

FOR LEASE

# Carlsbad Gateway Center

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



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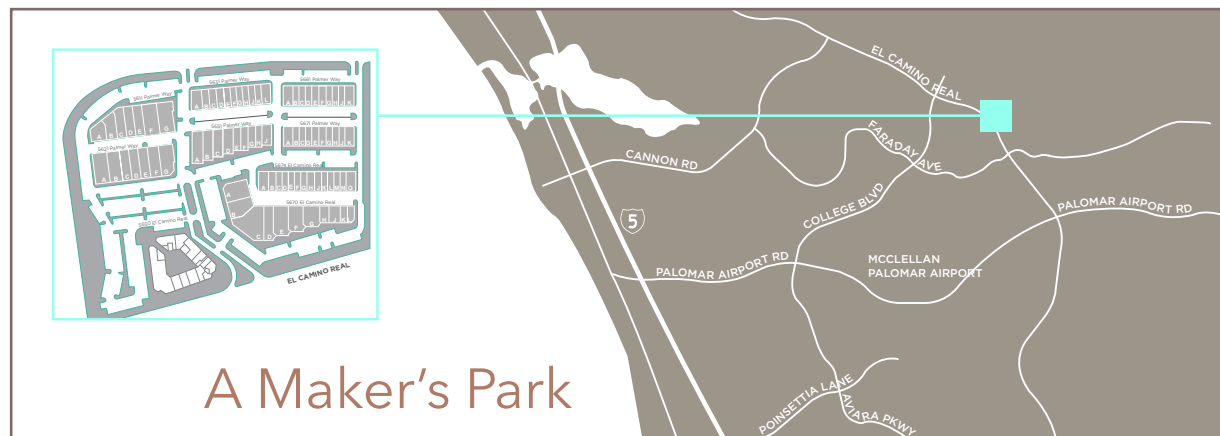
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A Maker's Park

## 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

### 5651 Palmer Way

Suite	SF	Built Out	Lease Rate	Available
B ( <a href="#">CLICK HERE</a> 3D Tour)	3,192	60% Office	\$1.30/SF + CAM	NOW

\*Do not disturb tenants. Call Broker

### 5670 El Camino Real

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

### 5674 El Camino Real

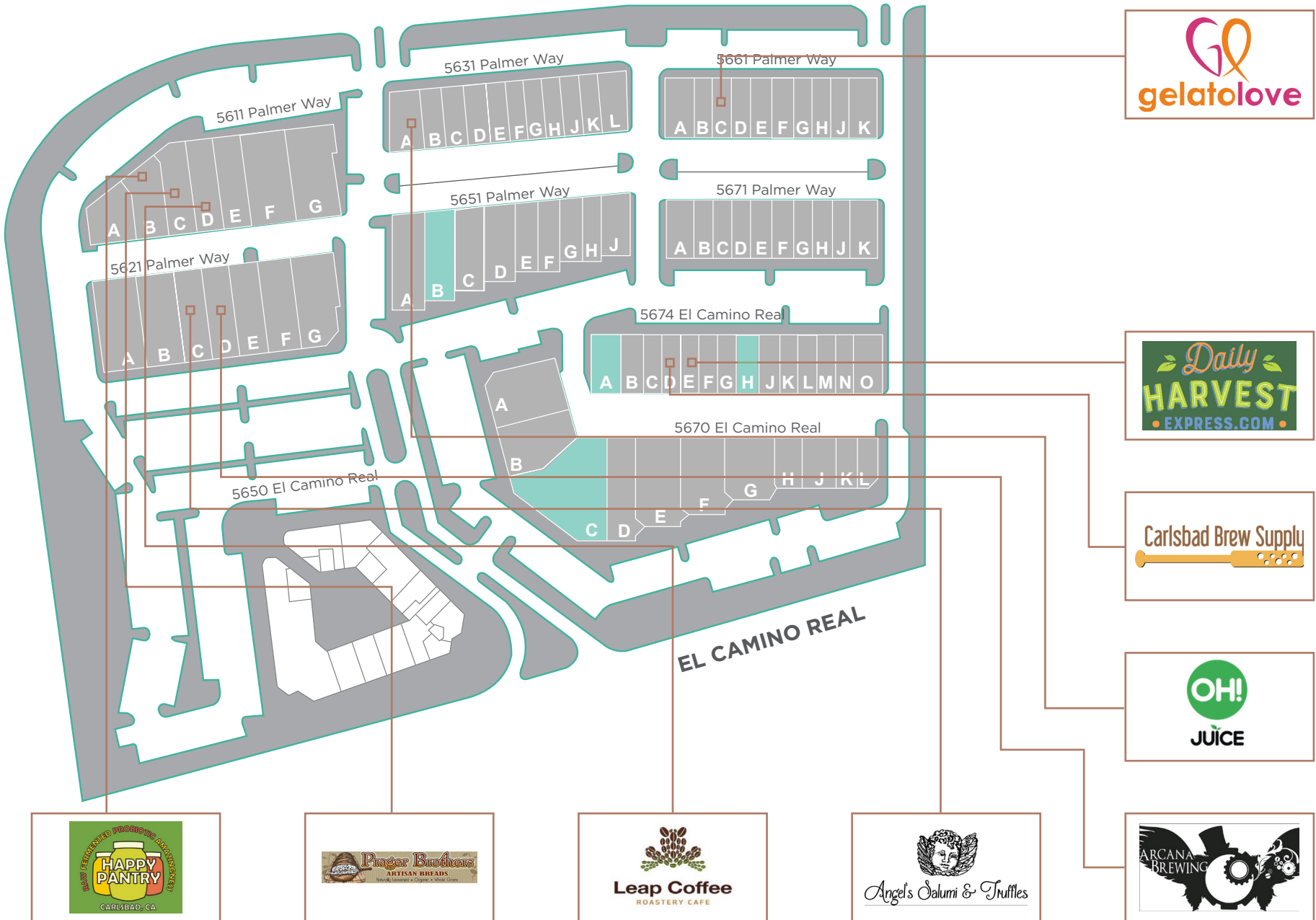
Suite	SF	Build Out	Lease Rate	Available
A	2,152	50% Office	\$1.35/SF + CAM	NOW
H	1,585	15% Office	\$1.35/SF + CAM	11/01/20

