

2100-2150 PALOMAR AIRPORT RD

CARLSBAD, CA 92011



ATLANTIC

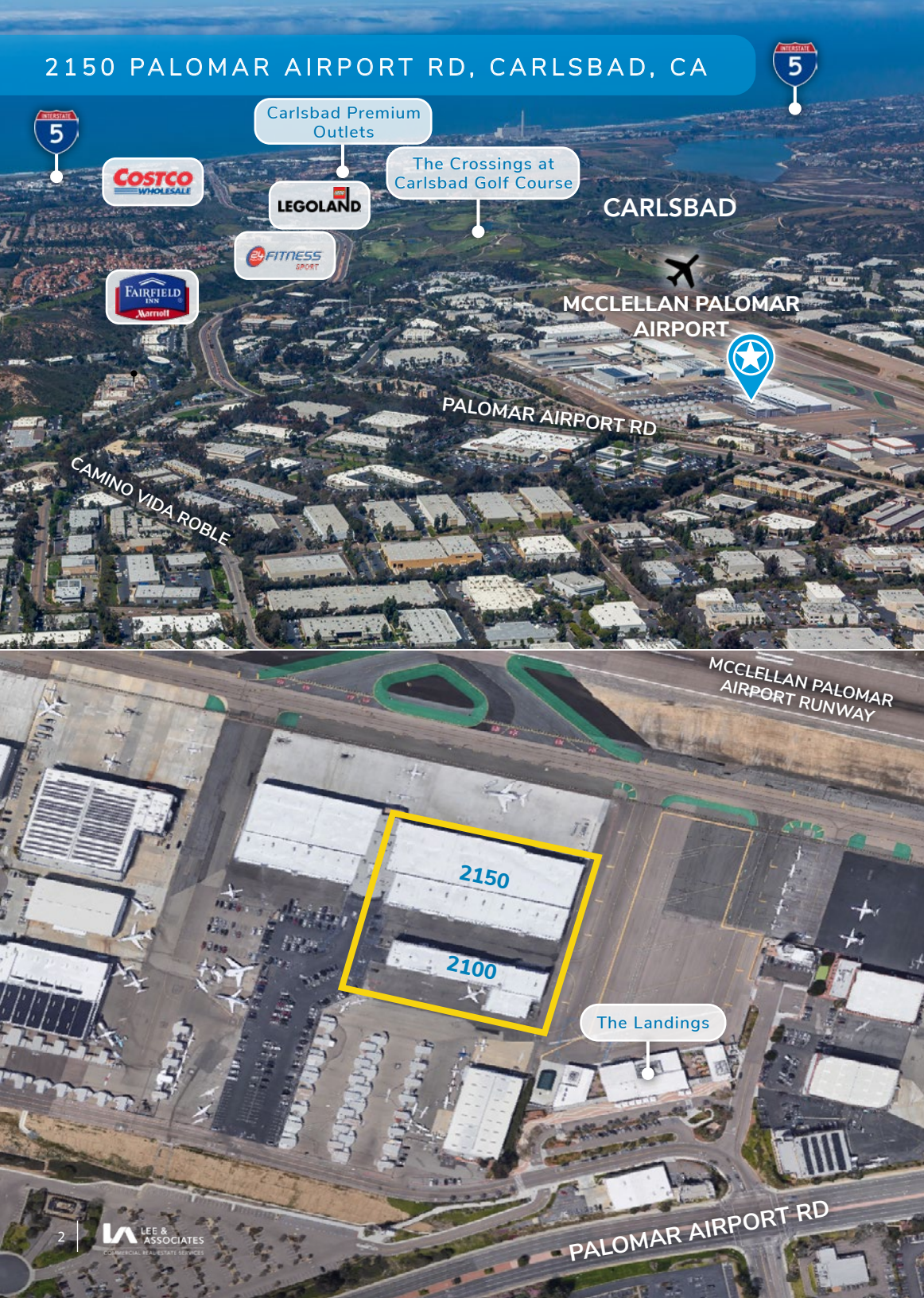
FOR LEASE / SALE PROFESSIONAL OFFICE CONDOS

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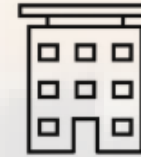
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2150 PALOMAR AIRPORT RD, CARLSBAD, CA



