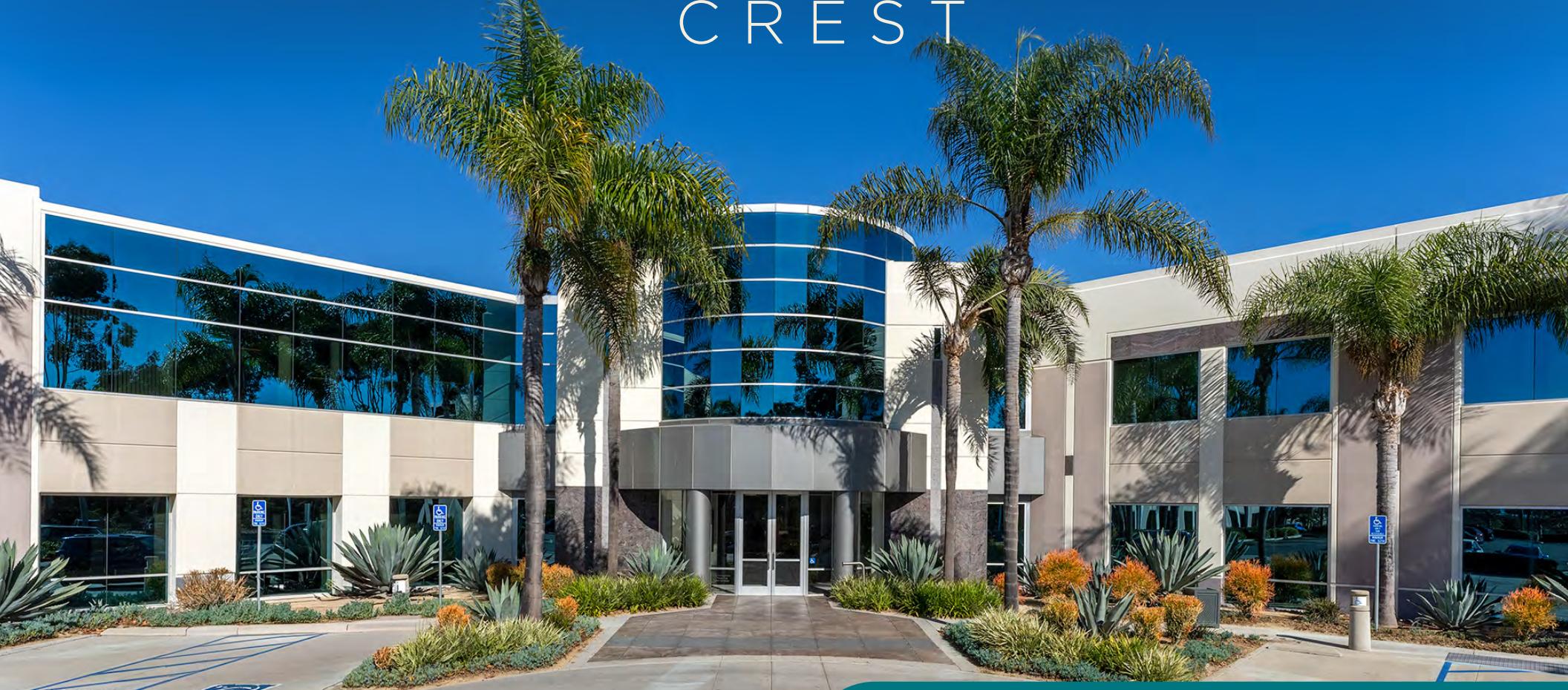




5% BROKER COMMISSION  
ON 3 YEAR+ LEASES

# Palomar

## CREST



— 2701 LOKER AVE WEST, CARLSBAD, CA —





# Limitless opportunities await

Welcome to this newly renovated, highly visible 81,810 SF two-story office building, perfectly positioned on a prime corner lot along Palomar Airport Road. Offering breathtaking views of Carlsbad McClellan Palomar Airport and the Pacific Ocean, this modernized property features a striking 30-foot circular lobby with skylights, granite flooring, and electronic directories. Tenants will appreciate the refreshed common areas, updated restrooms, and vibrant outdoor collaboration spaces. Conveniently located near popular amenities and ENERGY STAR® Certified, this move-in-ready building is an exceptional opportunity for businesses seeking a dynamic and inspiring workspace.

