



2839 LOKER AVE EAST

For Sale

\$5,308,750 (\$250/SF)

FREESTANDING FLEX BUILDING

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PROPERTY SUMMARY

Rare Opportunity to Own a Freestanding Industrial/Flex Building Adjacent to Bressi Ranch

2839 Loker Avenue East is a freestanding, highly functional industrial facility located one block north of Bressi Ranch. Some of its features include 21' clear height, a fully climate controlled warehouse, heavy power and excellent loading with 2 grade level doors and an interior dock well. It also features a fenced parking area which is extremely rare in Carlsbad. This property would be well suited for numerous uses including life science, medical device, action sports, manufacturing or distribution.

Details



AVAILABLE SF: 21,235 SF



TOTAL ACREAGE: 1.39



HEAVY POWER



FULLY CLIMATE CONTROLLED WAREHOUSE



2 GRADE LEVEL DOORS



2.45/1000 PARKING



21' CLEAR HEIGHT



RARE, FENCED PARKING AREA



1 INTERIOR DOCK WELL

Highlights



Prime Location

SECONDS TO AMENITIES, MINUTES
TO THE COAST

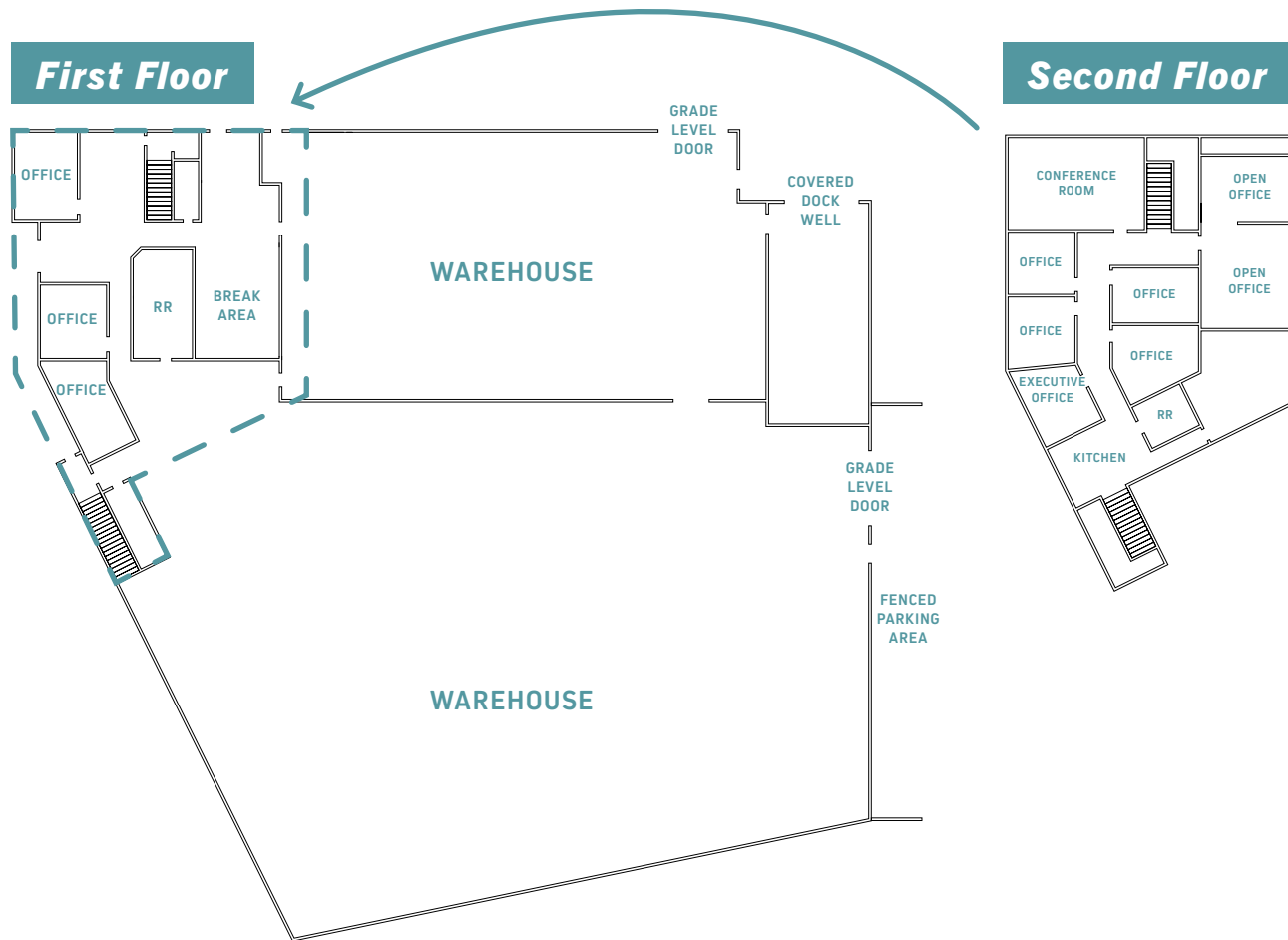


Rare Opportunity

LIMITED INVENTORY OF INDUSTRIAL
BUILDINGS IN THIS SIZE RANGE



FLOOR PLANS



21,235 SF | AVAILABLE NOW

7 Offices, 2 Open Offices, Executive Office, Kitchen, Break Room, 16,500 SF Warehouse, Kitchen, Fenced Parking, 2 Grade Level Doors, Covered Dock Well, Conference Room, and 2 Rest Rooms



PROPERTY PHOTOS



Palomar McClellan Airport

1 MINS | 1.8 MILES



Walking distance to Amenities

2 MINS | 0.2 MILES



Short drive to the coast

12 MINS | 5.2 MILES



LOCATION



CARLSBAD

A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.

A DESIRABLE PLACE TO LIVE

Located in the heart of southern California in North County San Diego County, the city of 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. Carlsbad has been named as one of the most desirable places to live.