PROJECT HIGHLIGHTS

Address
2150 Palomar Airport Rd
Carlsbad



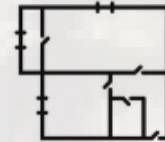
Runway
Views



Year Built
2006 / Ren 2014



Multiple Configurations
Available
1,164-3,622 SF



Parking Ratio
10.00/1,000 SF



Dining Options On-Site
The Landings



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LOCATION HIGHLIGHTS

- Minutes from I-5
- Convenient access to North-South Coaster & East-West Sprinter Trains
- Centrally located among Escondido, San Marcos, Vista and Carlsbad
- Surrounded by retailers and restaurants

AMENITIES

- On-site professional management
- 24/7 surveillance and security
- Ample parking
- Shared conference room and on-site showers
- High ceilings and long window lines provide an abundance of natural light

HIGH CEILINGS & LONG WINDOW LINES MAXIMIZE NATURAL LIGHT

COMMON AREAS AND AMENITIES



Large Conference Area



The Landings Restaurant



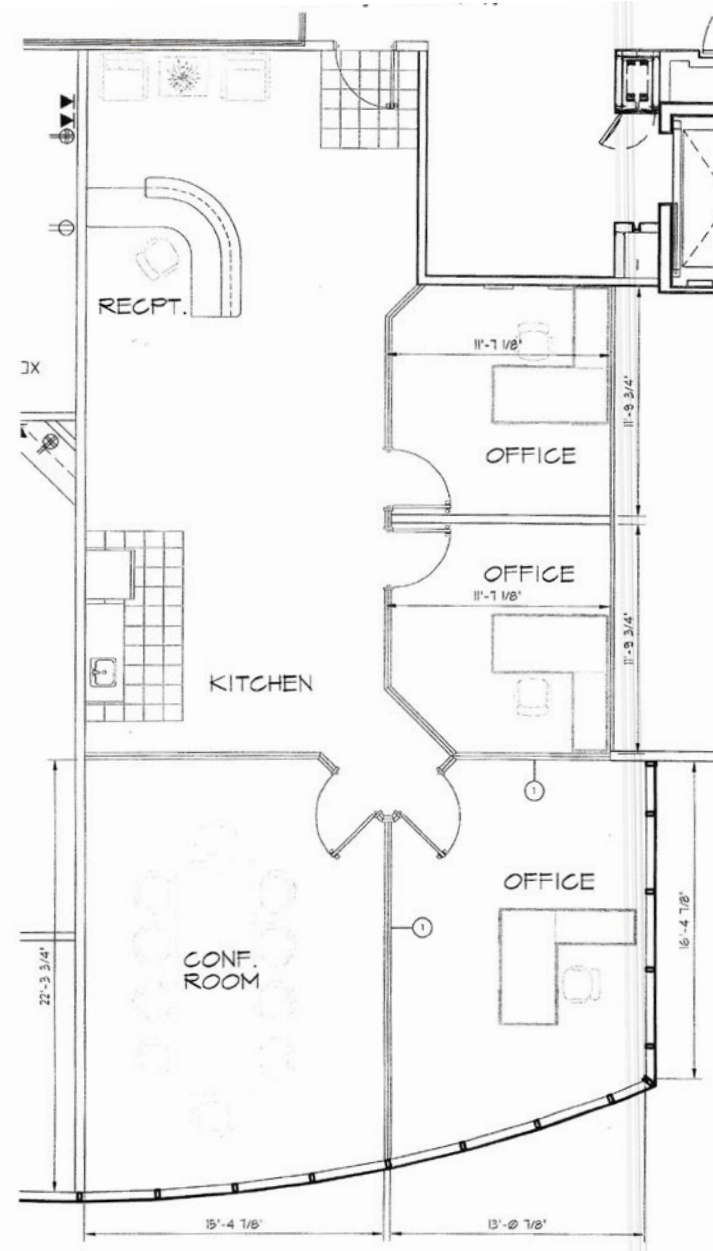
The Landings Restaurant - Outdoor Dining Area

