

# CARLSBAD OAKS EAST

BUSINESS PARK



FOR LEASE

## R&D / Flex Industrial Building

2820 Loker Avenue East, Carlsbad, CA 92010

Colliers  
INTERNATIONAL

km Kidder  
Mathews



EXCLUSIVELY  
REPRESENTED BY



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## THE PROPERTY

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This new development by The Techbilt Companies is a 63,900 SF corporate headquarters building located in Carlsbad, California. It's corner location, high-image design, generous clear height and parking ratio, and loading capabilities make this the perfect new home to any tech or R&D company looking to expand within the area, or into North County.



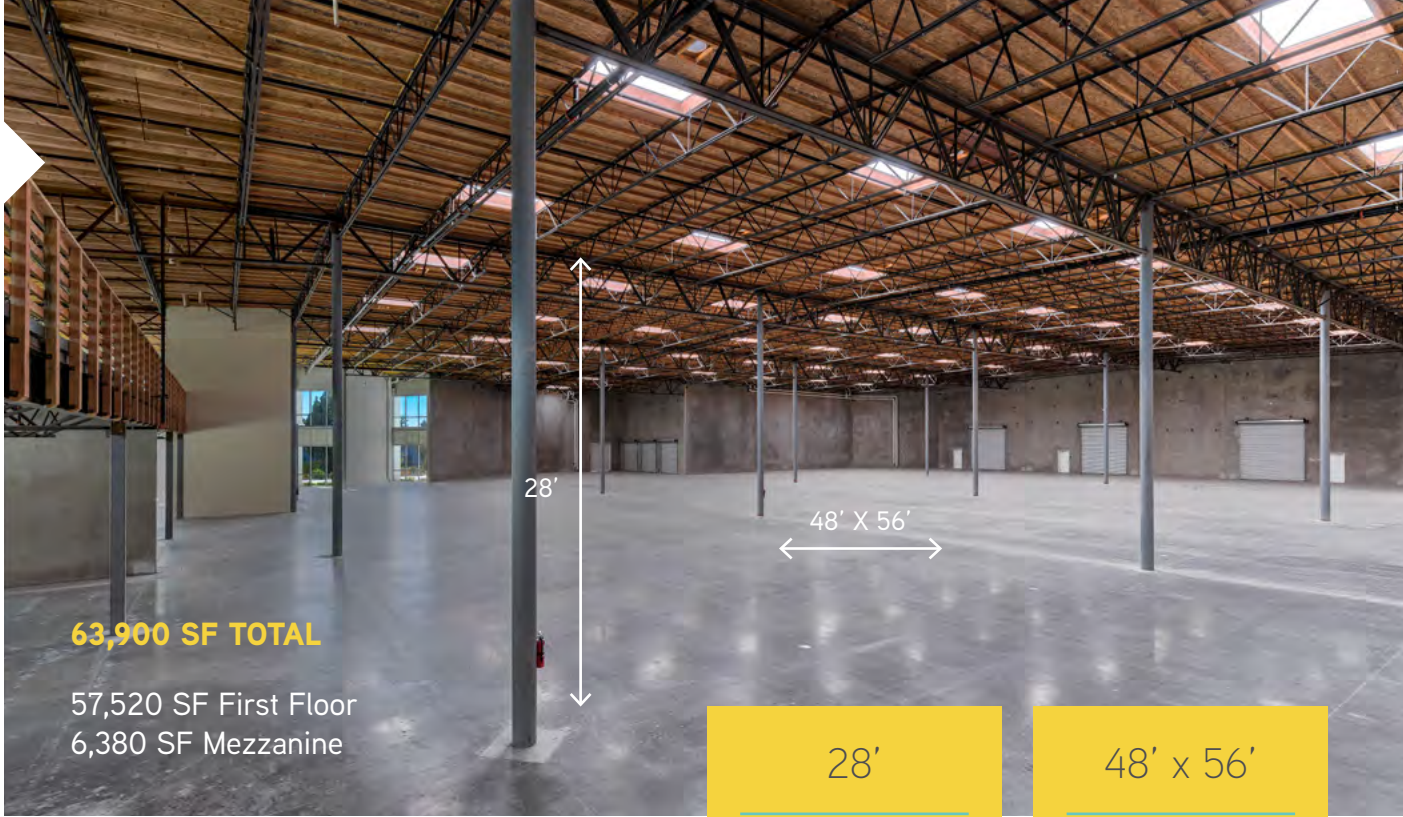
# PROPERTY DETAILS

	<b>ADDRESS</b> 2820 Loker Avenue East, Carlsbad, CA 92010
	<b>BLDG SIZE</b> 63,900 SF
	<b>TTL LAND AREA</b> 4.92 AC / 214,315 SF
	<b>YEAR BUILT</b> 2018
	<b>APN</b> 209-083-15-00
	<b>ZONING</b> Planned Industrial (P-M)
	<b>SPRINKLERS</b> ESFR
	<b>LOADING</b> Five docks; five grade
	<b>POWER</b> 2,400 amps; 277/480V
	<b>PARKING</b> 210 stalls (3.29 / 1,000 SF)



