

FOR LEASE

Carlsbad Gateway Center

5670, 5674 El Camino Real | 5611 - 5671 Palmer Way



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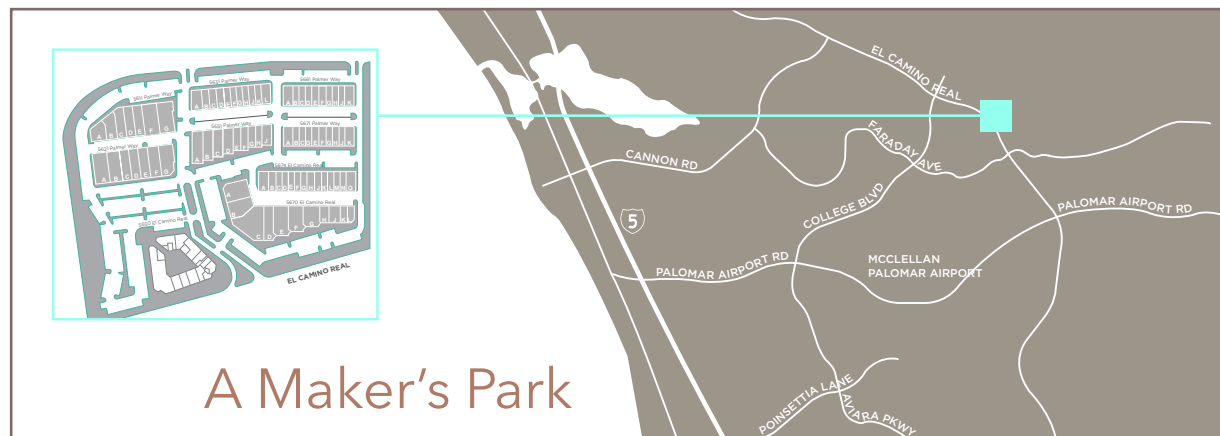
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A Maker's Park

Features

- Flexible unit sizes with varying office build outs
- Expansion capabilities within 233,000 SF business park
- 3.0/1,000 SF Parking Ratio
- Frontage on El Camino Real - 36,300 ADTs (SANDAG; 2006)
- On site Property Management; on site deli
- Close proximity to housing and various retail amenities

Flexible M Zoning

- Rare zoning within City of Carlsbad - can accommodate most commercial uses with ability to be open to the public
- Unique tenant mix includes commercial kitchen operations, food production uses and craft breweries, and health and wellness uses
- Natural gas service and other existing infrastructure to accommodate food related uses
- More than an industrial park!

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Availabilities

5670 El Camino Real

Suite	SF	Build Out	Lease Rate	Available
C	8,734	30% Office	Withheld	NOW

*Do not disturb tenants, Call Broker to show

5674 El Camino Real

Suite	SF	Build Out	Lease Rate	Available
	1,262	25% Office	\$1.30/SF + CAM	APRIL 1, 2020

5651 Palmer Way

Suite	SF	Build Out	Lease Rate	Available
B	3,192	60% Office	\$1.30/SF + CAM	NOW
G	1,722	20% Office	\$1.30/SF + CAM	Contact Broker

5671 Palmer Way

Suite	SF	Build Out	Lease Rate	Available
	1,338	20% Office	\$1.30/SF + CAM	NOW
	1,338	20% Office (Natural Gas Line)	\$1.30/SF + CAM	NOW

