.875.3605  
steve.bruce@ngkf.com  
CA RE License # 01455744

CONOR EVANS  
858.875.3607  
conor.evans@ngkf.com  
CA RE License # 01963596



**Newmark Grubb  
Knight Frank**

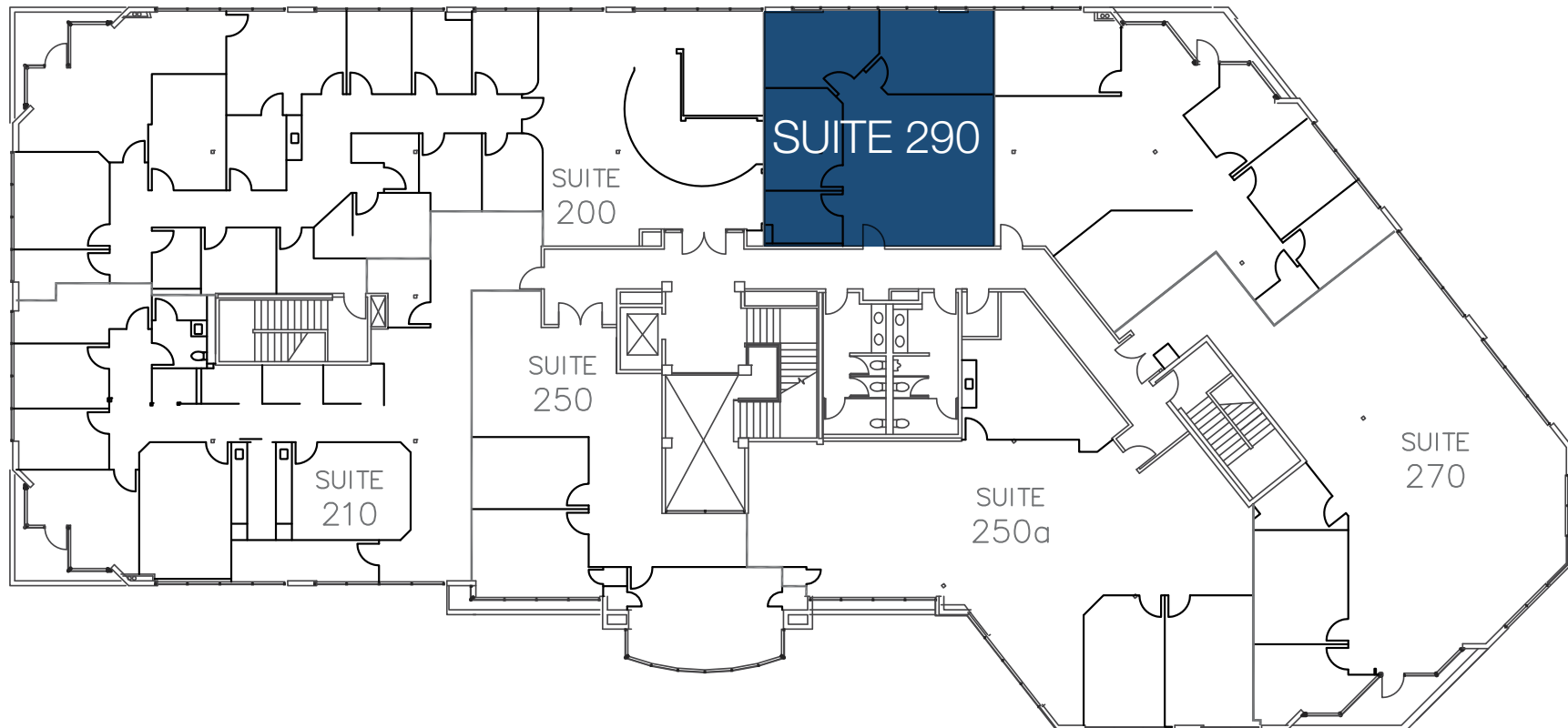


**DAVLYN INVESTMENTS,  
PROPERTY MANAGEMENT**

# 6183 PASEO DEL NORTE

## SECOND FLOOR

SUITE 290 | 1,243 SF







P  
ASEO  
S  
UMMIT





## RESTAURANTS

- 4 Karl Strauss Brewery
- 5 Tip Top Meats
- 9 Carl's Jr.
- 10 Taco Bell
- 11 Islands
- 12 TGI Friday's
- 15 Carlsbad Premium Outlets Restaurants
 

|                       |                        |
|-----------------------|------------------------|
| Ruby's Diner          | Starbucks              |
| Rubio's               | San Sai Japanese Grill |
| Hot Dog on a Stick    | Subway                 |
| Wetzel's Pretzels     | Panda Express          |
| Bellefleur Restaurant | and more...            |
- 16 Corner Bakery
- 18 King's Fish House
- 19 BJ's Restaurant and Brewhouse
- 20 P.F. Chang's

## RETAIL

- 8 Costco
- 14 Carlsbad Premium Outlets
 

|                    |                 |
|--------------------|-----------------|
| Barney of New York | Kenneth Cole    |
| Polo Ralph Lauren  | DKNY            |
| BCBG Max Azira     | Brooks Brothers |
| Bebe Outlets       | Wilson Leather  |
| Calvin Klein       | and more...     |
- 17 Paseo Carlsbad
 

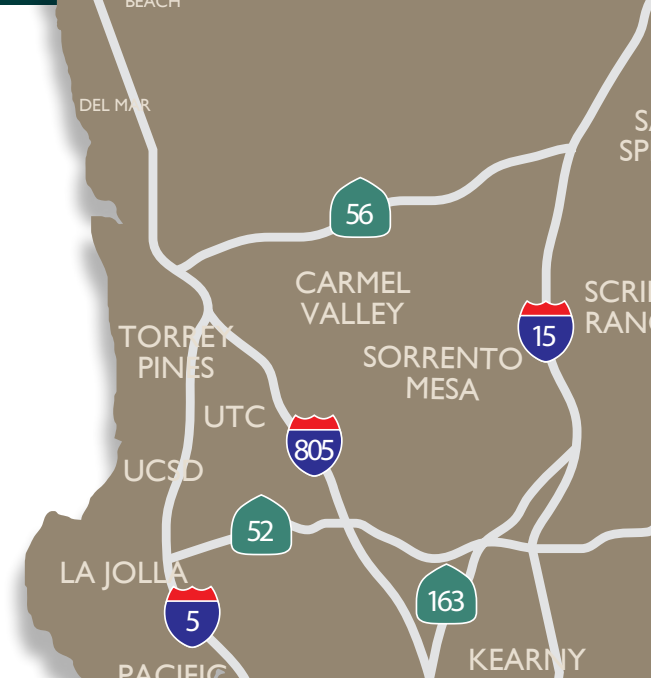
|                        |                  |
|------------------------|------------------|
| Road Runner Sports     | Nutrition Zone   |
| Elephant Walk Footware | The Pilates Room |
| Serenity Massage       | Wells Fargo ATM  |
| St. John               | and more...      |

## BANKS

- 2 Comerica Bank
- 3 Bank of America
- 7 First National Trust Services

## HOTELS

- 1 Grand Pacific Palisades
- 6 Motel 6 Carlsbad East
- 13 Carlsbad By The Sea Resort



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4655 Executive Drive, Suite 800, San Diego, CA 92121 | T 858.875.3600  
Corporate CA RE LIC #01355491

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.