\*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.

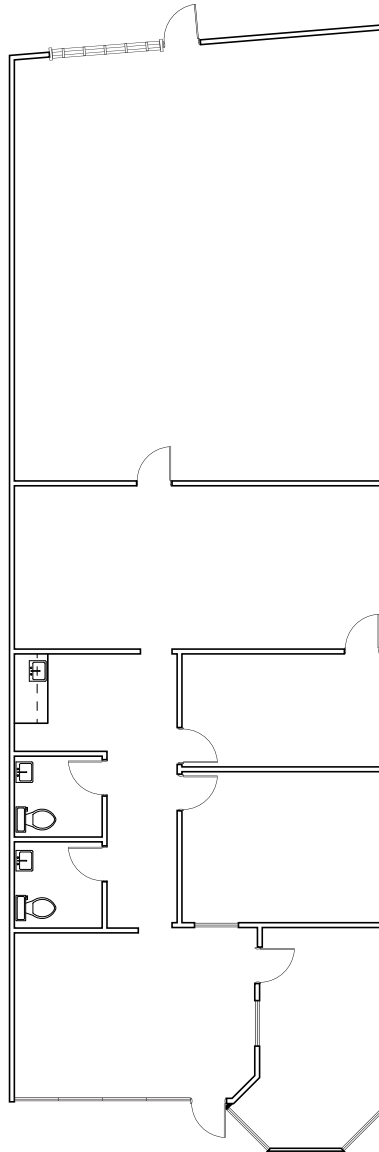
# Siteplan / On-Site Amenities



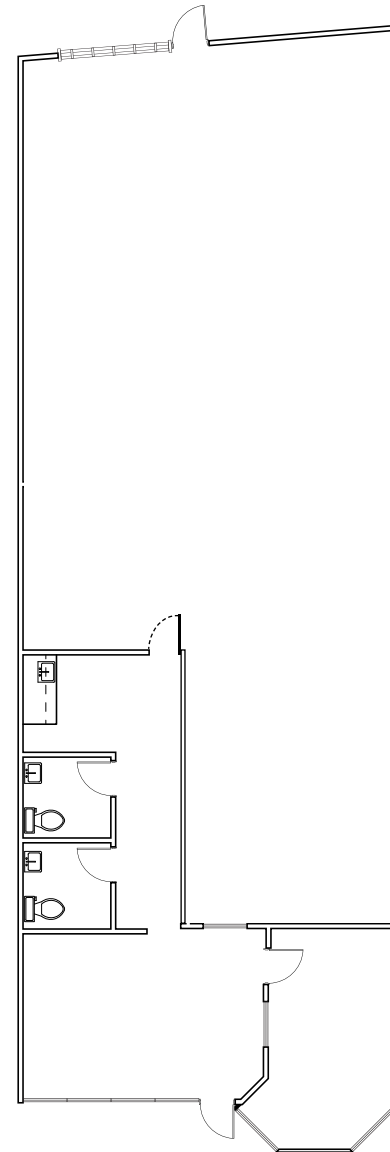
5651 Palmer Way

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