**ASKING RATE**  
\$0.98 NNN with \$15 PSF TIA

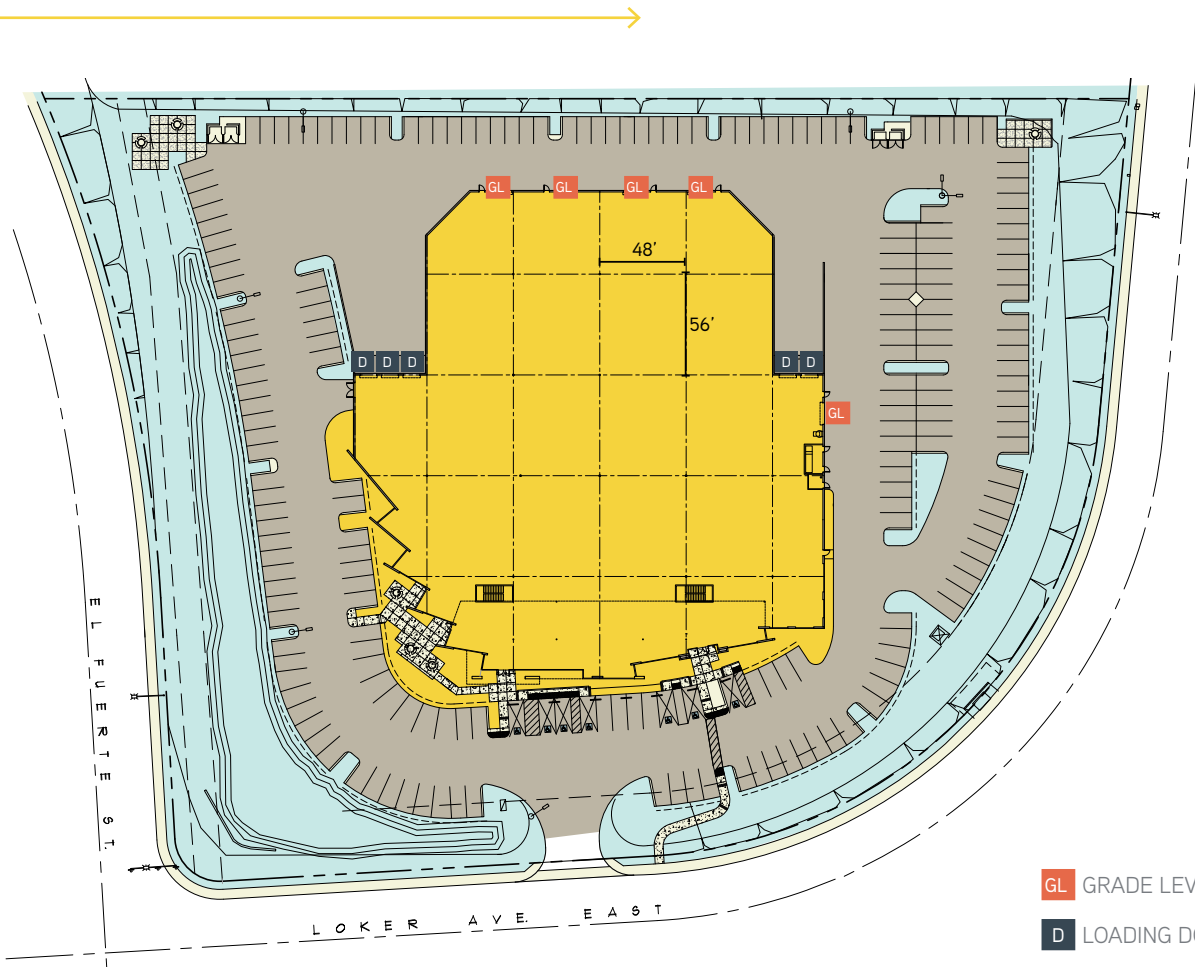


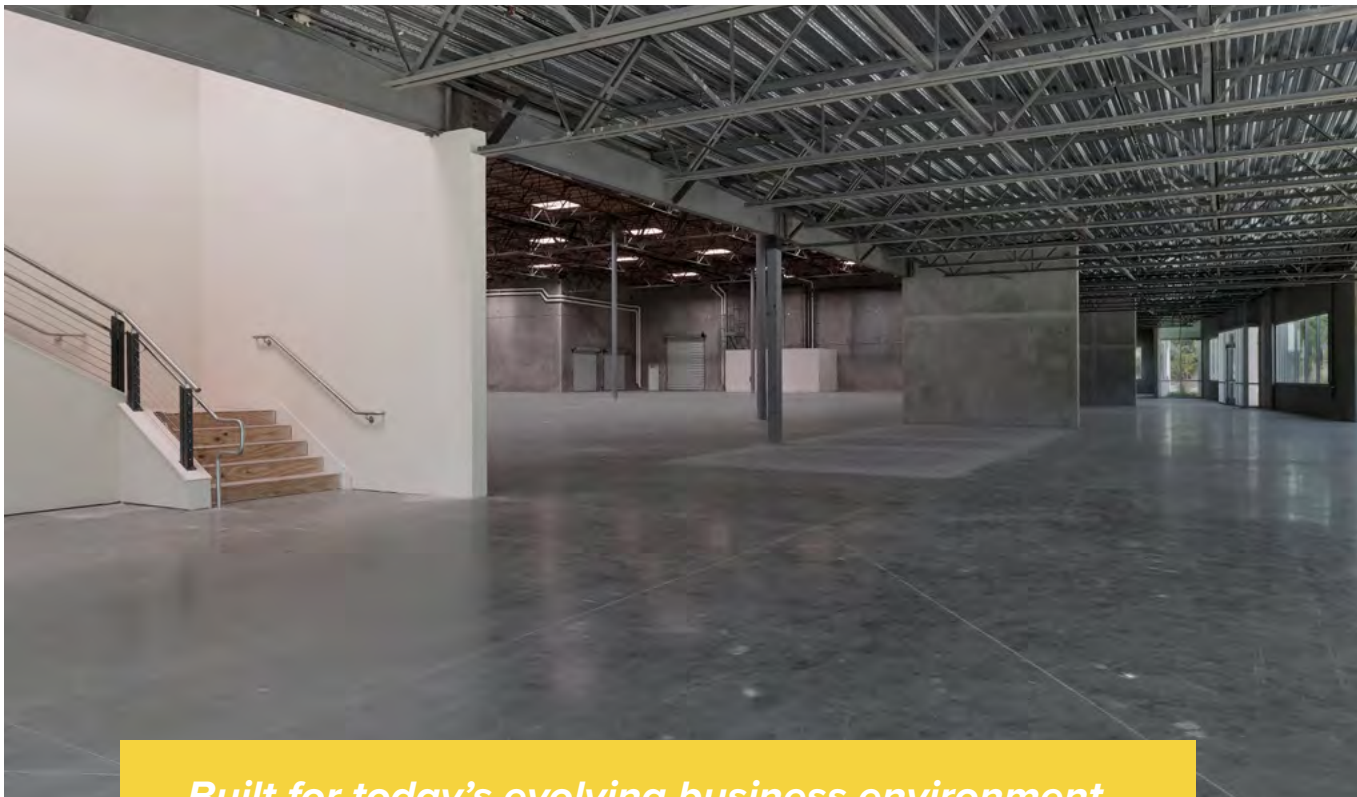


28'  
CLEARANCE HEIGHT

48' x 56'  
COLUMN SPACING

# SITE PLAN





*Built for today's evolving business environment.*



FOR LEASE

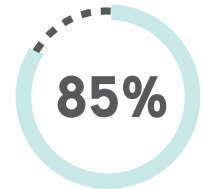


# NORTH COUNTY

A scenic coastal community in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

	POPULATION	
	North County	642,611
	% POPULATION AGE 18 - 34	
	North County	25.9%
	USA	23.3%
	AVERAGE HOME PRICE	
	North County	\$600,654
	AVERAGE HOME PRICE % CHANGE	
	North County	8.9%
	USA	8.5%
	% OF POPULATION WITH BACHELORS DEGREE OR HIGHER	
	North County	33.8%
	USA	31.3%
	California	32.9%
	San Diego County	37.4%
	UNEMPLOYMENT	
	North County	3.2%
	USA	3.9%
	California	4.2%
	San Diego County	3.3%
	# OF BREWERIES	
	North County	46
	USA	5,301
	California	623
	San Diego County	145

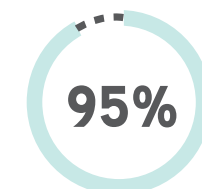
## WHY CARLSBAD?



