

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

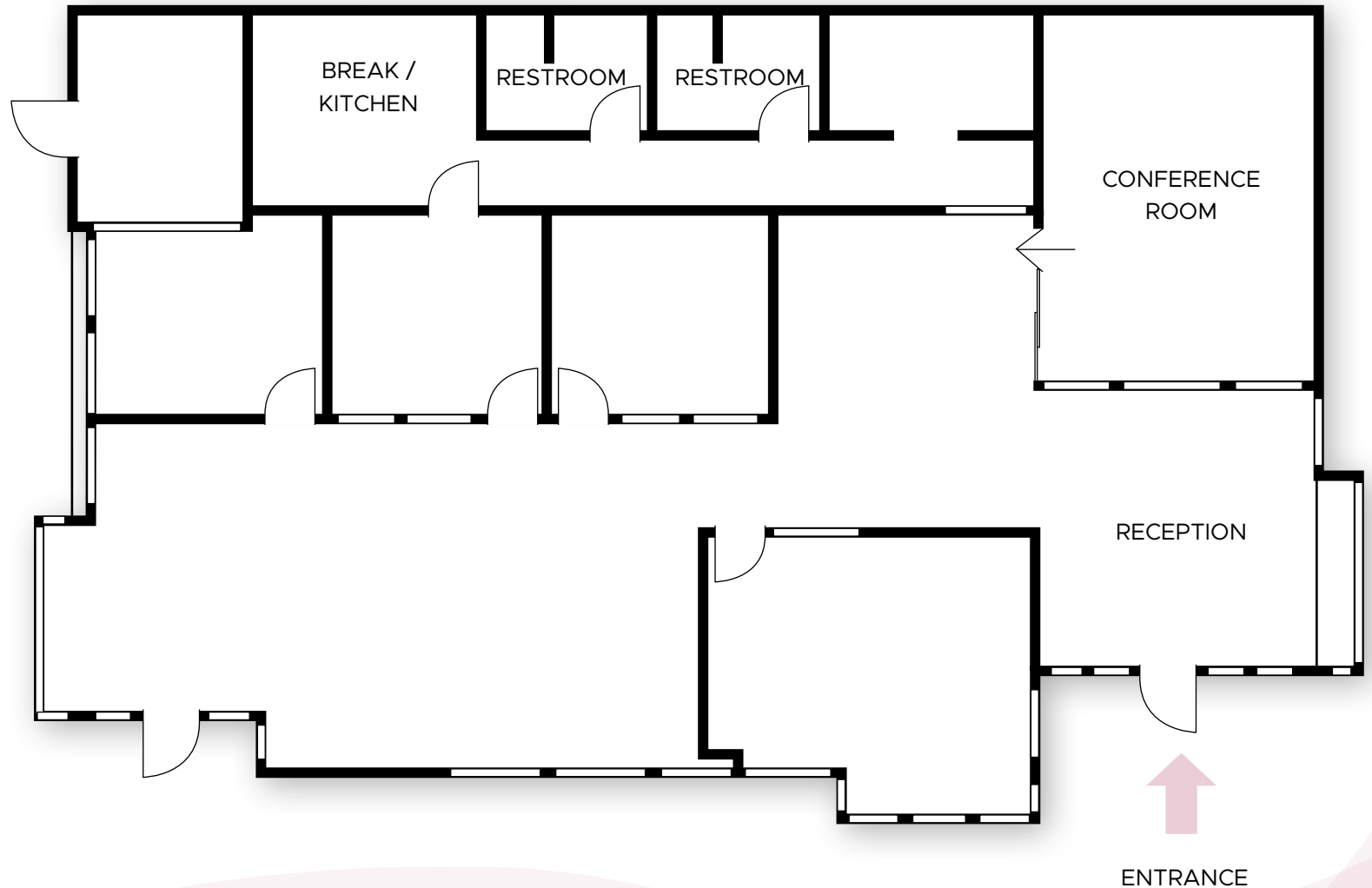
SALE PRICE **\$1,399,200**

FLOOR PLAN



FEATURES:

