

±404,993
SF

PACIFIC VISTA

COMMERCE CENTER

2800, 2810 & 2820 Whiptail Loop | Carlsbad, CA 92010



DISTRIBUTION

WAREHOUSE

MANUFACTURING



LEED Certified for Core & Shell

AVAILABLE SF:
±292,154

THE PROPERTY | SITE PLAN



Minimum Clear Height
32'



Site
25.9 AC



Dock Positions
94



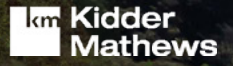
Divisible
31,747 SF to 216,332 SF



Building 2800 | ±216,332 SF

Building 2810 | ±75,822 SF

Building 2820 | Leased



Developed By:



Provides one (1) dock door per 4,400 SF of space

**Expandable up to 299,349 SF*

- > ESRF fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77 parking stalls / 1,000 SF
- > .915 MW solar rooftop installation providing reduced energy cost (expandable)



Expandable By:
7,195 SF



Lease Rate:
\$0.98 - \$1.20/SF NNN

▲ Dock Loading
○ Grade Level Loading



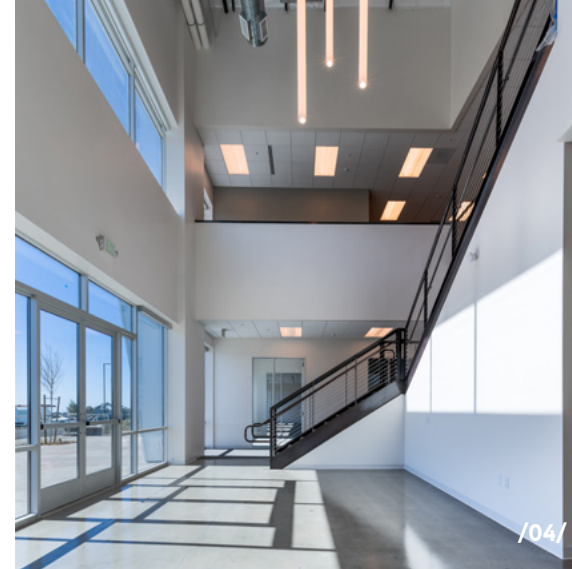
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- 01/** 2820 Whiptail Loop - Leased to PODS
- 02/** 2800 Whiptail Loop -216,332 Sf - largest contiguous space available Exceptional truck loading: One dock for every 4,400 SF
- 03/** High-end corporate headquarters with modern finishes and impressive glass line
- 04/** Professional industrial campus with ample parking and eco-friendly features
- 05/** Options for warehouse/distribution for R&D/flex tenants available
- 06/** Breath-taking panoramic open space and ocean views from coveted hilltop location near the coast
- 07/** Approximately 25,000 SF of outdoor amenity space, including bocce ball and sand volleyball courts