of businesses agreed that the city was an **Excellent Place To Do Business**



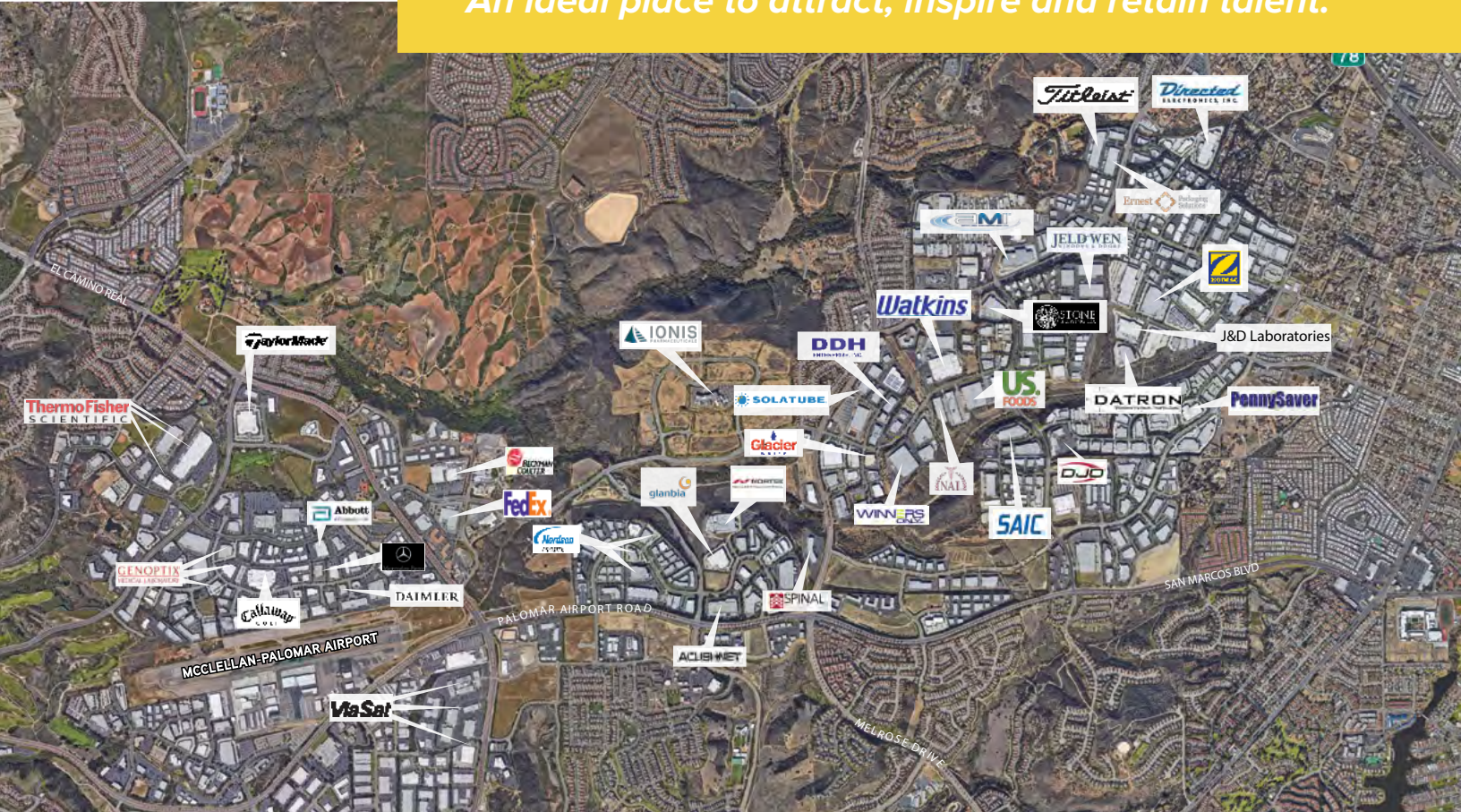
of residents approve of **Carlsbad's Quality Of Life**



of businesses thought that Carlsbad offered the **Highest Quality Of Life**



An ideal place to attract, inspire and retain talent.



## KEY INDUSTRIES

From tech startups to life sciences and communications, North County is the place where innovation and lifestyle collide. Here, in the five forward-thinking communities that comprise the 78 Corridor, creative leaders are gathering to continue this momentum of innovation and success.

Life Science	Military	Education	Tourism	Food & Beverage	Innovation	Manufacturing	Action Sports



## CAFFEINE

- 1 Revolution Roasters/ Succulent Cafe/ Cafe Topes/Baba Coffee
- 2 Steady State Roasting Co/Vinaka
- 3 Starbucks
- 4 Starbucks
- 5 Leap Coffee
- 6 La Costa Coffee Roasting
- 7 Starbucks
- 8 Skybound Coffee & Dessert Lounge
- 9 Starbucks
- 10 Starbucks
- 11 Starbucks
- 12 Old California Coffeehouse
- 13 Better Buzz Coffee
- 14 Perk's Coffee House



## GRUB

- 1 Wrench & Rodent / Urge
- 2 Campfire
- 3 Craft Burger/Compass/Land & Water Co
- 4 Park 101/Pizza Port/Board and Brew
- 5 Vigilucci's
- 6 In N Out
- 7 Island Restaurant Carlsbad
- 8 Benihana/Sushi Kuchi
- 9 In N Out
- 10 Vivace
- 11 Notorious Burger
- 12 Vue
- 13 Ignite!
- 14 Connie's
- 15 Decoy Dockside
- 16 Mama Kat's
- 17 The Bellows