- \$2.35/RSF + U
- 81,810 SF 2-story office
- Newly renovated
- Abundant parking at 4/1000 RSF
- Patio/outdoor collaboration areas landscaping
- Building and monument signage available
- Spacious two story atrium lobby
- Shower and locker rooms
- New onsite gym coming soon
- Located nearby Bressi Ranch



# Spaces to Thrive in

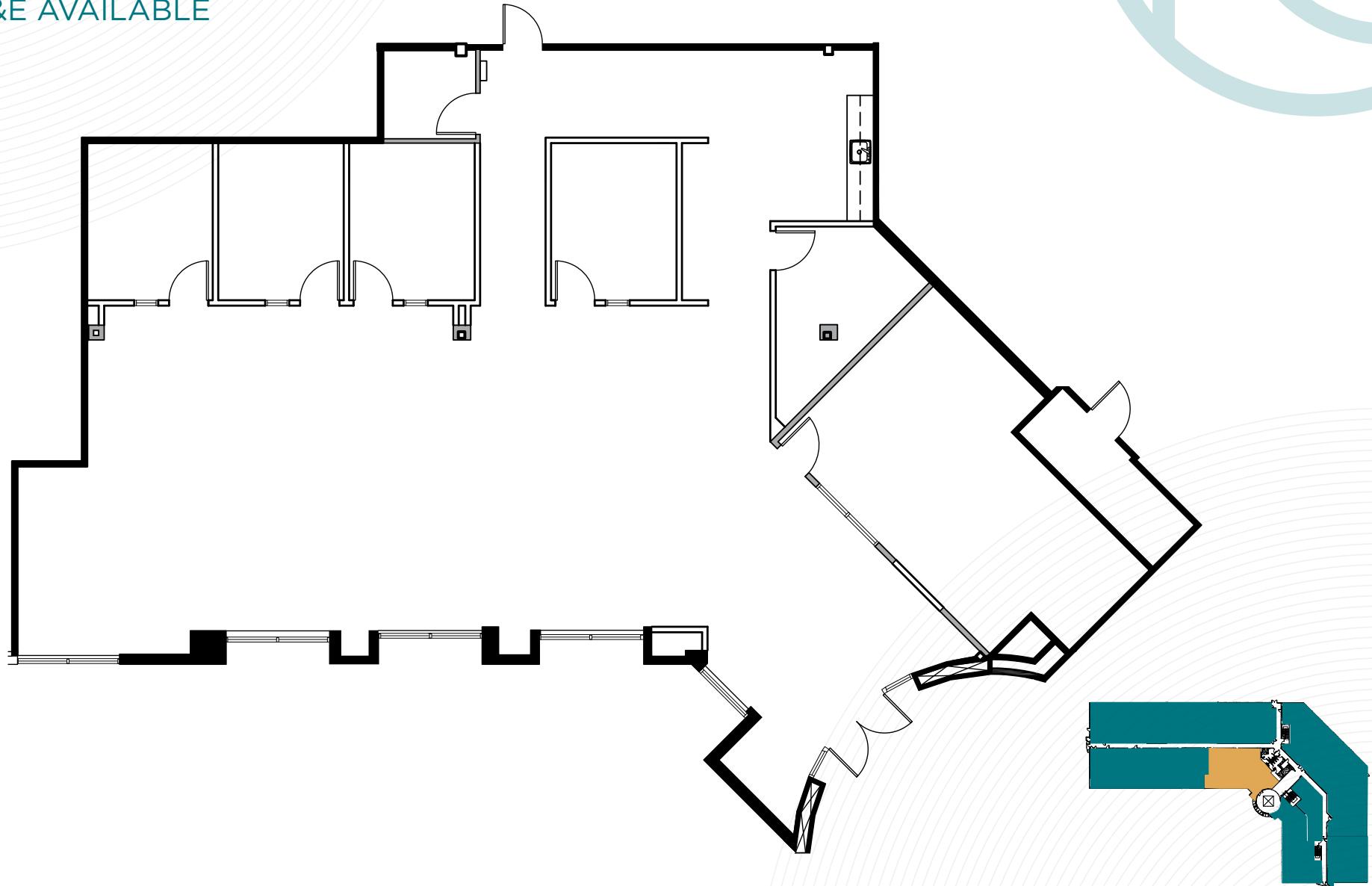
## **SUITE**      **SIZE**      **AVAILABILITY**

