

FOR SALE

OWNER/USER OPPORTUNITY



5120-5122 AVENIDA ENCINAS

CARLSBAD COMMERCE CENTER, CARLSBAD



PROPERTY HIGHLIGHTS



Excellent access to Interstate 5 via Cannon Rd. or Palomar Airport Rd.



Highly visible frontage location along Avenida Encinas



Close proximity to numerous retail amenities and short walk to the beach



Prominent building signage available



Recently completed building renovations include new paint, roof and solar



Interior renovations include new restrooms with showers, kitchen / break room and new spec office improvements



Ample parking



SALE HIGHLIGHTS



Sale Price: \$6,500,000.00 (\$466/SF)*

**Buildings can be sold together or individually*



Building details:

5120-5122 Avenida Encinas = 13,943 RSF
Up to 8,962 RSF Available for Owner User

5120 Avenida Encinas = 7,830 RSF
4,929 RSF Available for Owner User

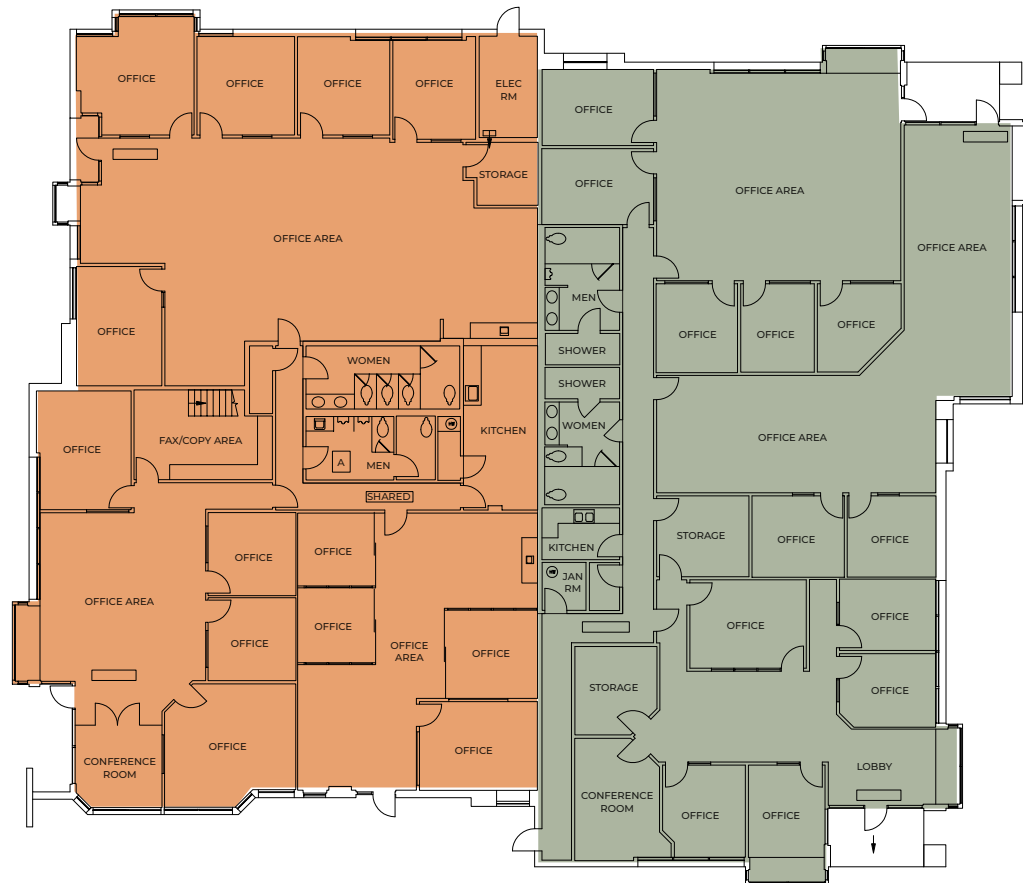
5122 Avenida Encinas = 6,113 RSF
4,033 RSF Available for Owner User



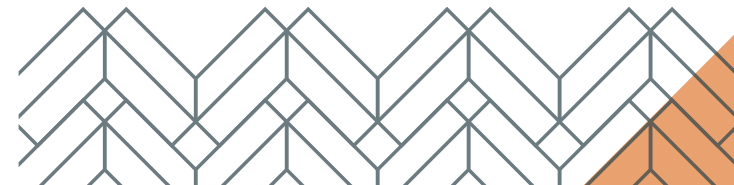
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BUILDING PLAN

5120-5122 Avenida Encinas



- **5120 Building**
7,830 RSF
- **5122 Building**
6,113 RSF



FOR SALE

FLOOR PLANS

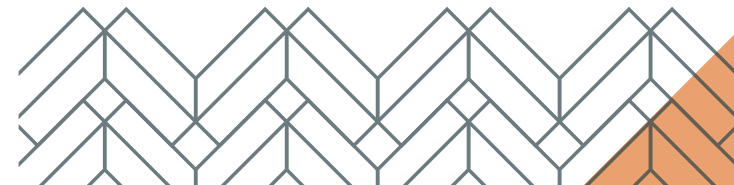
Space Available to Owner/User

5120 Avenida Encinas = 7,830 RSF

4,929 RSF Available for Owner User

5122 Avenida Encinas = 6,113 RSF

4,033 RSF Available for Owner User







AERIAL MAP

McClellan-Palomar Airport

LEGOLAND

WESTIN

The Windmill Carlsbad

14,000 SF
11 Food Vendors

SIMON
PREMIUM OUTLET
90 Outlet Stores
10 Restaurants

DRAFT+REPUBLIC
CARLSBAD

MIQUEL'S

McDonald's

INTERSTATE
5



CORPORATE NEIGHBORS



5120 - 5122
AVENIDA ENGINAS





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CARLSBAD COMMERCE CENTER, CARLSBAD

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