

\$100 Visa Gift Card for Submitting Qualified LOI\*



# PACIFIC COAST

INDUSTRIAL CENTER

**FALL PROMO \*\***

- 12 months of half rent
- Minimum 5 year lease term

**SINGLE-STORY BUILDINGS**

- Year 1 promo rate: \$1.40 NNN

**BUILDINGS 5355 ONLY**

- Year 1 promo rate: \$1.27 NNN



5205 – 5375 AVENIDA ENCINAS, CARLSBAD, CA 92008

FOR LEASE - Creative Office Availabilities

\*Qualified LOI is defined as submitting a letter of intent and completed tenant credit application and submitting financials with LOI.



\*\*The 12 months half rent Summer Promotion will extend to the first 5 leases signed (or until 11/30/26 whichever occurs first). The Year 1 Promo rates will only be honored for a lease term 5 years or longer. No free rent will be considered with the half rent Fall Promotion. Year 2 rent will be \$2.90/sf and \$2.64/sf, respectively. Ownership reserves the right to adjust the Spring Promotion based on qualified lease terms.

# PROPERTY HIGHLIGHTS



## PRIME COASTAL LOCATION

- Short Walk to Beach
- Immediate Freeway & Coaster Access
- Walking Distance to Retail Shops/Restaurants



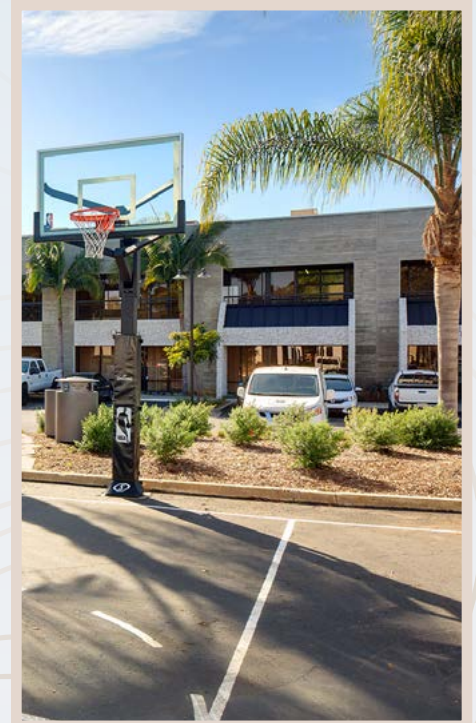
## AMENITIES

- Tenant Lounge & Conference Center
- Fitness Center/Yoga Studio
- Shower & Locker Facilities
- Outdoor Seating & Collaborative Area
- 24/7 Monitored Security Cameras



## ADDITIONAL FEATURES

- High End “Creative Office” Finishes
- Glass Roll Up Doors
- 3.0/1,000 Parking
- Abundant Glass Line





# PACIFIC COAST

INDUSTRIAL CENTER



\*NNN's= \$0.72/RSF  
O = Grade Level Door

# CREATIVE OFFICE AVAILABILITIES

| BUILDING# | STE  | SQ. FT.  | STATUS    | FLOOR PLAN                | ASKING LEASE RATE |
|-----------|------|----------|-----------|---------------------------|-------------------|
| 5235      | G    | 1,980 SF | AVAILABLE | <a href="#">VIEW PLAN</a> | \$2.79/SF NNN     |
| 5315      | 250  | 1,117 SF | AVAILABLE | <a href="#">VIEW PLAN</a> | \$2.65/SF NNN     |
| 5355      | 201  | 1,693 SF | AVAILABLE | <a href="#">VIEW PLAN</a> | \$2.49/SF NNN     |
| 5355      | 208B | 649 SF   | AVAILABLE | <a href="#">VIEW PLAN</a> | \$2.49/SF NNN     |
| 5355      | 209  | 803 SF   | AVAILABLE | <a href="#">VIEW PLAN</a> | \$2.49/SF NNN     |