Suite 100	3,639 RSF	Now
Suite 103	2,030 RSF	11/1/26
Suite 115	3,603 RSF	Now
Suite 120	3,468 RSF	Now
Suite 150	3,724 RSF	Now
Suite 230	5,897 RSF	Now
Suite 290	5,300 RSF	Now



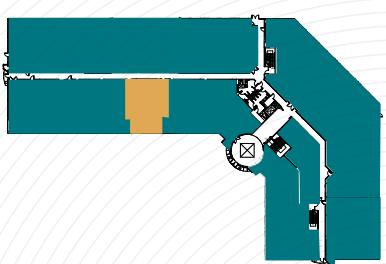
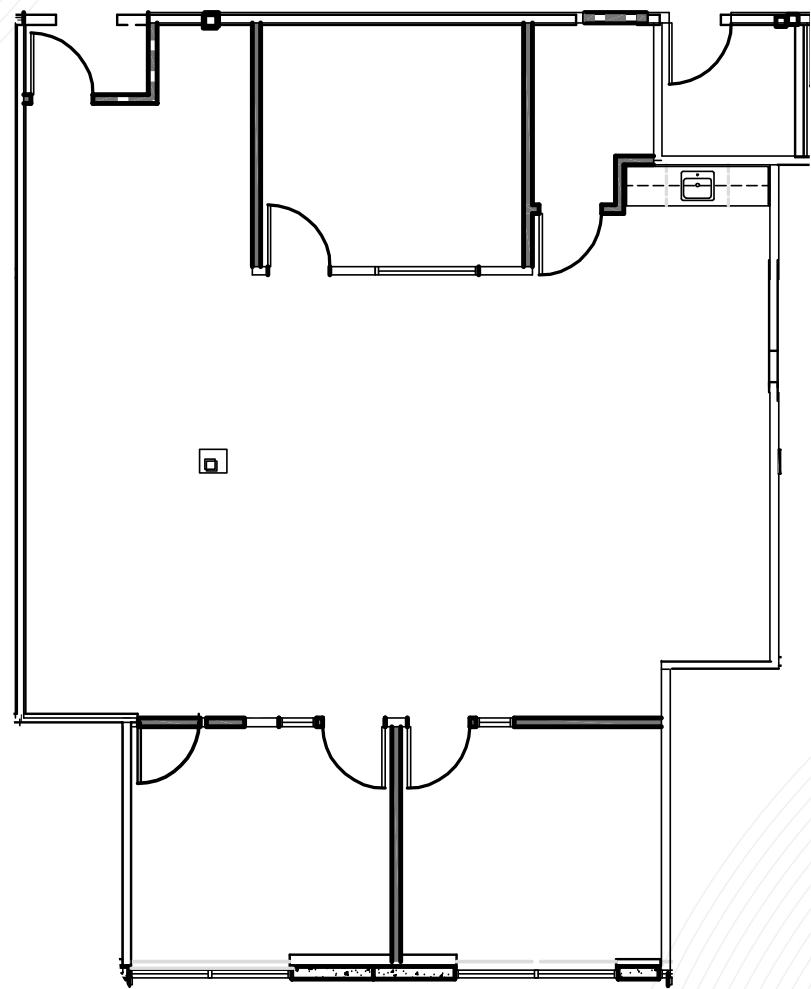
# Suite 100 | 3,639 SF