BUILDING A | 2810

AVAILABLE SF:
±75,822

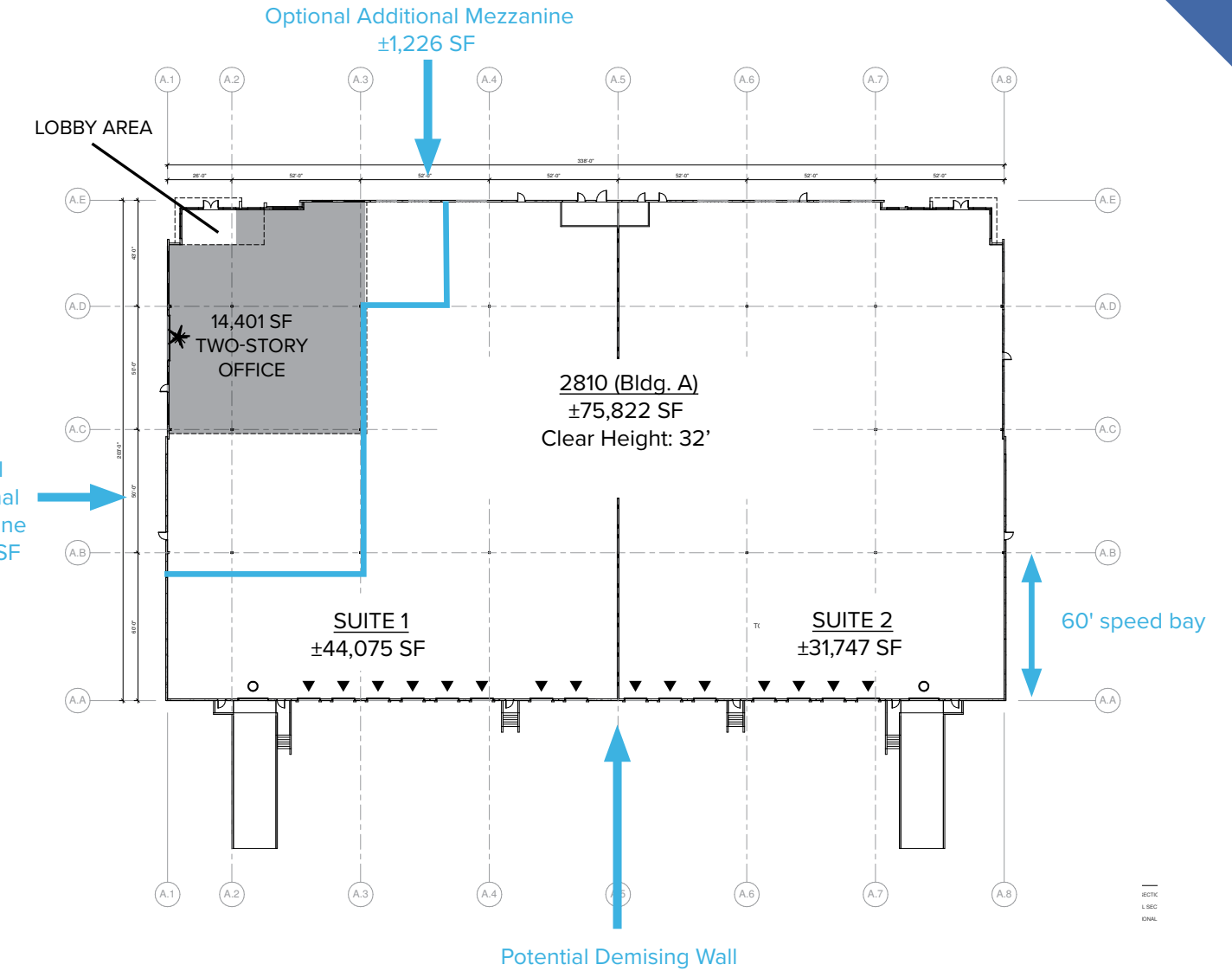
75,822 SF, Expandable to 81,728 SF



Potential Demising Configurations

Suite 1 | ±44,075 SF
Suite 2 | ±31,747 SF

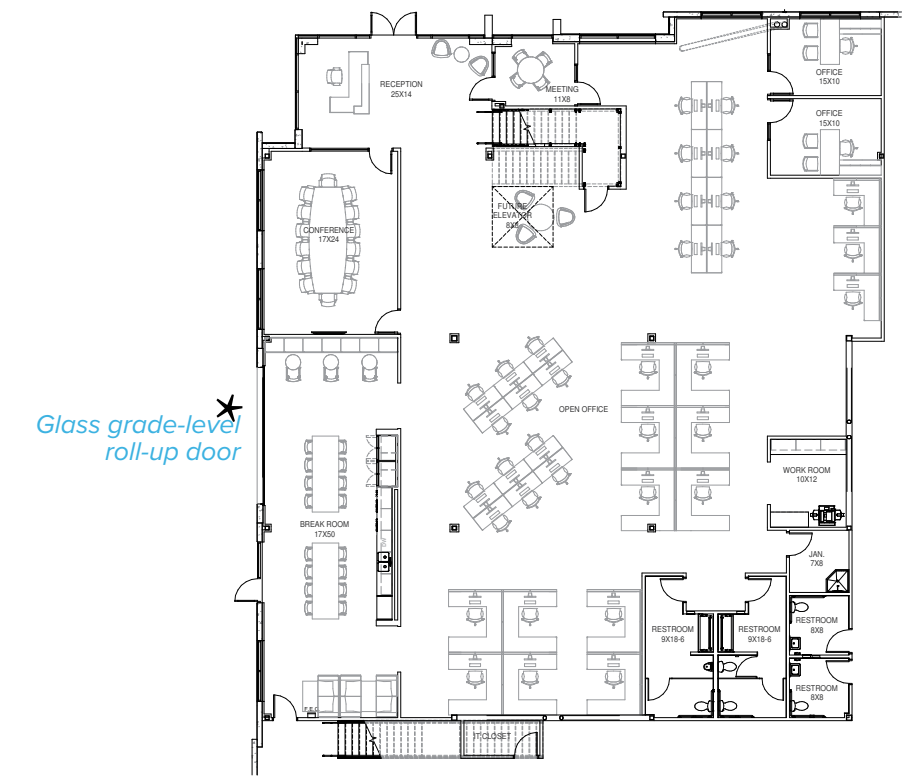
- > 15 dock positions
2 grade-level loading doors
- > 32' minimum clear height
- > ESFR fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77 parking stalls / 1,000 SF
- > ±.167 MW solar rooftop installation providing reduced energy cost (expandable)
- > Suite 1: \$1.10 NNN w/ spec TI (33% office)