## BREWSKI

- 1 Kark Strauss Brewing Co
- 2 Arcana Brewing Co
- 3 Burgeon Brewing Co
- 4 Rowleur Brewing Co
- 5 Iron Fist Brewing
- 6 Battle Mage Brewing Co
- 7 Latitude 33 Brewing Co
- 8 Barrel Harbor Brewing
- 9 RIP Current Brewing



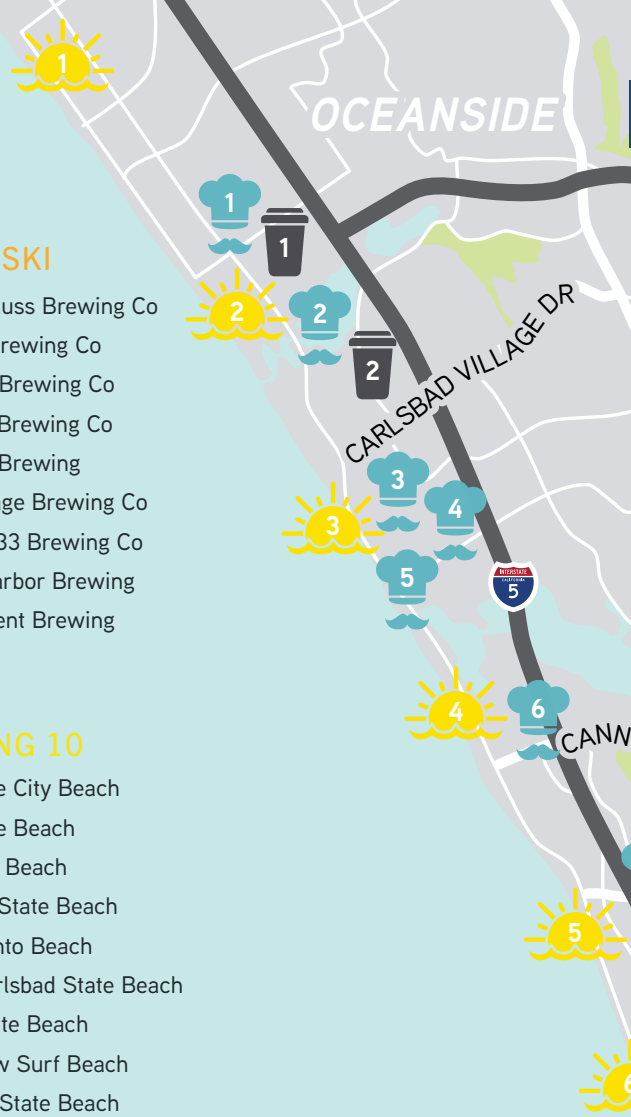
## HANG 10

- 1 Oceanside City Beach
- 2 Grand Ave Beach
- 3 Tamarack Beach
- 4 Carlsbad State Beach
- 5 North Ponto Beach
- 6 South Carlsbad State Beach
- 7 Ponto State Beach
- 8 Grandview Surf Beach
- 9 Leucadia State Beach



## FORE!

- 1 El Camino Country Club
- 2 The Crossings at Carlsbad
- 3 Rancho Carlsbad
- 4 Ocean Hills Country Club
- 5 Aviara Golf Club
- 6 Encinitas Ranch Golf Course
- 7 Golf at Omni La Costa
- 8 St. Mark's Golf Club
- 9 The Bridges Golf Club