FF&E AVAILABLE

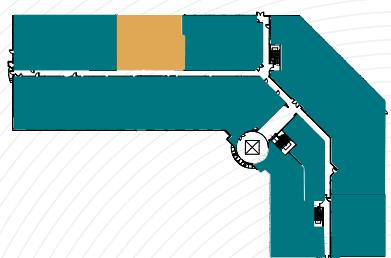
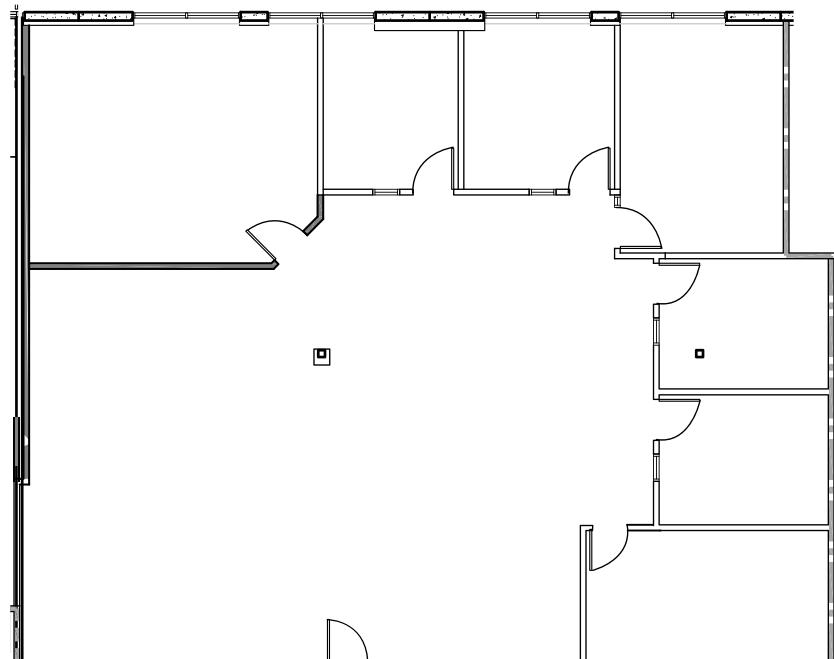


# Suite 103 | 2,030 SF

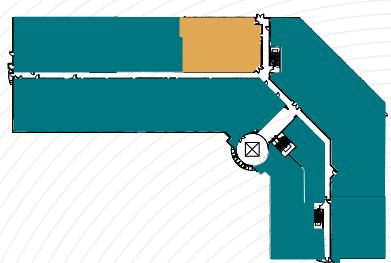
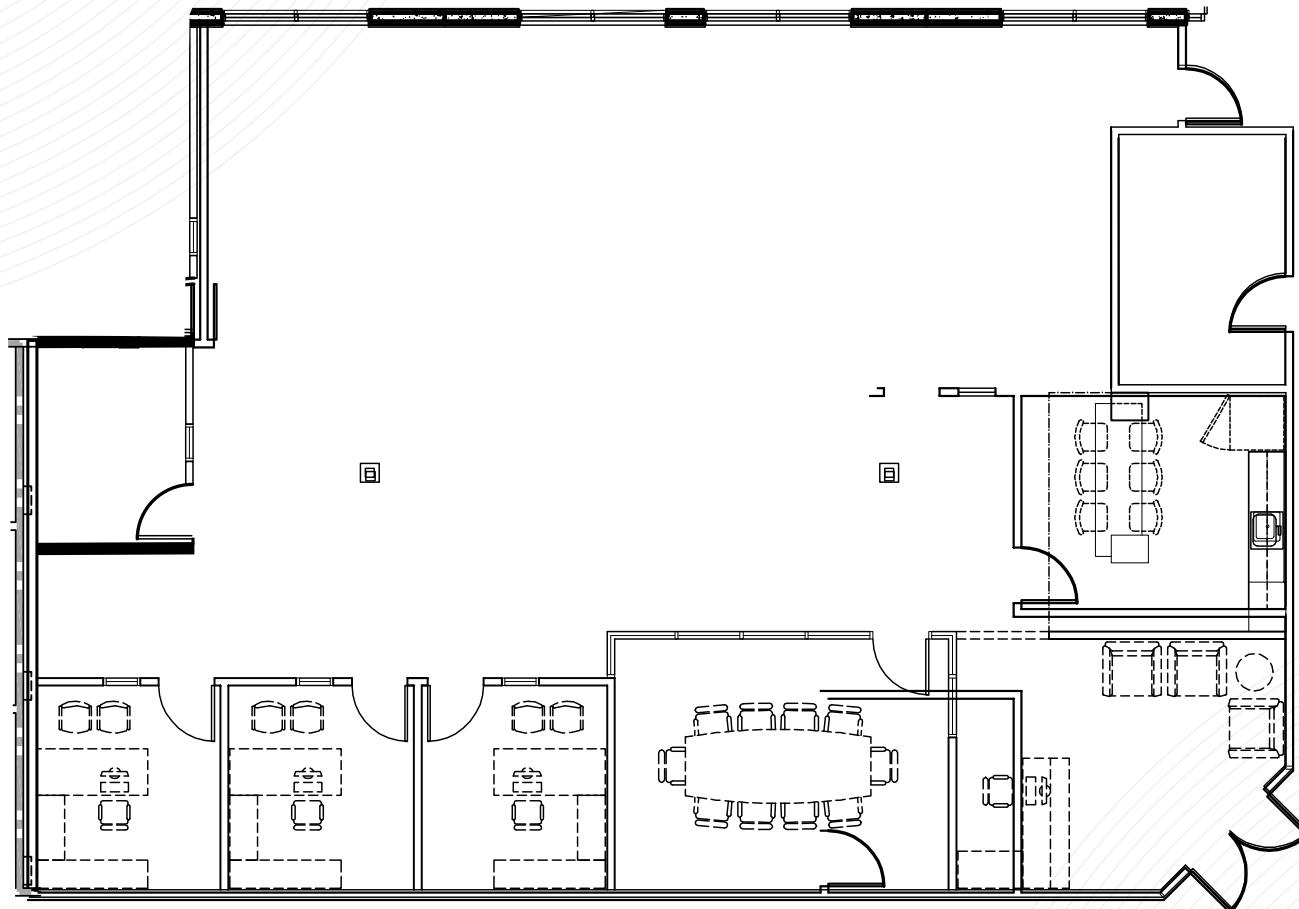
AVAILABLE 11/1