"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."



The Innovators

ViaSat

JaylorMade

COOLA
organicsuncarecollection

IONIS
PHARMACEUTICALS

VERVE

ezoic

REEF

The local colleges and universities create a talent pipeline of hundreds of thousands of people, providing a lasting economic impact through the creation of ideas, innovations, talent, and companies.



Bachelor's Degree

60%+ OF RESIDENTS (25+) HOLD A BACHELOR'S DEGREE OR HIGHER



Employment Growth

20.4% GROWTH OVER THE PAST 10 YEARS

BRESSI RANCH



2020 Population

5,336 | 1 MILE RADIUS



2020 Median Household Income

\$143,511 | 1 MILE RADIUS



2020 Median Age

37 | 1 MILE RADIUS

Groceries



Activities



Restaurants



SPROUTS
FARMERS MARKET



y6 YOGASIX

MENDOCINO FARMS
sandwich market

rubio's
COASTAL GRILL

TABU
SHABU

BIRD ROCK
COFFEE ROASTERS

AMENITIES

RESTAURANTS

drinks, coffee, and grub

- Pizza Port
- Bird Rock Coffee Roasters
- Ebullition Brew Works & Gastronomy
- Richard Walker's Pancake House
- Bantam's Roast
- Tabu Shabu Bressi Ranch
- Casero Taqueria
- Panini Kabob Grill
- WR Kitchen & Bar
- Giaola Italian Kitchen
- Mendocino Farms
- Board & Brew
- Luna Grill
- Rubio's Coastal Grill
- Fish District
- Pure Burger
- Peet's Coffee
- Nektar Juice Bar
- Pieology Pizzeria
- Hooked on Poke
- Tommy V's Urban Kitchen & Bar
- Menchies Frozen Yogurt

STORES

groceries and retail

- Sprouts Farmers Market
- BevMo!
- YogaSix
- CVS
- Urban Ave Boardshop
- Trader Joe's
- Verizon
- Blo Blow Dry Bar
- Bloom
- Unleashed By Petco
- Supercuts
- Chase Bank
- Stater Bros. Market





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21,235 SF



Golf Course



Beach



Attractions



Brewery