* exact suites may vary slightly from video tour

*CAM equal to \$0.12/SF

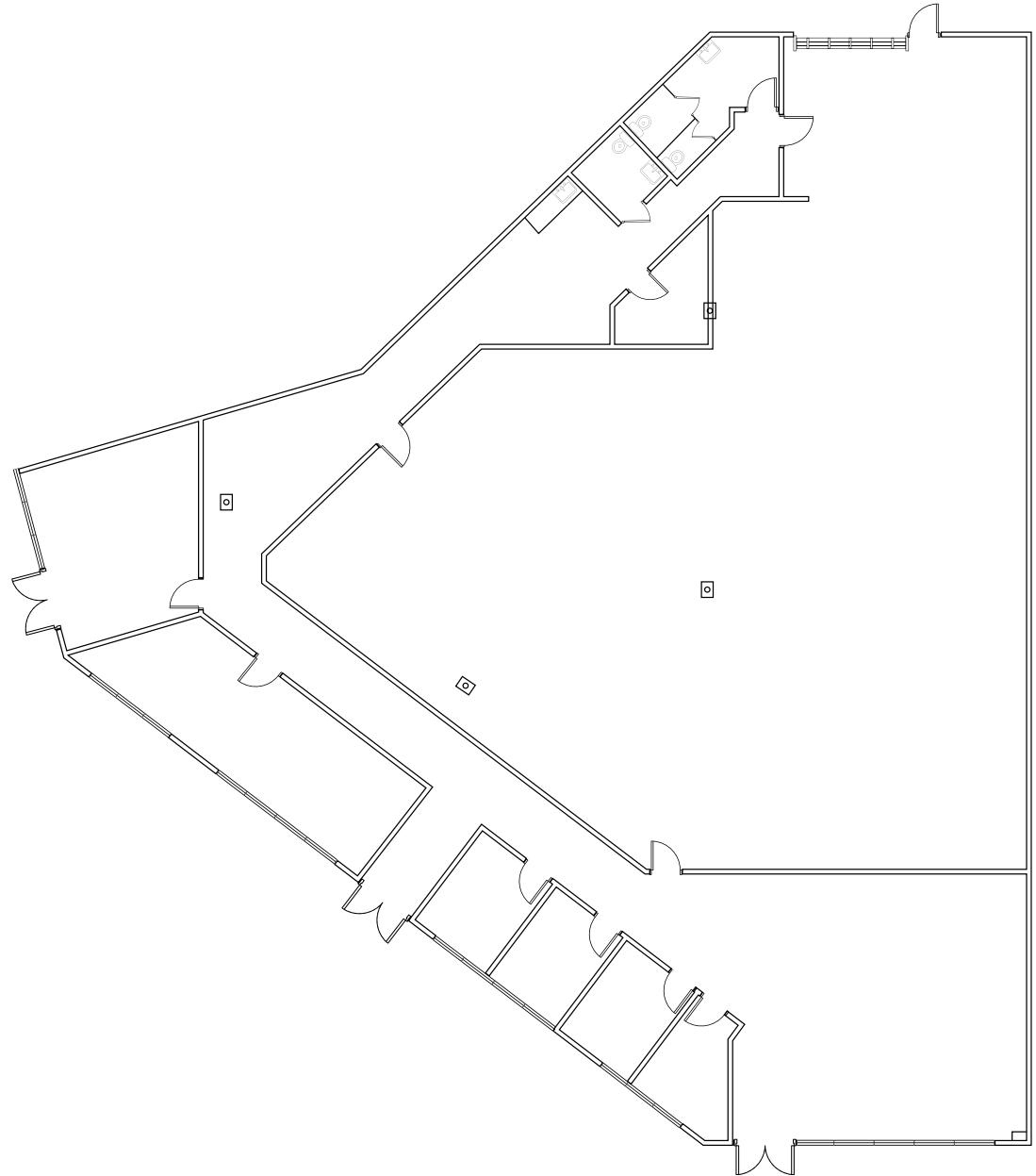
**CAM for commercial kitchen and brewery uses is \$0.17/SF to account for additional water, trash usage above standard industrial tenant usage.

Siteplan / On-Site Amenities



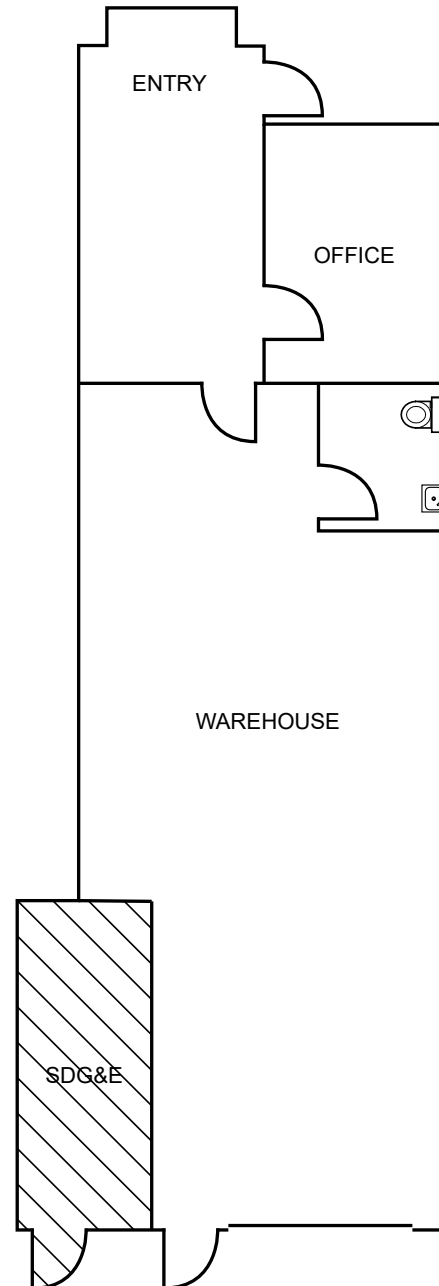
5670 El Camino Real

Suite C | 8,734 SF (Withheld)