# Suite 115 | 3,603 SF

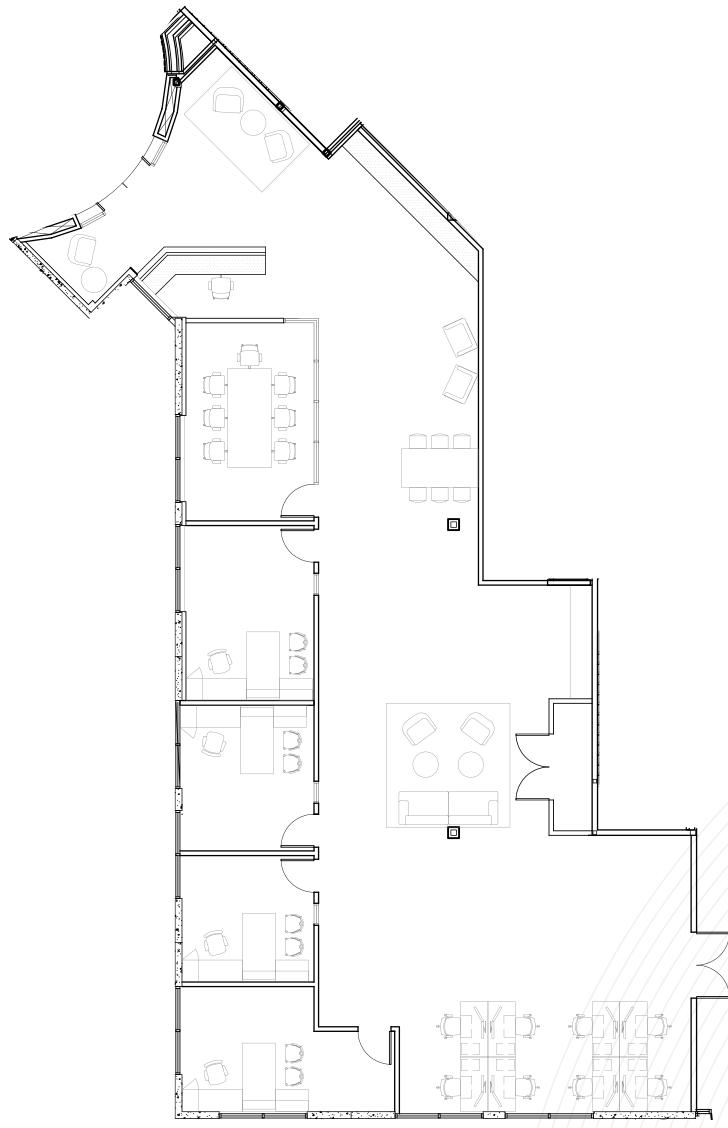


# Suite 120 | 3,468 SF

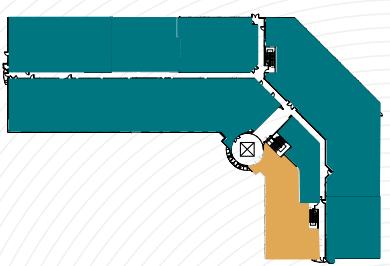


