

FOR SALE

2,544 SF OFFICE BUILDING



5150

AVENIDA ENCINAS
CARLSBAD, CA 92008

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES



2,544 SF
OFFICE BUILDING



4.0/1,000 SF
PARKING RATIO



NEARBY **RETAIL**
& **AMENITIES**



\$673
ASSOCIATION DUES



MOVE IN READY
OFFICE IMPROVEMENTS



I-5 FREEWAY
VISIBILITY



PM
ZONING



COASTAL CARLSBAD
LOCATION



NEW ROOF INSTALLED
DECEMBER 2025

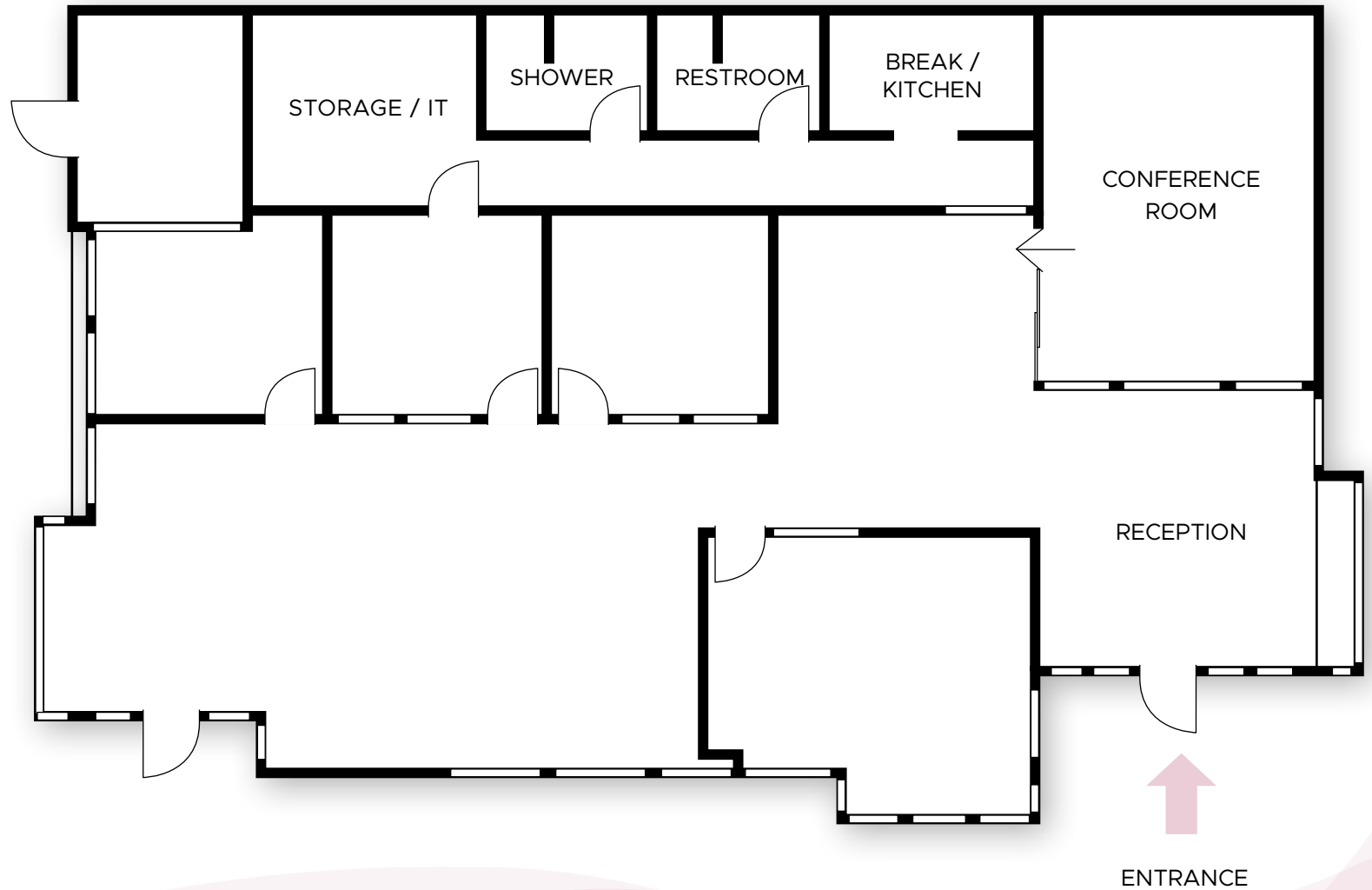
SALE PRICE **\$1,399,200**

FLOOR PLAN

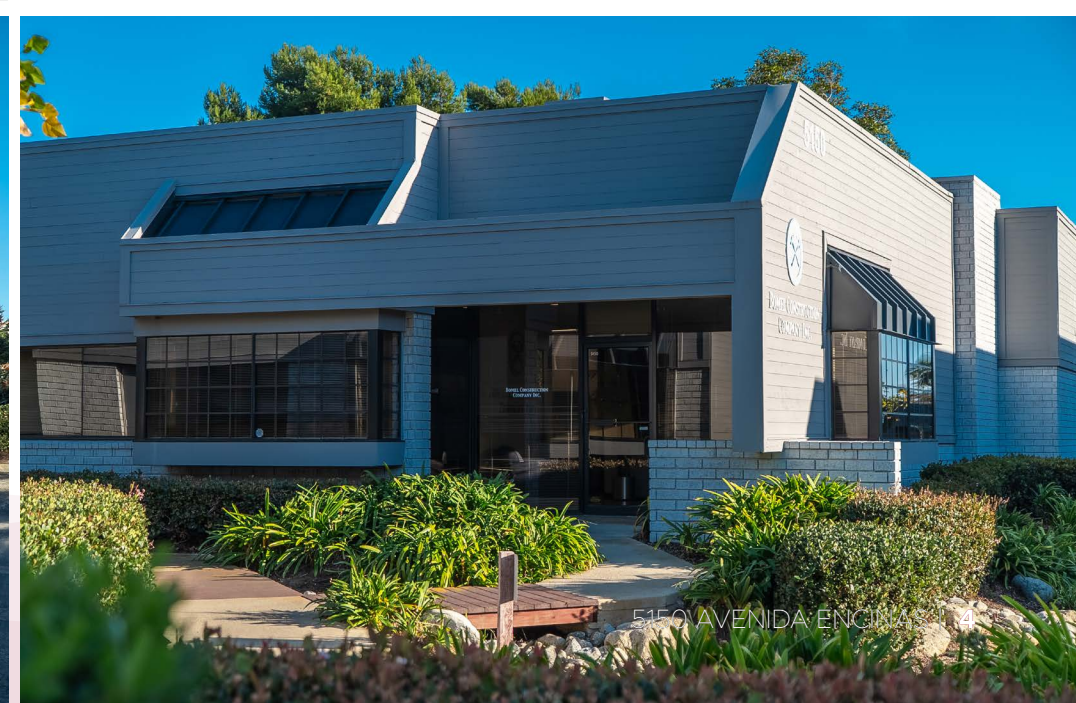
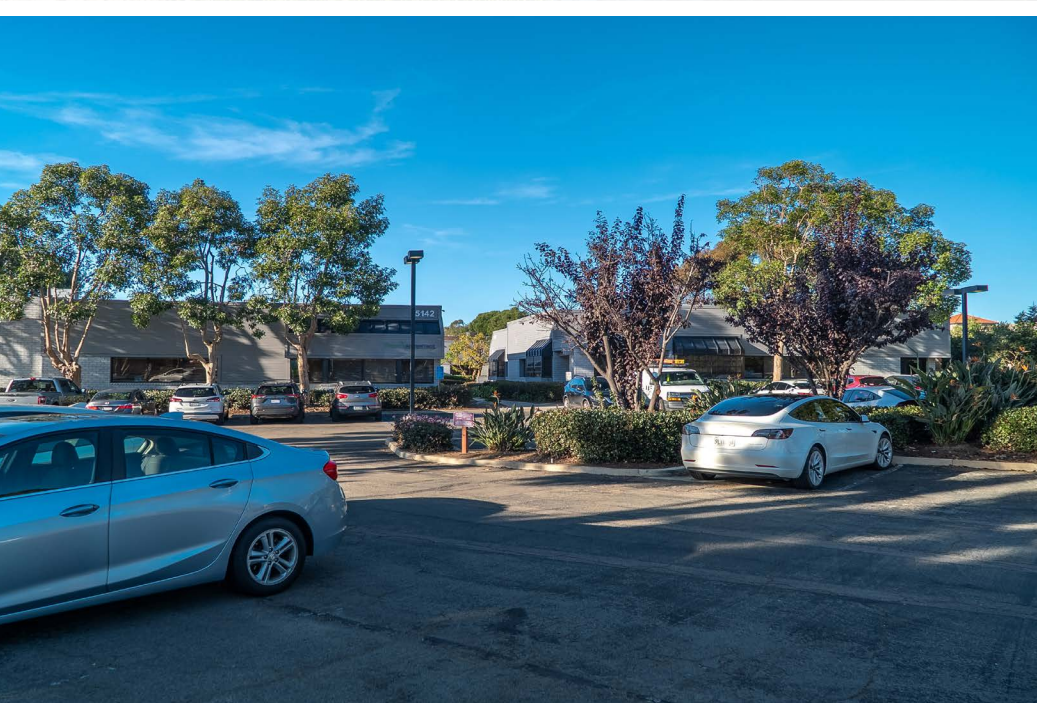


FEATURES:

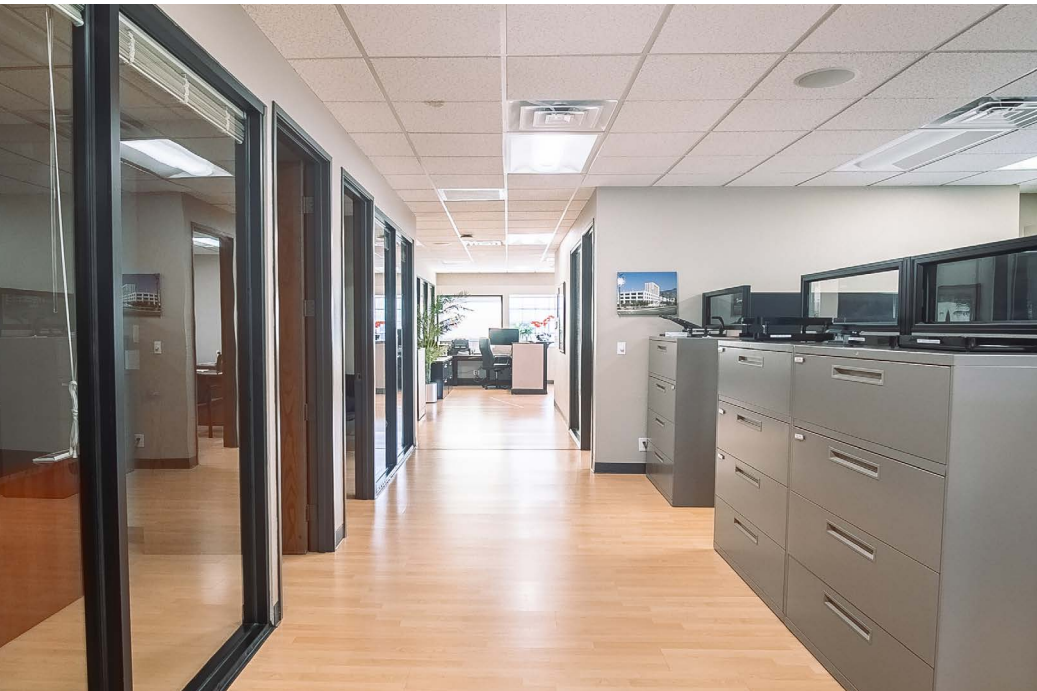
- 4 PRIVATE OFFICES
- OPEN BULLPEN
- CONFERENCE ROOM
- RECEPTION
- COPY ROOM
- BREAK ROOM
- 2 RESTROOMS



PROPERTY PHOTOS



PROPERTY PHOTOS



NEARBY RETAIL & AMENITIES



1

McDonald's
Chick-fil-A
IN-N-OUT BURGER
DRAFT★REPUBLIC
Miguel's

2

BJ's
KING'S FISH HOUSE
PF. CHANG'S

3 Carlsbad Premium Outlets

adidas Nike GAP SWAROVSKI Jockey Mink
carter's sunglass hut
BANANA REPUBLIC ZWILLING for all mankind Wetzel's Pretzels
crocs STARBUCKS rubio's LEVI'S

4 Windmill Food Hall

THAI STYLE KITCHEN MEXICAN FOOD ASADO GAUCHO
DRAFT★REPUBLIC COSMOS DISTRICT 1

5 Buena Vista

JUNMAI ALOHANA STARBUCKS
Chevron Dutch Bros

6 The Square @ Bressi Ranch

CORNER PIZZA SPROUTS CVS MENDOCINO FARMS BIRD ROCK CASERO

7 Bressi Ranch Village Center

TRADER JOE'S Board & Brew Peet's Coffee & Tea HOOKED ON POKE
LUNA GRILL rubio's nékter

LEO CARILLO RANCH

LIFE IN CARLSBAD

WHERE CORPORATE MEETS THE BEACH



POPULATION

114,746



CORPORATE & LOCAL
BUSINESSES

10,383



MEDIAN HOUSEHOLD
INCOME

\$185,121



ANNUAL VISITORS

3.7M

7

miles of



Pacific Ocean
Coastline

LIFE IN CARLSBAD



GOLF COURSES

1. EL CAMINO COUNTRY CLUB
2. LA COSTA GOLF COURSE
3. ENCINITAS RANCH
4. AVIARA GOLF CLUB
5. THE CROSSINGS AT CARLSBAD
6. RANCHO CARLSBAD
7. OCEAN HILLS COUNTRY CLUB



ATTRACTIONS

1. OCEANSIDE PIER & HARBOR
2. CARLSBAD STATE BEACH
3. CARLSBAD CAMPGROUND
4. BATIQUITOS LAGOON
5. LEGOLAND
6. CARLSBAD FLOWER FIELDS & PREMIUM OUTLETS
7. LEUCADIA STATE BEACH
8. MCCLELLAN-PALOMAR AIRPORT



5150

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CARLSBAD, CA 92008

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