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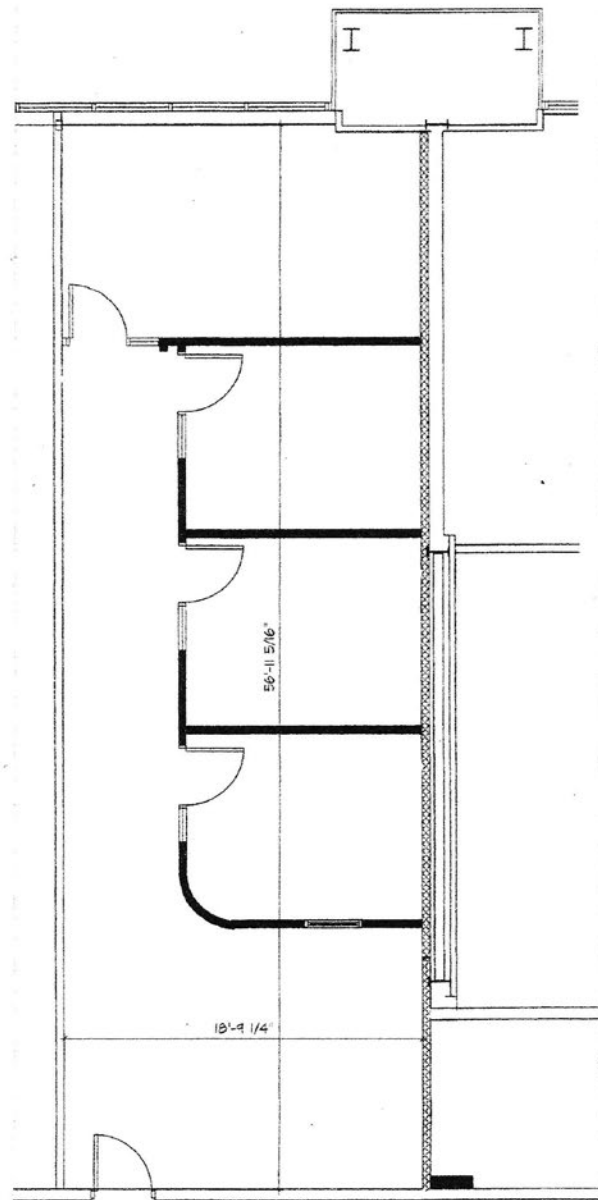


SUITE 210 | Lease Rate: \$2.15/SF

- » 1,522 SF
- » 3 Offices
- » Conference Room
- » Kitchenette
- » Reception Area
- » Floor to Ceiling Glass Offices



*rendering is an approximation, not drawn to scale.