5674 El Camino Real

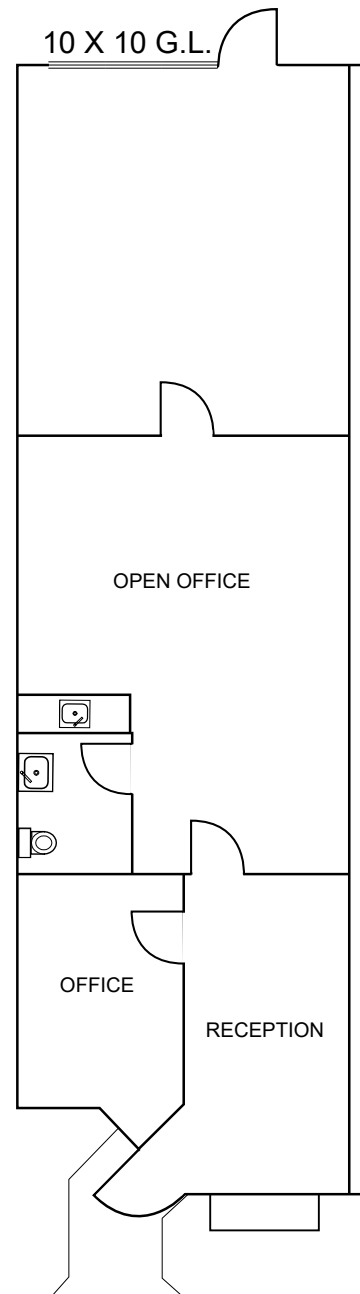
Suite G | 1,262 SF (\$1.30/SF + CAM)



* exact suites may vary slightly from video tour

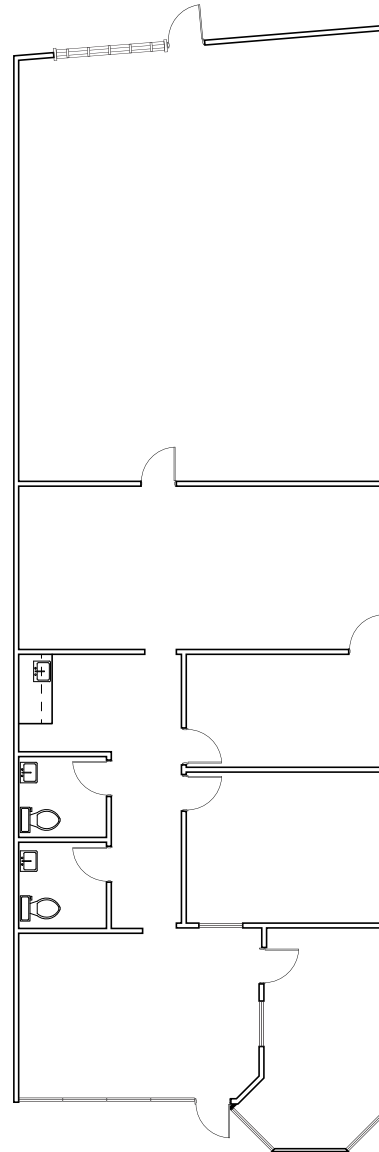
5674 El Camino Real

Suite L | 1,325 SF (\$1.35/SF + CAM)



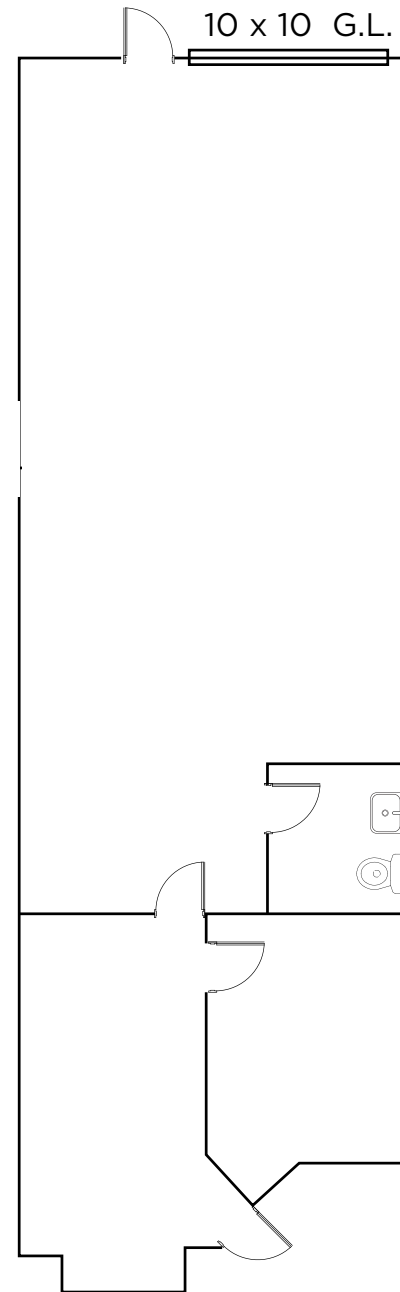
5651 Palmer Way

Suite B | 3,192 SF (\$1.30 + CAM)