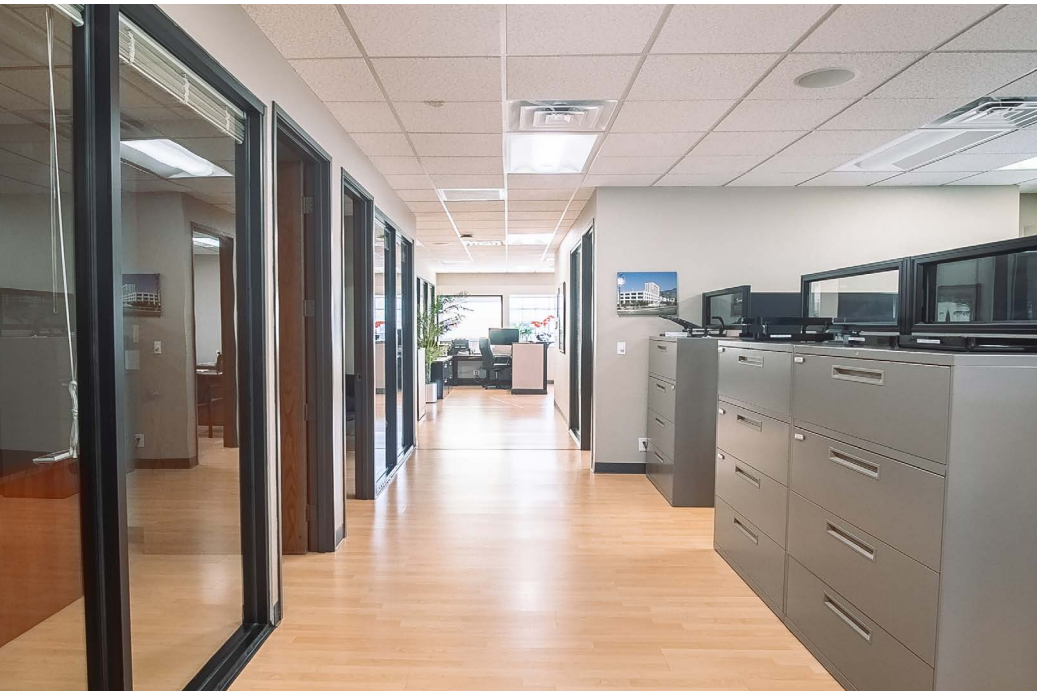
- 4 PRIVATE OFFICES
- OPEN BULLPEN
- CONFERENCE ROOM
- RECEPTION
- COPY ROOM
- BREAK ROOM
- 2 RESTROOMS



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 FACTORY, SWAROVSKI, Jockey, sunglass hut, carter's, BANANA REPUBLIC FACTORY, ZWILLING, far all mankind, Wetzel's Pretzels, crocs, STARBUCKS, rubio's COASTAL GRILL, Levi's

4 Windmill Food Hall

THAI STYLE KITCHEN, MEXICAN FOOD, ASADO GAUCHO, DISTRICT 1, COSMOS, ROLL-UP, ROLL-UP

5 Buena Vista

JUNMAI, ALOHANA, Starbucks, Chevron, Dutch Bros

6 The Square @ Bressi Ranch

CORNER PIZZA, SPROUTS FARMERS MARKET, CVS pharmacy, MENDOCINO FARMS sandwich market, BIRD ROCK COFFEE ROASTERS, CASERO

7 Bressi Ranch Village Center

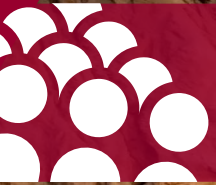
TRADER JOE'S, Board & Brew, Peet's Coffee & Tea, HOOKED ON POKE, LUNA GRILL FRESH MEDITERRANEAN, rubio's COASTAL GRILL, nékter JUICE BAR

LEO CARILLO RANCH

5150 AVENIDA ENCINAS **6**

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

AVENIDA ENCINAS

CARLSBAD, CA 92008

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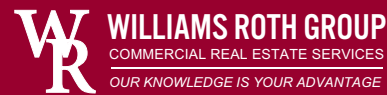
DRE Lic#02037365

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