- > Suite 2: \$0.98 NNN w/ 5% office
- > Entire Building: \$1.05 NNN (19% office)



EXISTING SPEC OFFICE LAYOUTS | SUITE 1

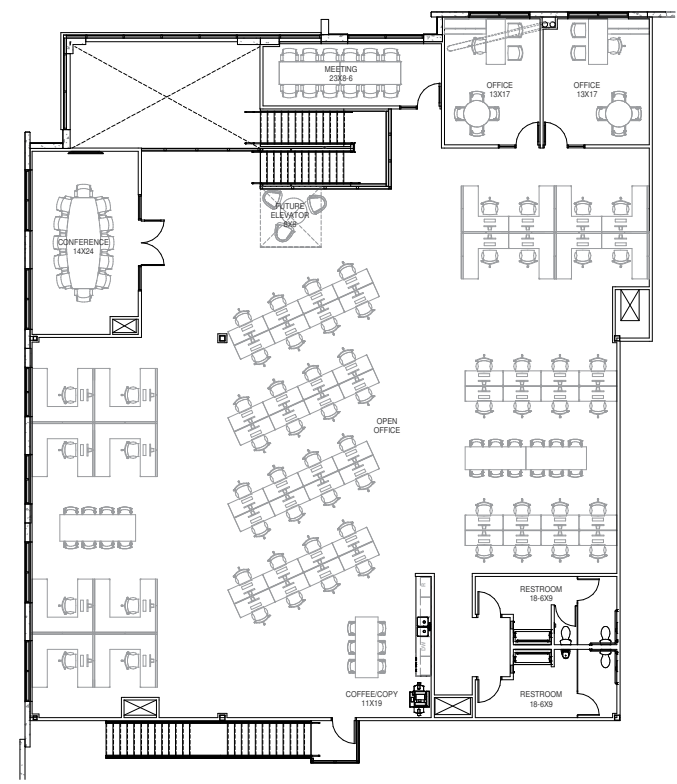


FIRST FLOOR - 7,323 SF



Glass grade-level
roll-up door *

MEZZANINE - 7,078 SF



← Western views of Pacific ocean & open space →

Creative office elements to include:

- > Open plenum, and polished concrete floors in the lobby, restrooms and break areas
- > Indoor/outdoor collaborative space via 10' H X 18' W glass grade-level roll-up door at break area
- > Extensive outdoor amenities