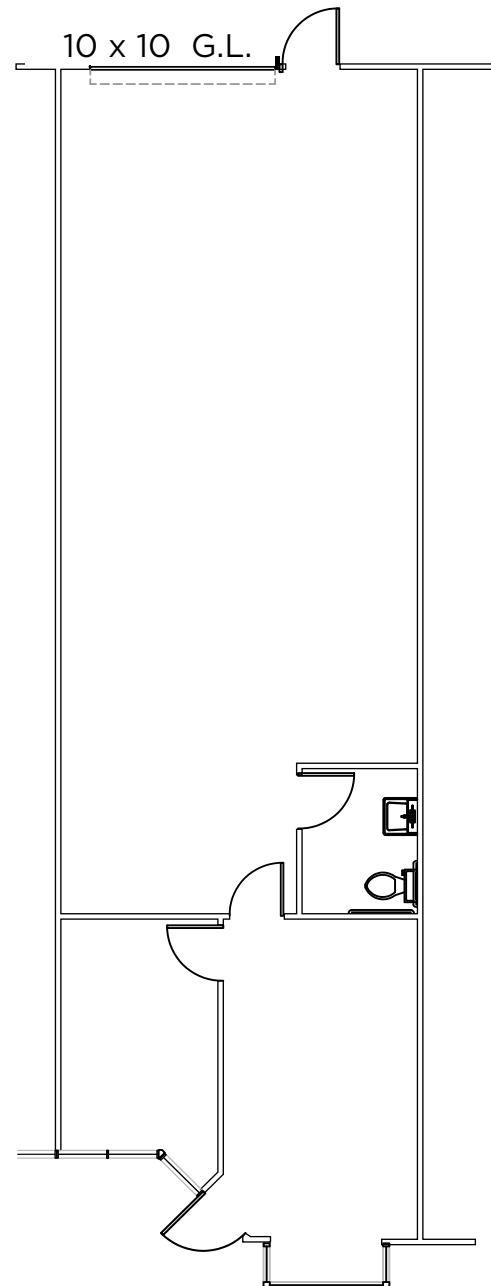
5651 Palmer Way

Suite G | 1,722 SF (\$1.30 + CAM)



5671 Palmer Way

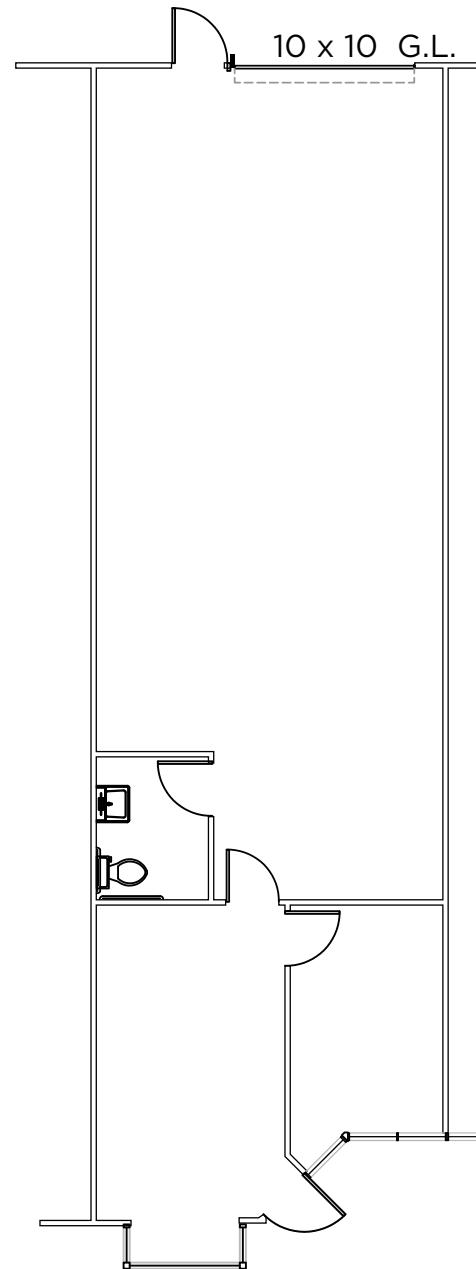
Suite G | 1,338 SF (\$1.30 + CAM)



* exact suites may vary slightly from video tour

5671 Palmer Way

Suite H | 1,338 SF (\$1.30 + CAM)



Contact

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