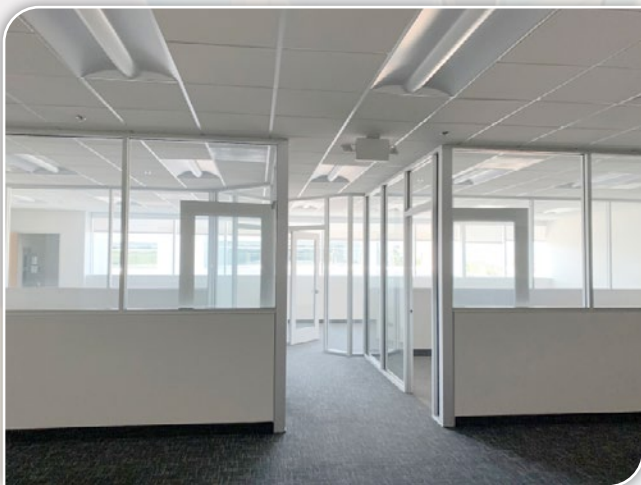


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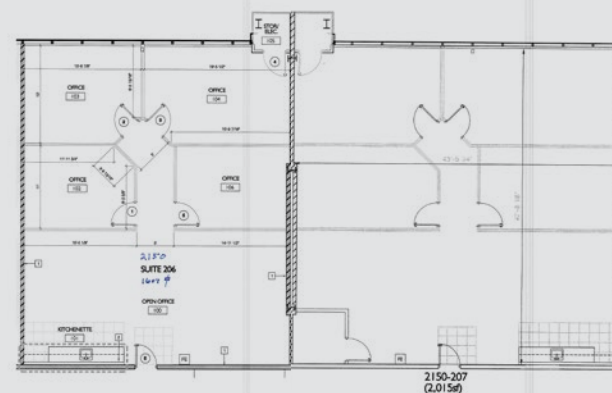
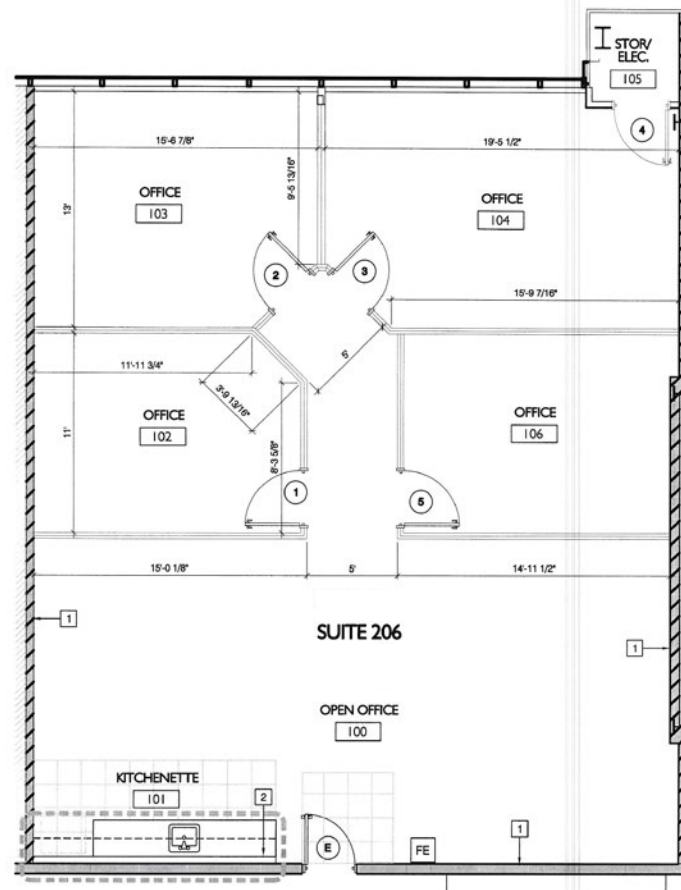
SUITE 213 | Lease Rate: \$2.15/SF

- » 1,164 SF
- » 3 Offices
- » Conference Room
- » Kitchenette
- » Reception Area



SUITE 206* | For Sale: \$445,000

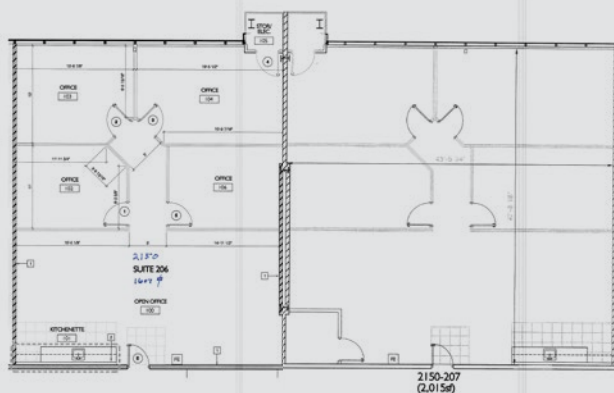
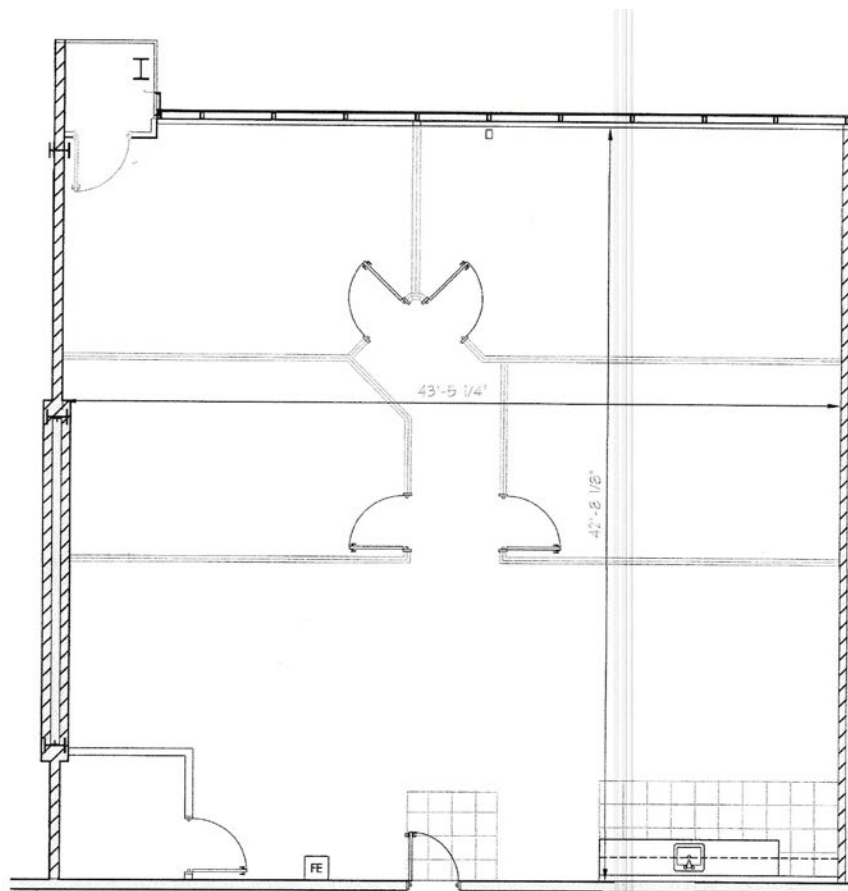
- » Lease Rate: \$2.05/SF
- » 1,607 SF
- » 4 Offices
- » Kitchenette
- » Open Office Area