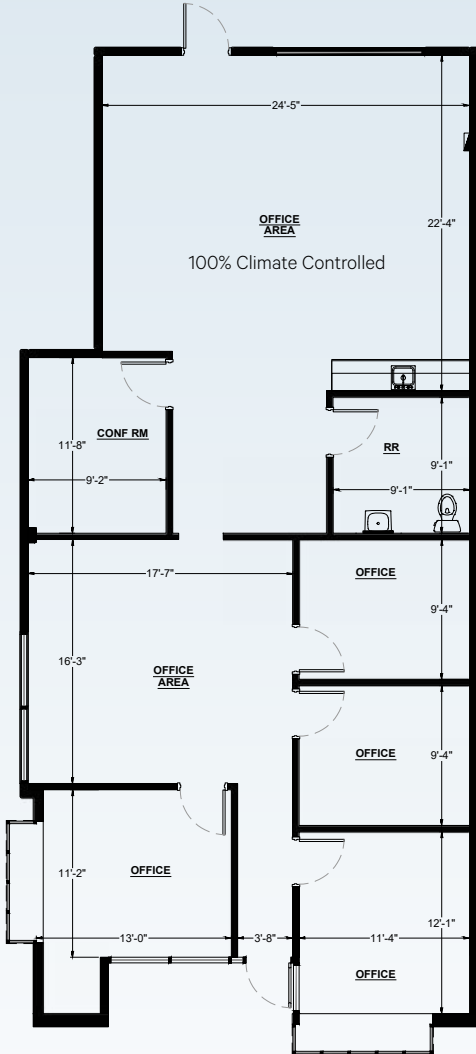
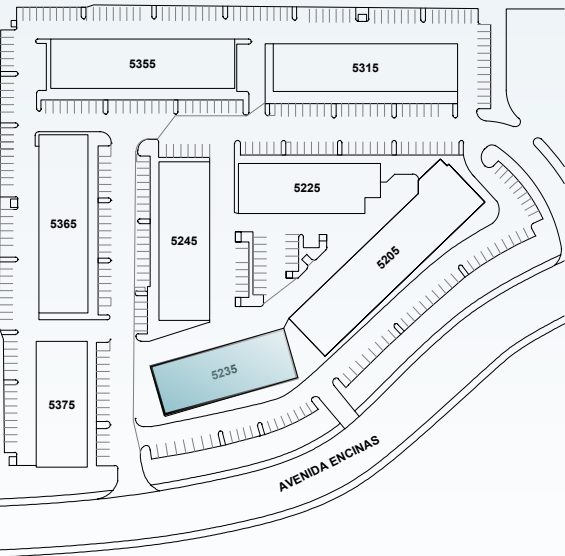
# BUILDING 5235

Suite G: 1,980 SF

CREATIVE OFFICE CONCEPT



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\*Layout customizable for Tenant

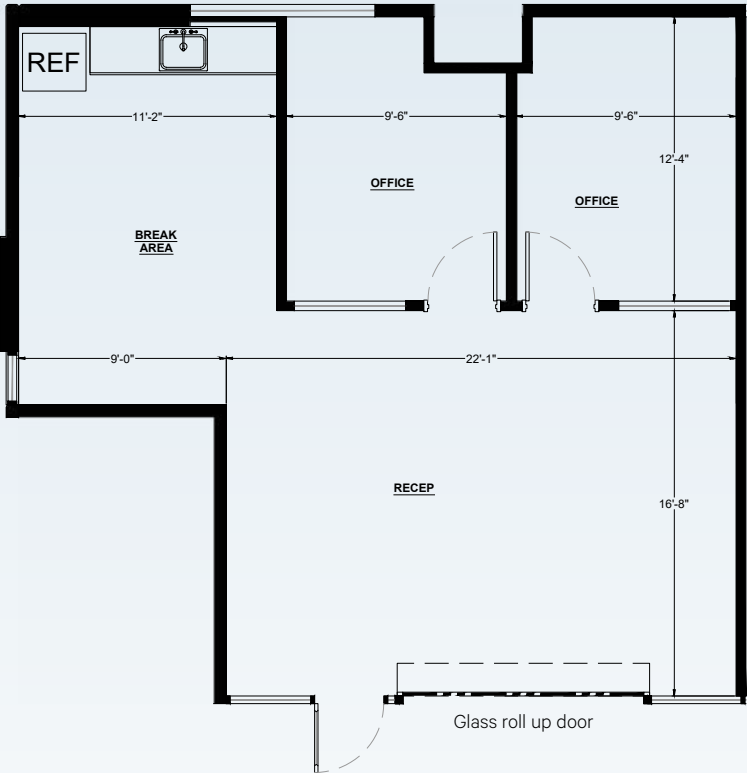
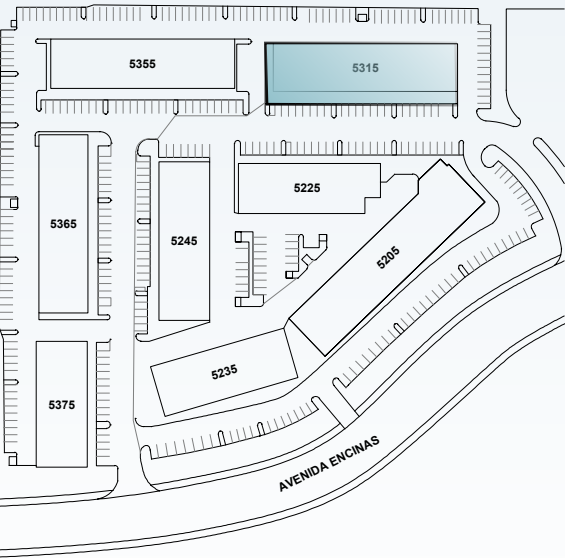
# BUILDING 5315