As-is



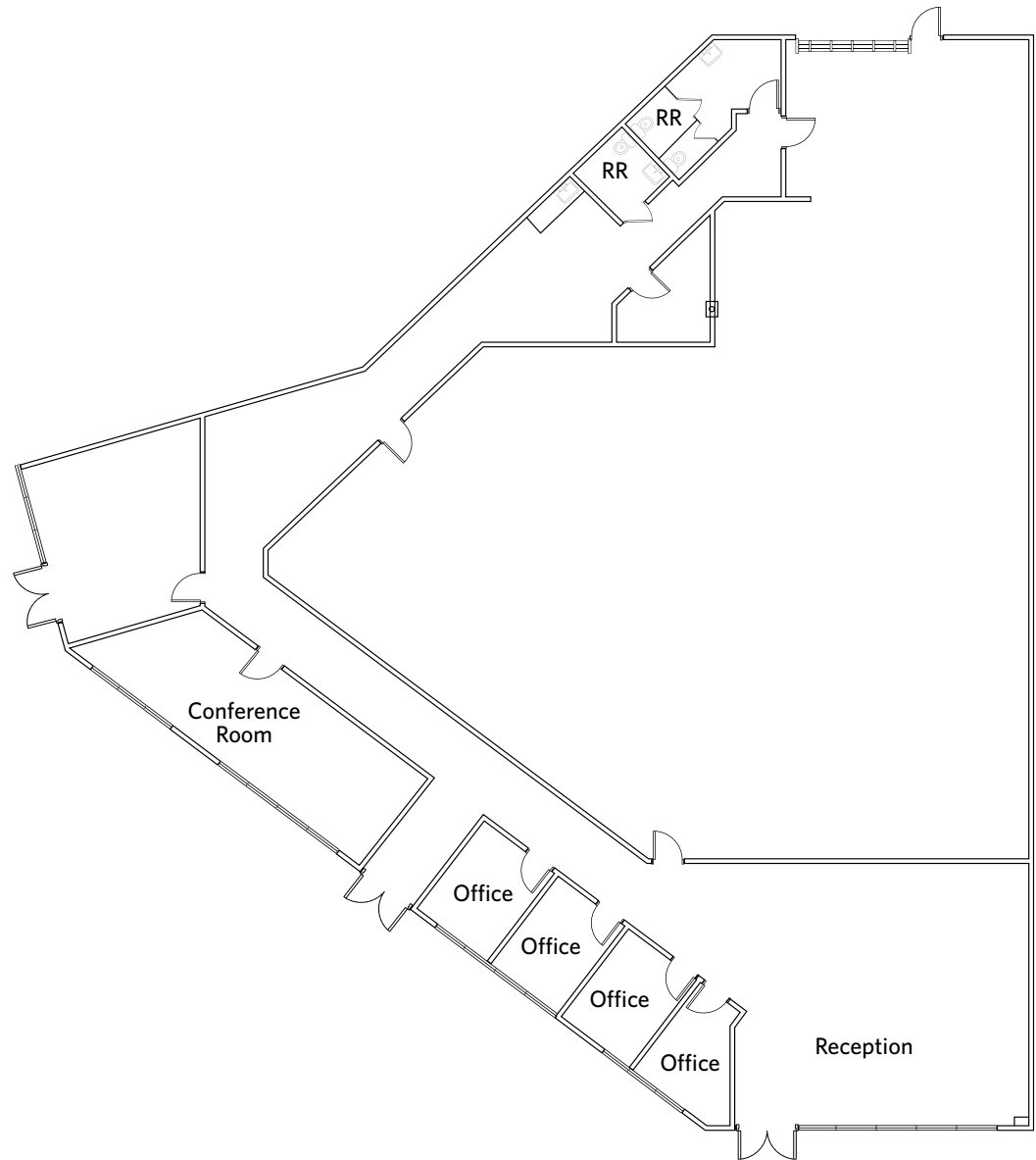
Concept



5670 Palmer Way

# Suite C | 8,734 SF (Withheld)

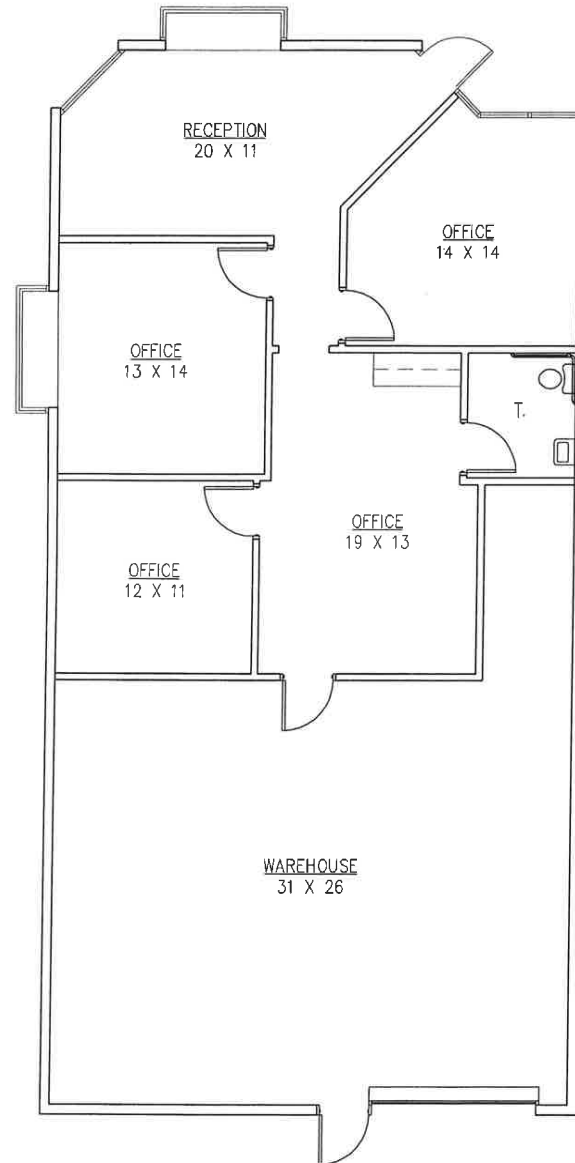
Dead Storage Rate Available





