

OFFICE SPACE AVAILABLE FOR LEASE



Office @ Beacon **La Costa**

7720-7750 El Camino Real, Carlsbad, CA 92009

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Cushman & Wakefield, Inc. | Licensed Real Estate Broker
12830 El Camino Real, Suite 100 | San Diego, CA 92130 | cushmanwakefield.com



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AVAILABILITY AND FLOOR PLANS

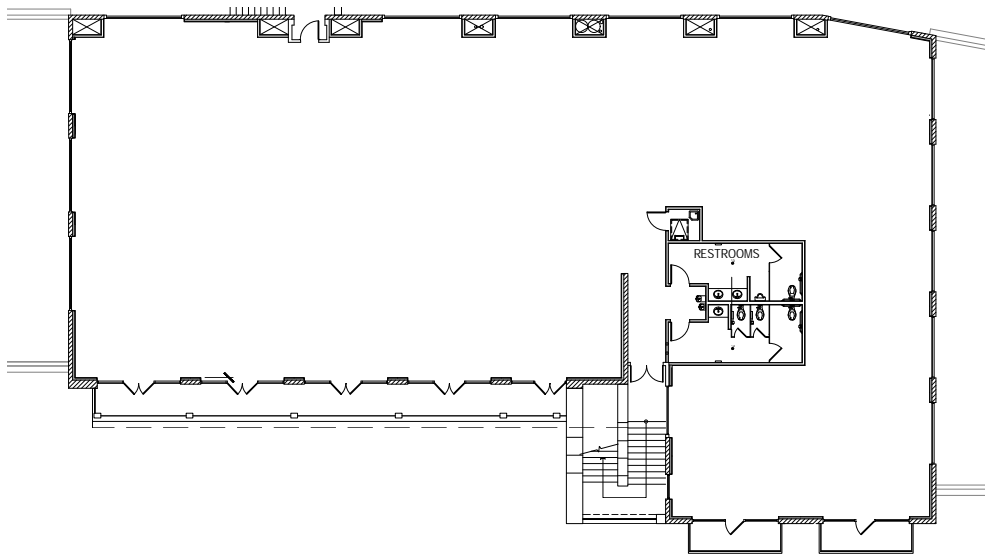
7720 El Camino Real

SECOND FLOOR OFFICE

LEASE RATE: \$4.00/SF + E

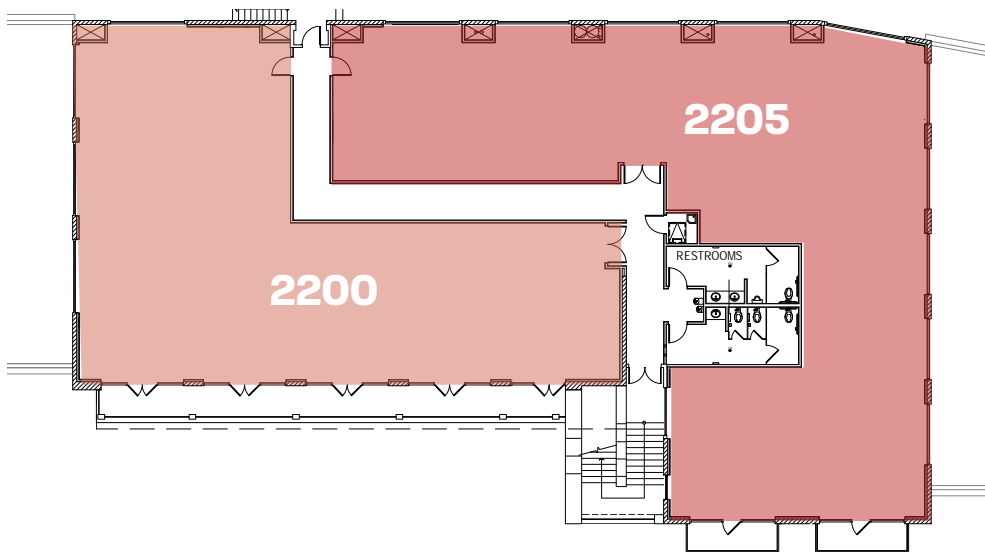
Single Tenant Scenario

2ND FLOOR	9,277 RSF
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Two Tenant Scenario

SUITE 2200	4,122 RSF
SUITE 2205	5,155 RSF



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AVAILABILITY AND FLOOR PLANS