# Suite 150 | 3,724 SF

NEW CREATIVE SPEC SUITE

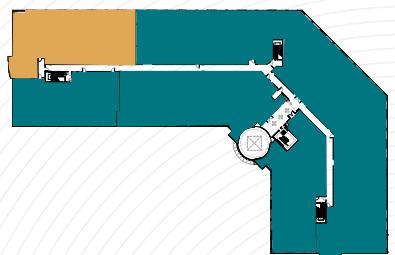
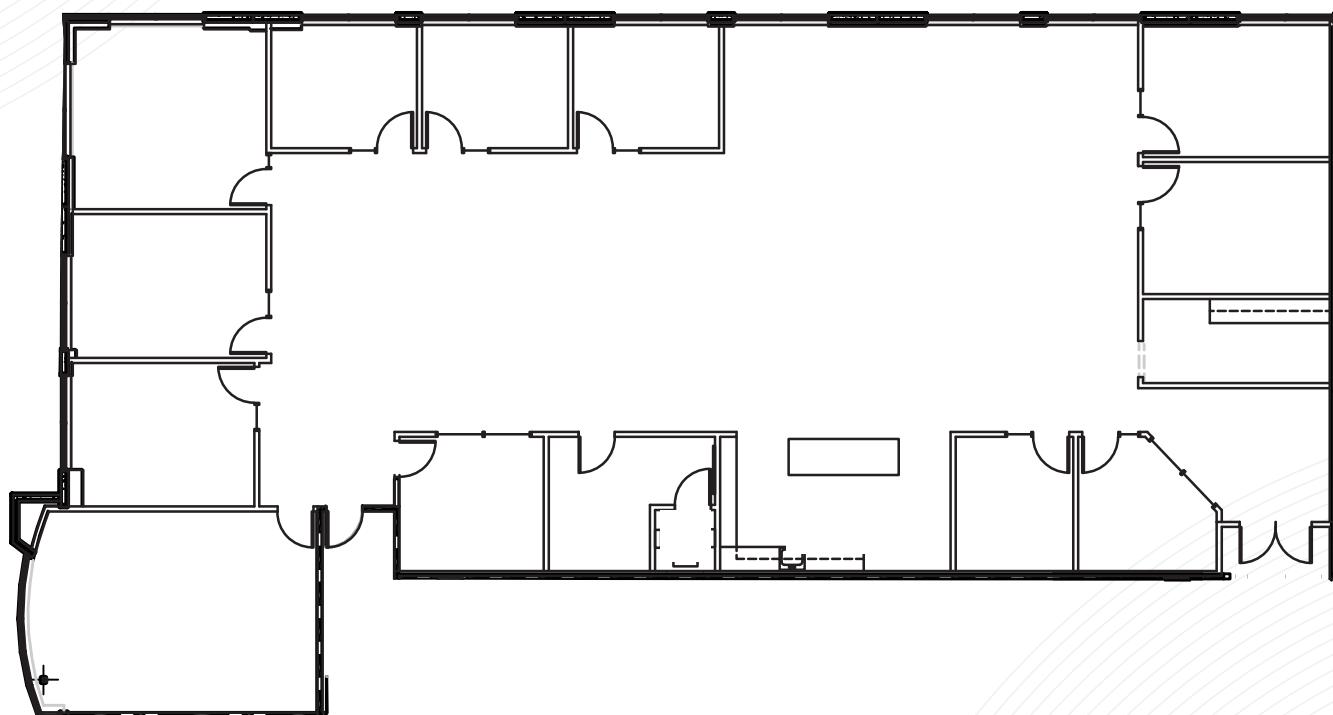