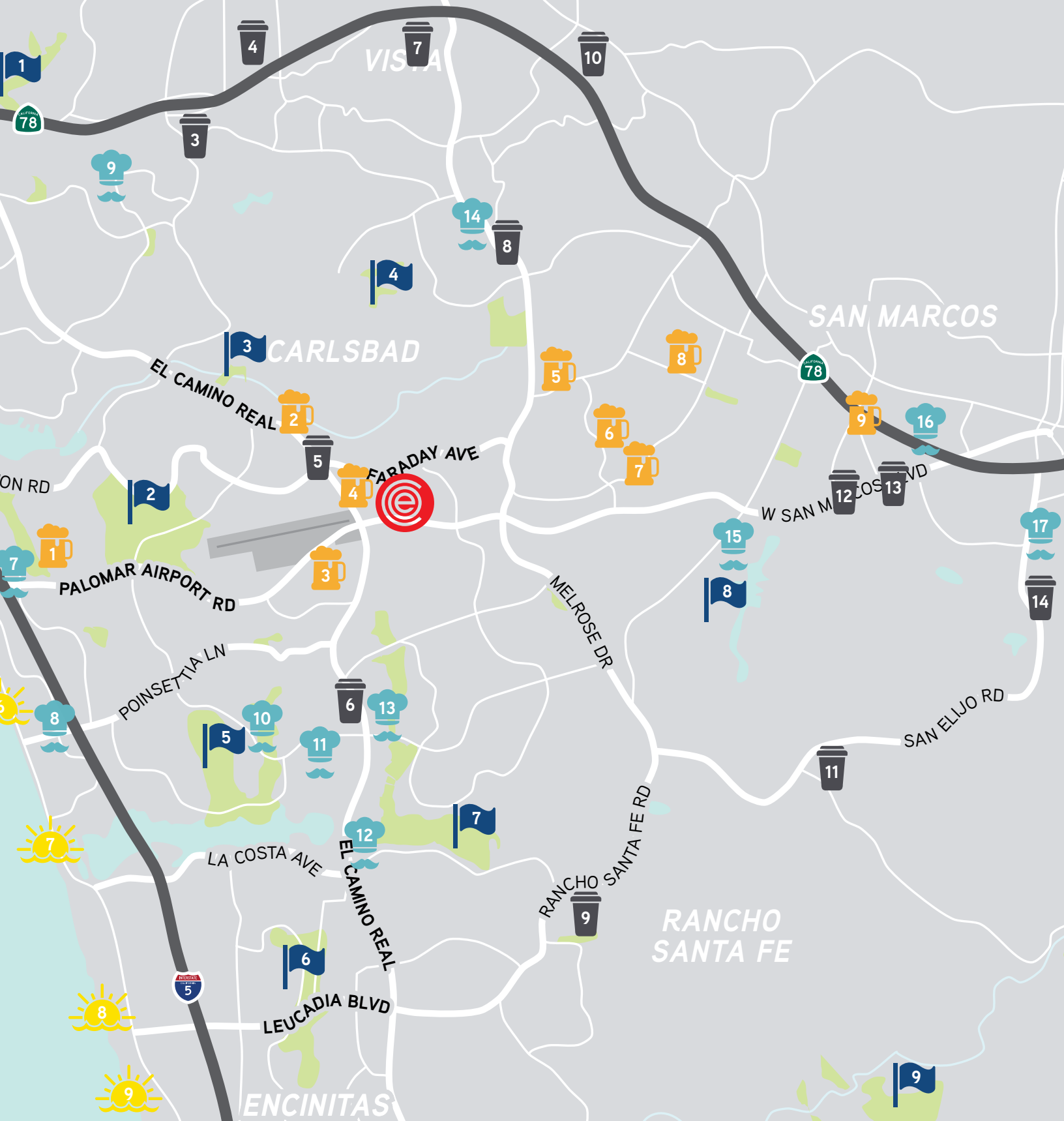
*Surround yourself with convenience.*



**ROUTE 78**  
11 minutes | 6.7 miles



**ROUTE 5**  
14 minutes | 5.4 miles



**MCLELLAN-PALOMAR AIRPORT**  
11 minutes | 6.7 miles



**PACIFIC OCEAN**  
11 minutes | 6.7 miles



**CARLSBAD VILLAGE**  
14 minutes | 5.4 miles

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