7750 El Camino Real

SECOND FLOOR OFFICE

LEASE RATE: \$4.00/SF + E

SUITE 5200	LEASED	SUITE 5215	1,829 RSF
SUITE 5205	1,392	SUITE 5220	LEASED
SUITE 5210	LEASED	SUITE 5225	LEASED

COMMON INTERIOR LOUNGE RENDERING



AMENITIES AVAILABLE AT BEACON LA COSTA



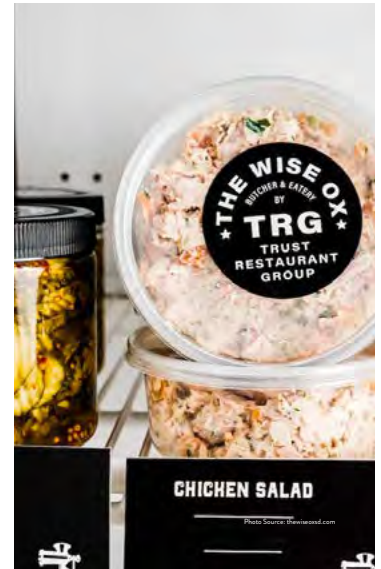
LA COSTA WINE CO

La Costa Wine Company prides themselves on working with producers who use minimal intervention and allow the grapes and the region to speak for themselves. "Here at LCWC," they quote, "we believe that everyone should have access to good wine, regardless of experience or budget." With a wide-ranging assortment of wines and cheeses, La Costa Wine offers a full experience to any individual or group seeking to taste or purchase wines in their rustic and elegant store.



THE WISE OX

Inspired by the early 20th century when butcher shops were the heart of every neighborhood, The Wise Ox Butcher + Eatery is a new concept by the award winning team behind Rare Society, Fort Oak, Cardinale and Trust Restaurant. The Wise Ox will bring the promise of the perfect cut for every occasion by delivering the highest quality meats and ingredients available from local, sustainable farms, and purveyors.



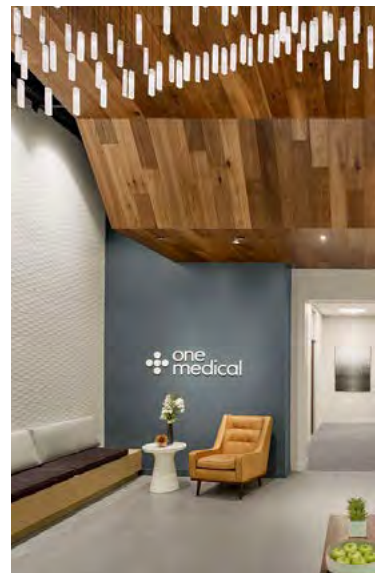
GLow THEORY

Glow Theory is a boutique med spa that aims to empower the modern beauty consumer by providing superior skincare services that accentuate individual beauty. Treatments include laser, aesthetics, and clinical dermatology. Glow Theory first opened in San Francisco and will now open their first location in San Diego.



ONE MEDICAL

One Medical is a boutique, membership-based primary care practice dedicated to meeting busy customers' needs. They pride themselves on quality and compassionate care for the customer and improved technology, with same-day appointments that start on time and 24/7 video visits available. They strive to be situated close to where people work and travel, and One Medical serves nearly 400,000 patients in nine metropolitan areas. One Medical began trading on the Nasdaq stock exchange on January 30, 2020.



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AMENITIES AVAILABLE AT BEACON LA COSTA

EQUINOX

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Equinox Luxury Fitness Club has the highest member loyalty in the country, with above-and-beyond amenities including steam rooms, saunas, Kiehl's hair and body products, and a kids club. With more than 300 locations worldwide, including one in La Jolla and one in Carlsbad, Equinox was named "Best Gym in America" by Fitness Magazine in 2019. Equinox brands include SoulCycle, Pure Yoga, Precision Run, Blink and Equinox Hotels.



LOFTY COFFEE

Started in 2011 as an open-concept corner café in historic Encinitas, California, Lofty Coffee is known for its quality coffee, sustainable consciousness and hand-baked pastries from scratch. Lofty Coffee has five cozy locations in downtown and coastal San Diego with plans to expand. They pride themselves on their community-centered service and customer experience. "We don't write your name on a cup because we already know it."



JENI'S SPLENDID ICE CREAMS

Jeni Britton Bauer is an American ice cream maker and entrepreneur. She introduced a modern, ingredient-driven style of ice cream making that has been widely emulated across the world, but never duplicated. Jeni opened her first ice cream shop, Scream, in 1996, then founded Jeni's Splendid Ice Creams in 2002. Her first cookbook, Jeni's Splendid Ice Creams at Home, won a coveted James Beard Award in 2012 and became the de facto bible for anybody making their own ice cream or thinking about opening a new-style ice cream shop. Today, Jeni's Splendid Ice Creams is a Certified B Corporation with 34 (and counting) scoop shops, an online shop at jenis.com, and distribution in top grocery stores nationwide. The Beacon will represent Jeni's first location in San Diego.