PALOMAR CREST | 8



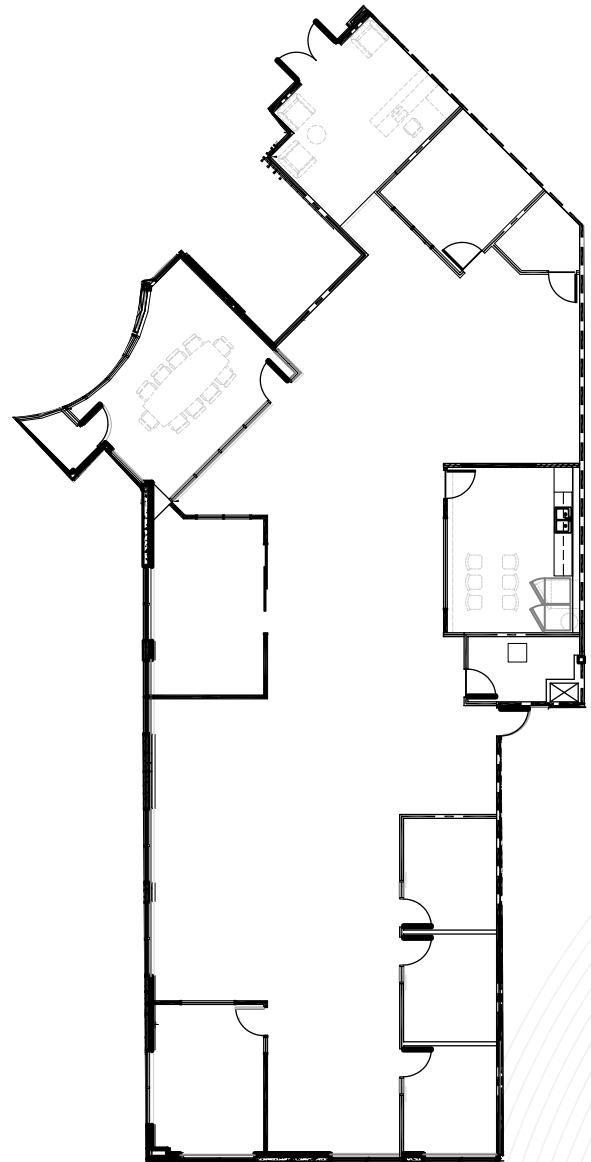
# Suite 230 | 5,897 SF

CORNER SUITE WITH EXTENSIVE GLASS

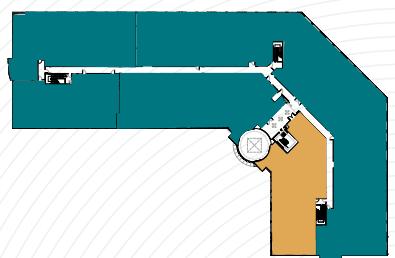


# Suite 290 | 5,300 SF

CREATIVE OFFICE

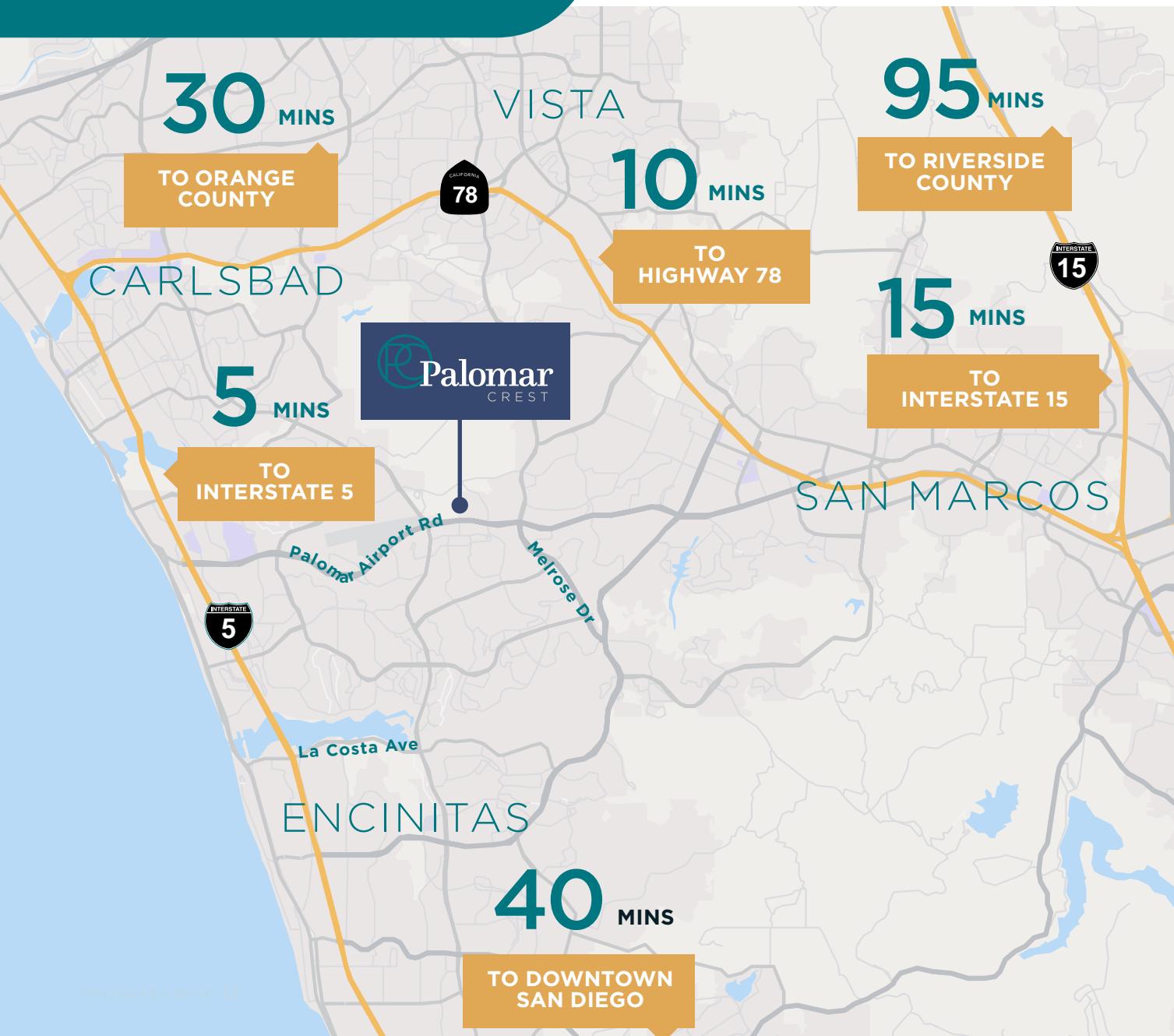


PALOMAR CRUST 10





# Location Map



## CARLSBAD, CA

Situated in the heart of Carlsbad, North County San Diego's largest and most sought-after submarket, this elevated site is conveniently located right off Palomar Airport Road, the region's main thoroughfare, and just a couple of miles to both Interstate 5 and State Route 78.

Beyond Palomar Crest's convenient location for commuting, it offers easy access to a myriad of dining and retail amenities, as well as plenty of guest accommodations just minutes away.

The abundance of recreation, shops, restaurants, and convenience options, some even within a 5-minute walk, make this the perfect live/work/play locale.



# ENCINITAS



BRESSI RANCH VILLAGE CENTER

## PALOMAR COMMONS



5 MINS  
TO  
INTERSTATE 5

PALOMAR  
AIRPORT

# DOWNTOWN CARLSBAD

LIFT

Eureka! Del Lusso krave  
Napoletana Pizzeria ASIAN FUSION RESTAURANT

## CARLSBAD OAKS



Palomar  
CREST

## THE SQUARE AT BRESSI RANCH

BevMo! CVS pharmacy\* Mango-Mango

MENDOCINO FARMS RICHARD WALKER'S

MISSION

SPROUTS

CASERO

FRUIT KITCHEN

AS Tasting

BIRD ROCK

# Area & Walkable AMENITIES

Palomar Airport Road



# Palomar CREST



## CONTACTS

### **Joe Anderson**

Senior Director

+1 760 415 3245

[joe.anderson@cushwake.com](mailto:joe.anderson@cushwake.com)

CA License #01280854

### **Brooks Campbell**

Senior Director

+1 760 500 7720

[brooks.campbell@cushwake.com](mailto:brooks.campbell@cushwake.com)

CA License #01380901

### **Danielle Bergson**

Associate

+1 858 625 5202

[danielle.bergson@cushwake.com](mailto:danielle.bergson@cushwake.com)

CA License #02196210



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