Suite 250: 1,117 SF



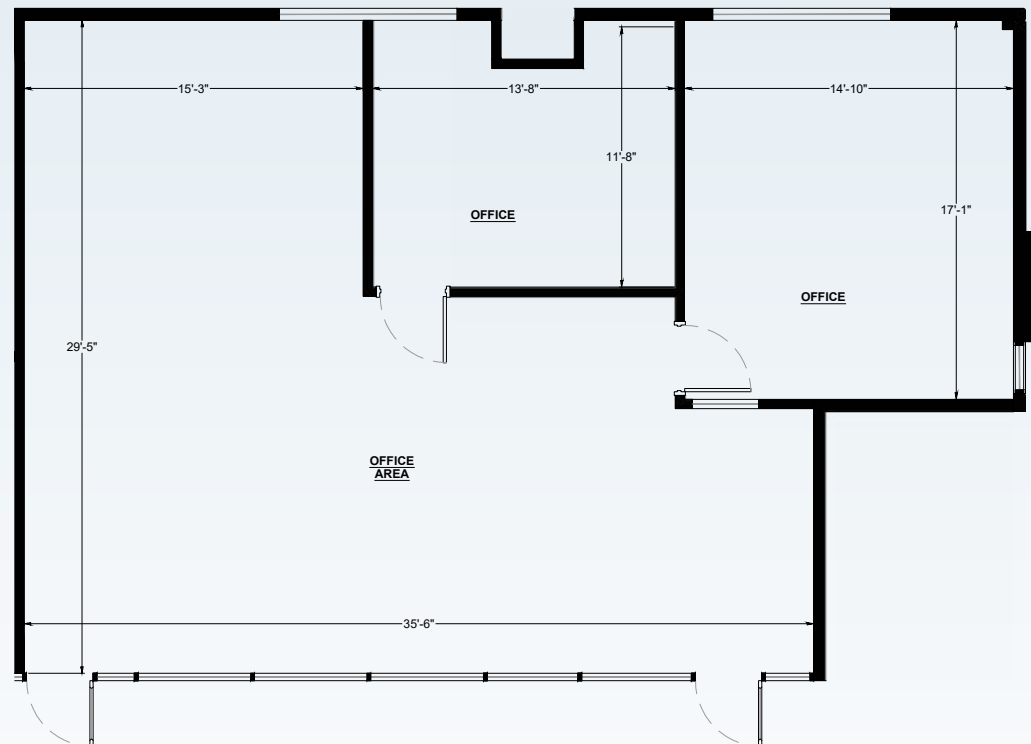
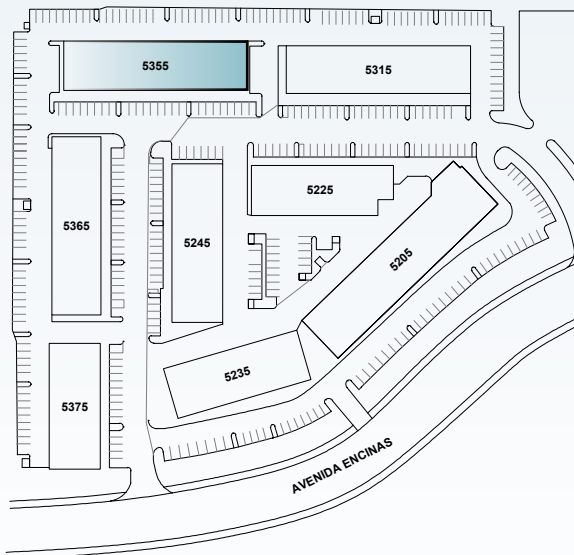
Second Floor