BUILDING C | 2800

216,332 SF

AVAILABLE SF:
±216,332



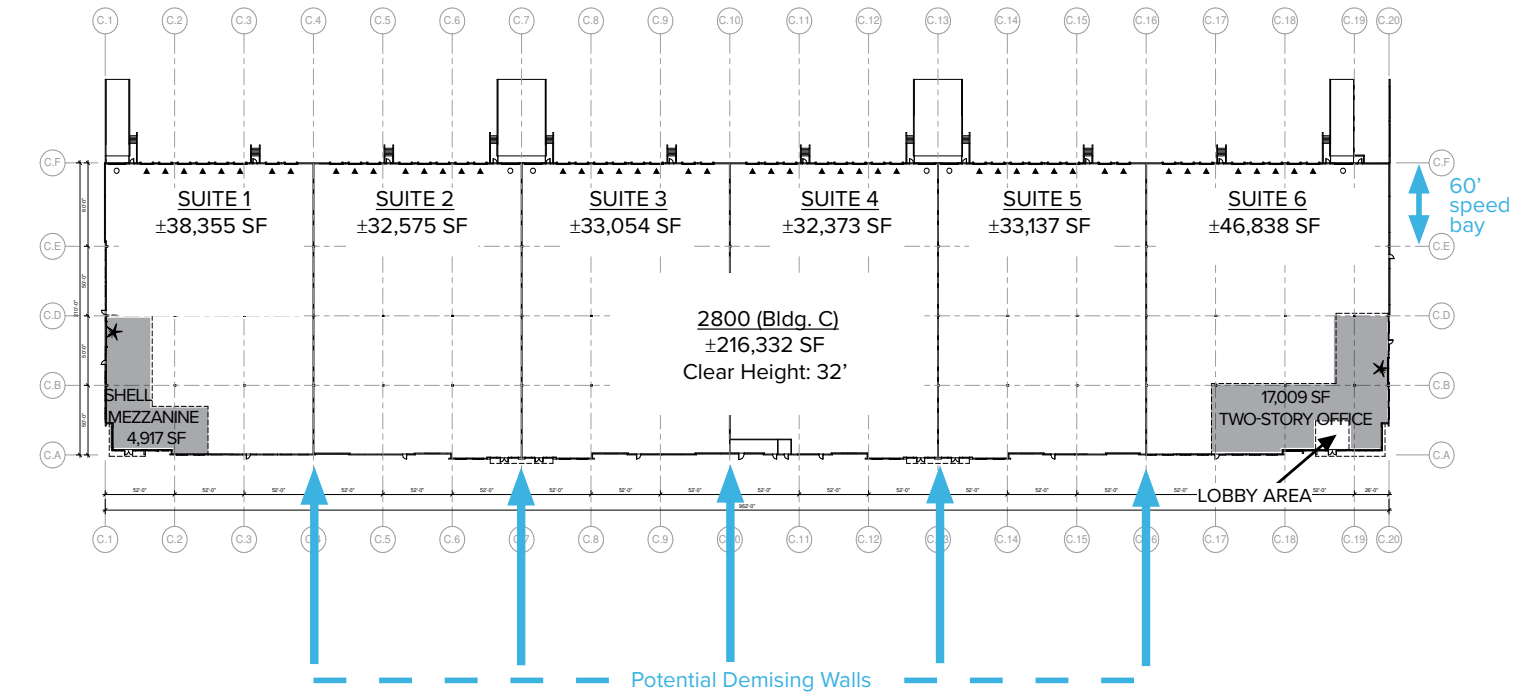
Potential Demising Configurations

- | | |
|-----------------------------|-----------------------------|
| Suite 1 ±38,355 SF | Suite 4 ±32,373 SF |
| Suite 2 ±32,575 SF | Suite 5 ±33,137 SF |
| Suite 3 ±33,054 SF | Suite 6 ±46,838 SF |

- > 48 dock positions
- > 6 grade-level loading doors
- > 32' minimum clear height
- > ESRF ready fire sprinklers with K-25 heads
- > 52' x 50' (typical) column spacing
- > 1.77 parking stalls / 1,000 SF
- > ±.478 MW solar rooftop installation providing reduced energy cost (expandable)
- > Suite 1: \$1.15 NNN w/ 26% office
- > Suite 2-5: \$0.98 w/ 5% office
- > Suite 6: \$1.20 NNN w/ spec TI (36% office)
- > Entire Building: \$0.98 NNN w/ spec TI (8% office)