***Suites 206 & 207 can be combined for 3,622 SF**

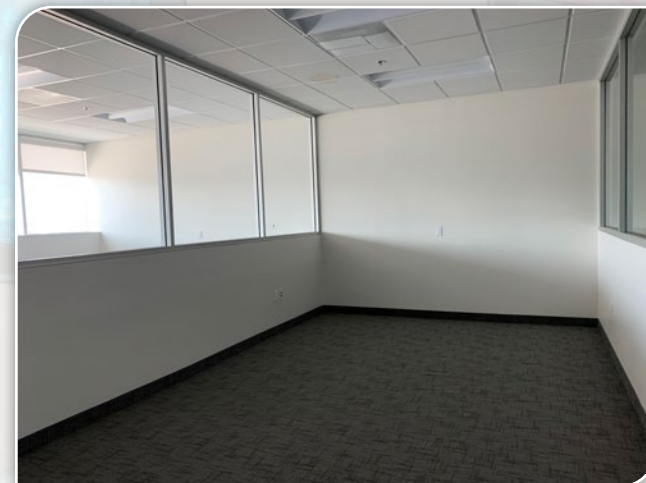
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AVAILABLE FOR SALE OR LEASE



***Suites 206 & 207 can be combined for 3,622 SF**

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SUITE 207* | For Sale: \$555,000

- » Lease Rate: \$2.05/SF
- » 2,015 SF
- » 4 Offices
- » Kitchenette
- » Open Office Area

AVAILABLE FOR SALE OR LEASE



2150 Palomar Airport Rd Carlsbad, CA 92011		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	2,447	66,095	230,570
	2025 Projected Population	2,452	66,340	232,053
	2010 Census Population	2,301	59,207	212,094
	2000 Census Population	1,211	40,735	175,981
	Projected Annual Growth 2020 to 2025	-	-	0.1%
	Historical Annual Growth 2000 to 2020	5.1%	3.1%	1.6%
HOUSEHOLDS	2020 Median Age	36.0	42.5	40.3
	2020 Estimated Households	870	26,288	89,660
	2025 Projected Households	906	27,226	93,097
	2010 Census Households	808	23,482	81,675
	2000 Census Households	477	17,074	68,550
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	4.1%	2.7%	1.5%
	2020 Estimated White	66.2%	77.1%	73.0%
	2020 Estimated Black or African American	2.9%	2.2%	2.7%
	2020 Estimated Asian or Pacific Islander	12.0%	10.6%	8.5%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.4%	0.6%
	2020 Estimated Other Races	18.1%	9.6%	15.2%
INCOME	2020 Estimated Hispanic	27.9%	15.8%	24.8%
	2020 Estimated Average Household Income	\$167,394	\$163,738	\$137,381
	2020 Estimated Median Household Income	\$111,346	\$126,295	\$108,009
	2020 Estimated Per Capita Income	\$59,506	\$65,148	\$53,478
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	6.9%	1.9%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.7%	2.0%	3.7%
	2020 Estimated High School Graduate	9.1%	9.6%	14.6%
	2020 Estimated Some College	15.2%	17.1%	19.8%
	2020 Estimated Associates Degree Only	7.3%	8.4%	8.6%
	2020 Estimated Bachelors Degree Only	29.7%	36.1%	29.6%
BUSINESS	2020 Estimated Graduate Degree	21.2%	24.9%	20.1%
	2020 Estimated Total Businesses	1,978	5,854	13,622
	2020 Estimated Total Employees	31,833	80,990	146,557
	2020 Estimated Employee Population per Business	16.1	13.8	10.8
	2020 Estimated Residential Population per Business	1.2	11.3	16.9

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