SHAKE SHACK

In 2004, a permanent kiosk opened in the Madison Square Park in NY and Shake Shack was born. This modern day "roadside" burger stand serves up the most delicious burgers, hot dogs, frozen custard, shakes, beer, wine and more. An instant neighborhood fixture, Shake Shack welcomed people from all over the city, country and world who gathered together to enjoy fresh, simple, high-quality versions of the classics in a majestic setting. The rest, as they say, is burger history.



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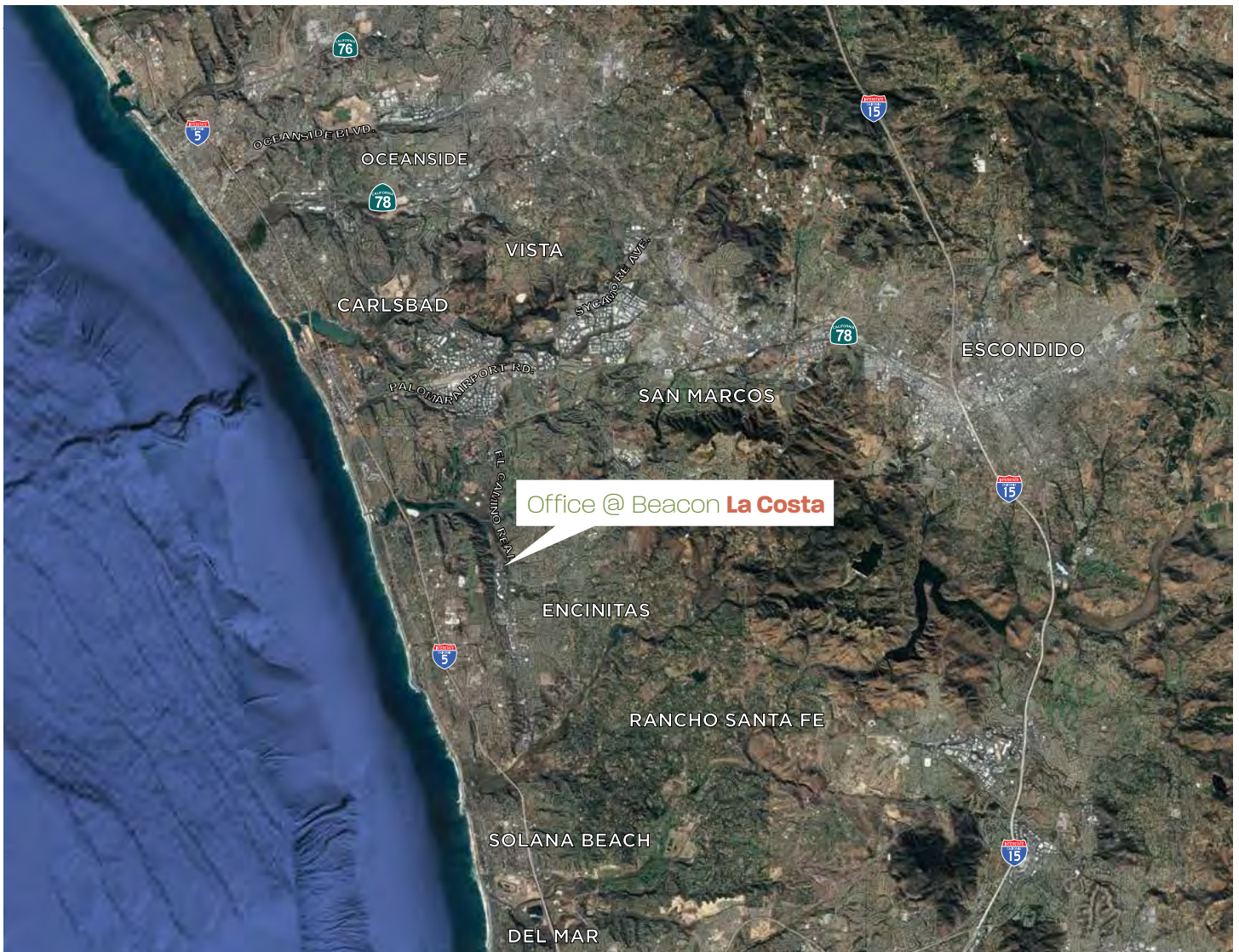
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LOCATION



2 Miles to
**I-5
Freeway**



4 Miles to
**McClellan
Palomar
Airport**



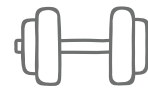
Located within
**The Beacon
La Costa**
Retail & Dining
Center



Close proximity to
**World
Class
Resorts**



Close proximity to
**Golf at Omni
La Costa &
Aviara Golf
Club**



Steps away
from
**Equinox
La Costa**



2.8 Miles to
**Pristine
Carlsbad
Beaches**