LEGEND

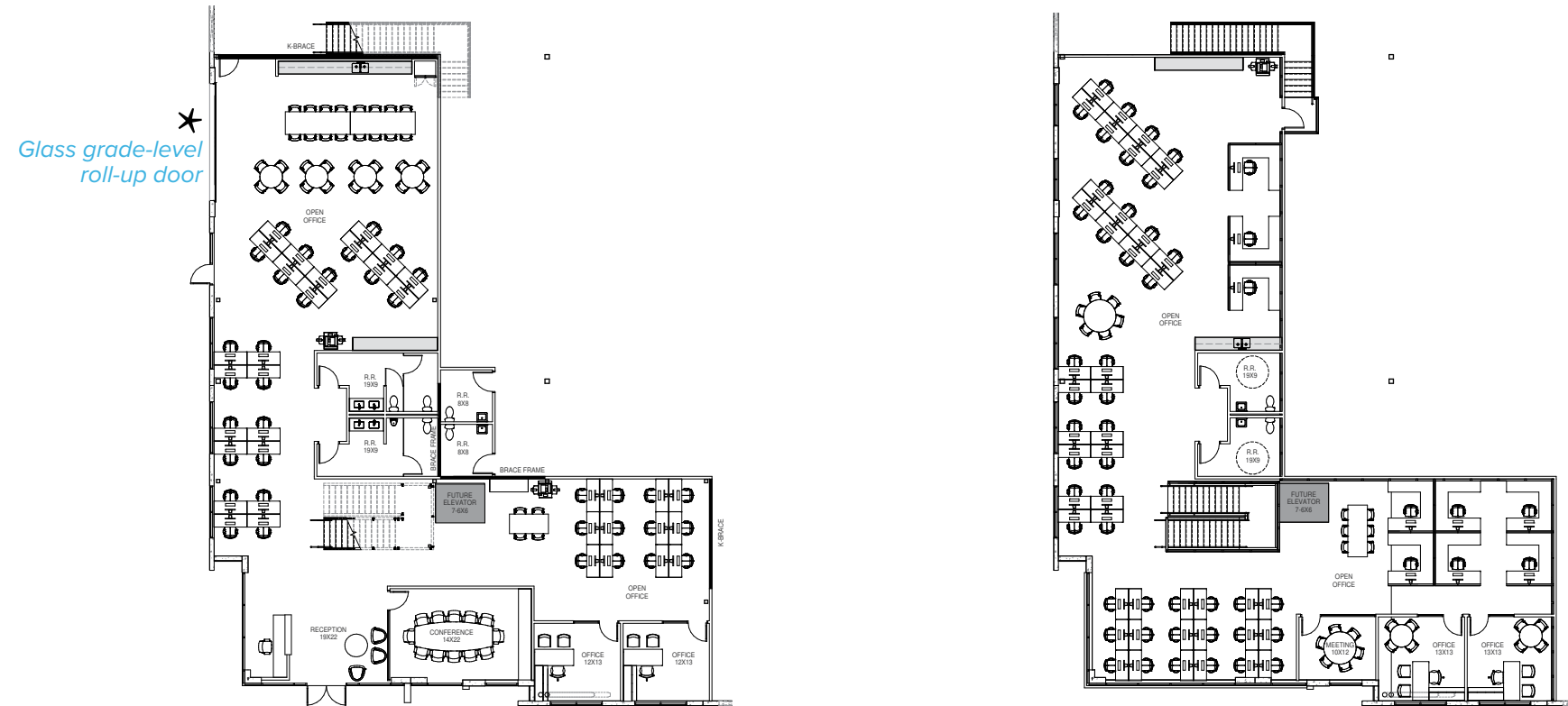
- Spec Improved Area
- ▲ Dock Loading
- Grade Level Loading
- ✱ 10' X 18' Glass Roll-up Door