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\*Layout customizable for Tenant

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**\*Layout customizable for Tenant**

# BUILDING 5355

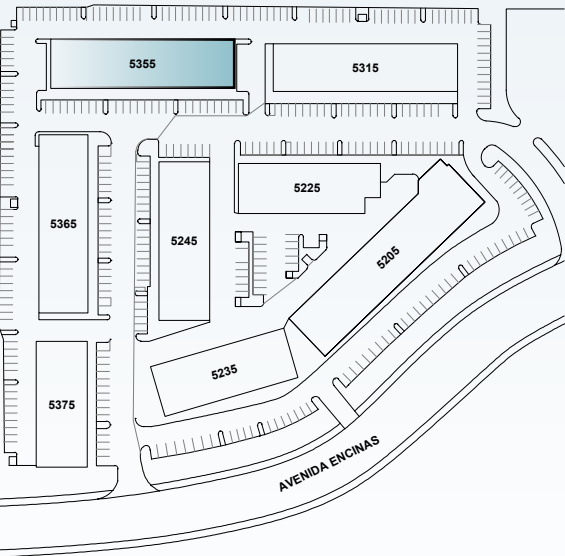
Suite 208B: 649 SF

Suite 209: 803 SF



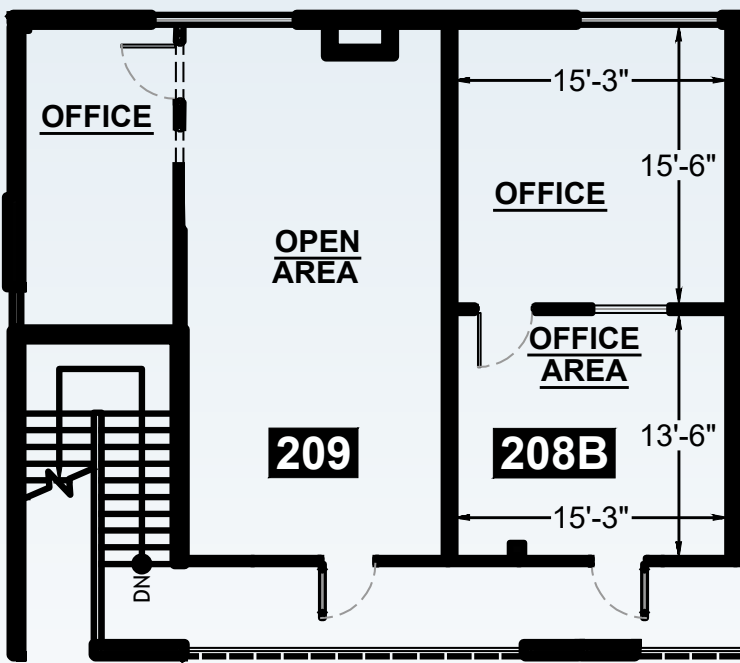
Second Floor

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Suite 209:  
803 SF

Suite 208B:  
649 SF



\*Layout customizable for Tenant

# MAP





I-5

Cannon Road

Cannon Road

Car Country Drive

Paseo del Norte

Avenida Encinas

Carlsbad Boulevard

I-5



**PACIFIC  
COAST**

INDUSTRIAL CENTER

Palomar Airport Road

Palomar Airport Road

I-5

Paseo del Norte

Avenida Encinas

Carlsbad Boulevard

PACIFIC  
OCEAN

# AREA OVERVIEW

## **BLDG 1**

5205 Avenida Encinas

## **BLDG 2**

5235 Avenida Encinas

## **BLDG 3**

5375 Avenida Encinas

## **BLDG 4**

5365 Avenida Encinas

## **BLDG 5**

5355 Avenida Encinas

## **BLDG 6**

5315 Avenida Encinas

## **BLDG 7**

5225 Avenida Encinas

## **BLDG 8**

5245 Avenida Encinas



AVENIDA ENCINAS



PACIFIC  
OCEAN

5315 Second Floor Creative Office



**PACIFIC  
COAST**  
INDUSTRIAL CENTER

**For more information, please contact:**

**CREATIVE OFFICE**

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