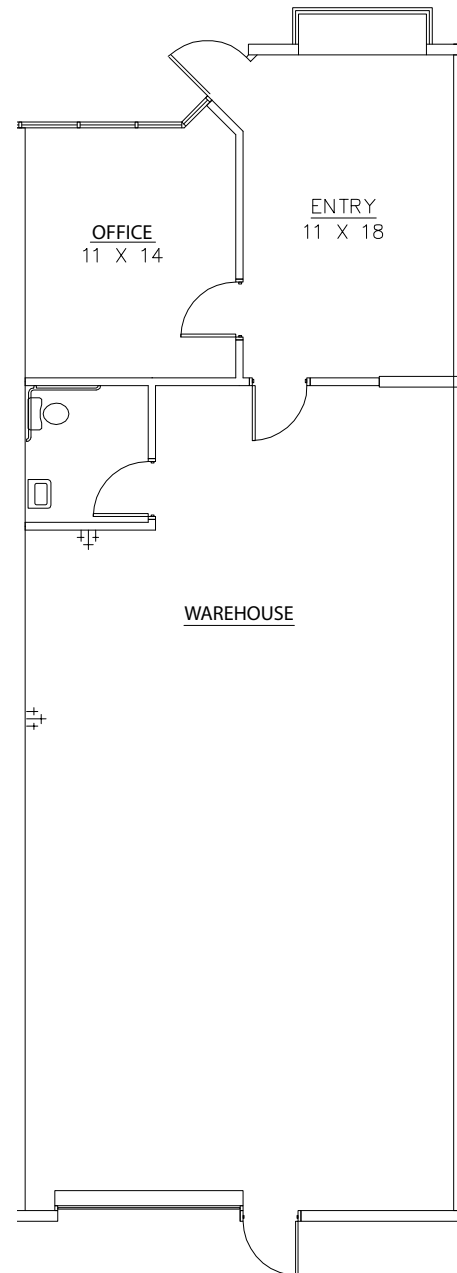
5674 Palmer Way

Suite A | 2,152 SF (\$1.35 + CAM)



5674 Palmer Way

Suite H | 1,585 SF (\$1.35 + CAM)





# Contact

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[COVID Prevention Plan](#)