CONCEPTUAL SPEC OFFICE LAYOUTS | SUITE 1

FIRST FLOOR - 4,917 SF

MEZZANINE - 4,917 SF

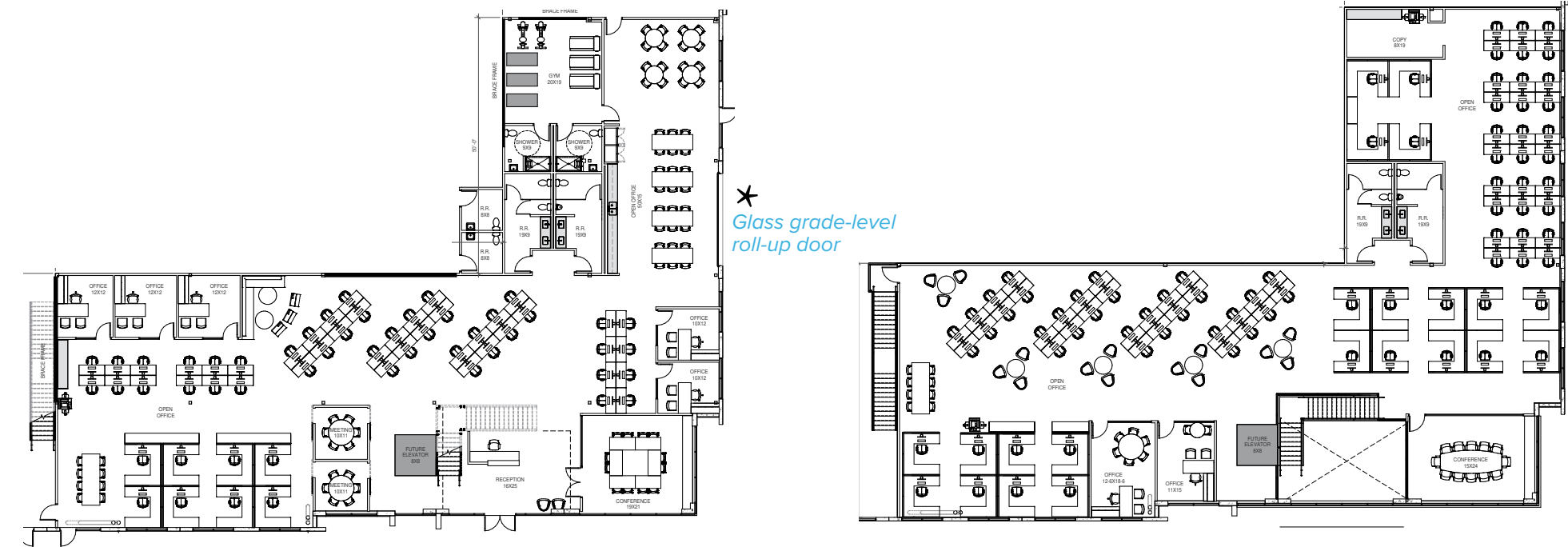


Western views of Pacific ocean & open space

EXISTING SPEC OFFICE LAYOUTS | SUITE 6

FIRST FLOOR - 8,681 SF

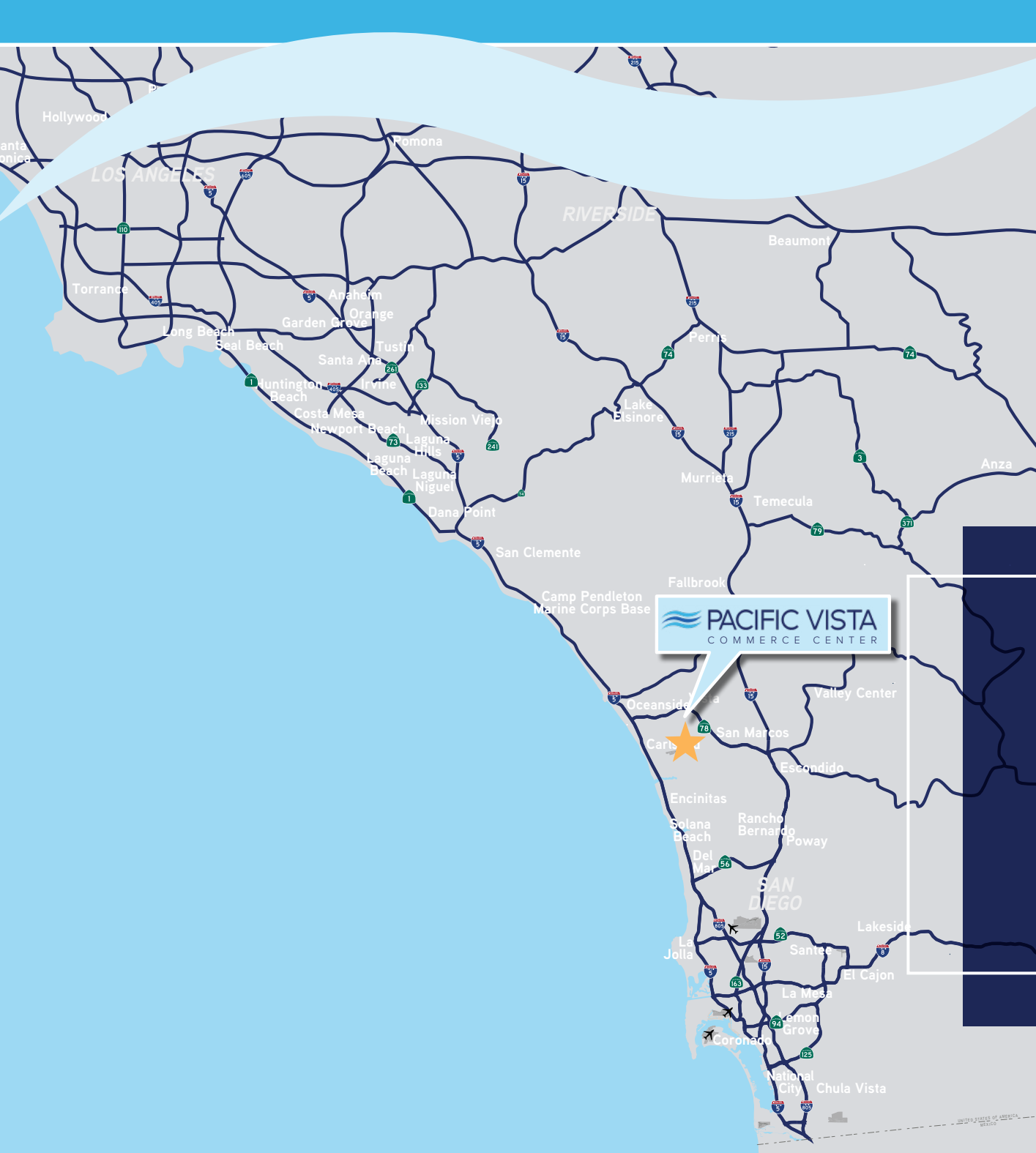
MEZZANINE - 8,328 SF



Open space and common area views

Creative office elements to include:

- > Open plenum, and polished concrete floors in the lobby, restrooms and break areas
- > Indoor/outdoor collaborative space via 10' H X 18' W glass grade-level roll-up door at break area
- > Extensive outdoor amenities



PACIFIC VISTA
COMMERCE CENTER

San Diego
35 Miles | 41 Minutes

Orange County
60 Miles | 65 Minutes

Los Angeles
97 Miles | 105 Minutes

Riverside
81 Miles | 89 Minutes

THE LOCATION | CARLSBAD



- 1 Melrose Drive and Pacific Center Drive**
1 Mile
Home Depot, Subway, Jose's Taco Shop, Flippin' Pizza, Nikos, Discount Tire
- Bressi Ranch**
1.3 Miles
Stater Bros., Trader Joe's, Pure Burger, Peet's Coffee, Pieology Pizzeria, Nektar Juice Bar, Fish District, Rubio's, Luna Grill, Board & Brew, The Cravory, Unleashed by Petco, Tommy V's Urban Kitchen
- Palomar Airport Road and Loker Avenue West**
1.7 Miles
Starbucks, Staples, Subway, Pho House and Grill, Staples, Bank of America
- Palomar Commons**
2.1 Miles
Lowe's Home Improvement, Noodles and Company, Jersey Mike's Subs, Panera Bread, Five Guys, Kabob Lounge, Chipotle, Jamba Juice
- Island at Carlsbad (2.3 Miles)**
7-Eleven, French Corner at the Island, Hacienda de Vega, Jose's Taco Shop, Little Zeus, Croutons, J Box, Punjabi Tandoor, Juice Stop Carlsbad

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