

FOR LEASE

# CARLSBAD COMMERCE CENTER

2185-2237 FARADAY AVENUE, CARLSBAD, CA 92008



**CUSHMAN &  
WAKEFIELD**

INDUSTRIAL AND  
OFFICE SUITES



# PROPERTY HIGHLIGHTS

- Convenient access to amenities such as Bressi Ranch, Carlsbad Premium Outlets, and Palomar Airport
- Close proximity to natural beauty and scenic views, with easy access to beautiful beaches, parks, and recreation areas
- Good transportation and excellent community amenities

A ±145,718 SF multi-tenant industrial park in the heart of Carlsbad. Situated directly between El Camino Real and College Blvd, with close proximity to State Route 78.



Mixture of office, industrial and creative flex units



Mature landscaping with park-like setting



Excellent street exposure/tenant identity



Award winning California Cafe on site



Quick access to I-5, El Camino Real, and Palomar Airport Rd

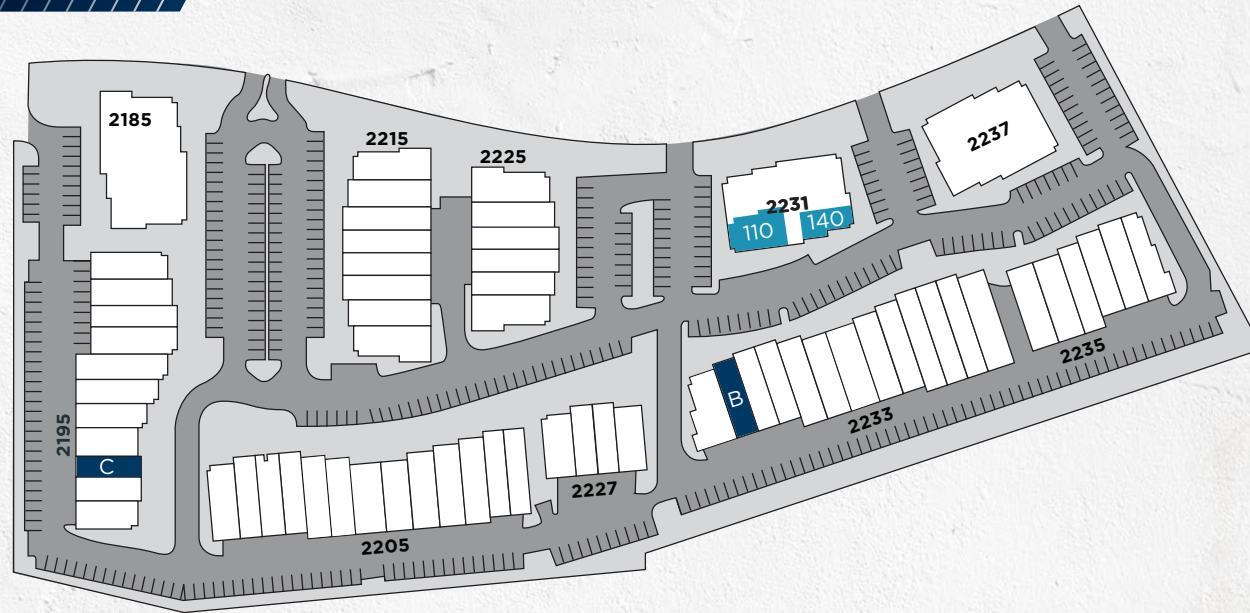


Centrally located in the prestigious Carlsbad Research Center



All vacant suites accessible via the vacancy master key in JX-130 LokBox

# PROPERTY AVAILABILITY



## INDUSTRIAL

Address/Suite	Size	Improvements	Availability Access	Price
2195 Faraday Ave, Ste C	±1,596 SF	Reception, Private Offices, Open Office, Restroom, Kitchenette, Warehouse, and One (1) Grade Level Roll-Up Door	Available Now	\$1.45/SF NNN
2233 Faraday Ave, Ste B	±1,733 SF	Office, Restroom, Kitchenette, Warehouse, and One (1) Grade Level Roll-Up Door	Available Now	\$1.45/SF NNN

Estimated NNN = \$0.44/SF

## OFFICE

Address/Suite	Size	Improvements	Availability Access	Price
2231 Faraday Ave, Ste 110	±1,878 SF	Open Office, Private Offices, and Break Room	Available Now/JX-130 Lokbox	\$1.35/SF + CAO E
2231 Faraday Ave, Ste 140	±1,686 SF	Open Office, Private Offices, and Conference Room	Available Now	\$1.35/SF + CAO E

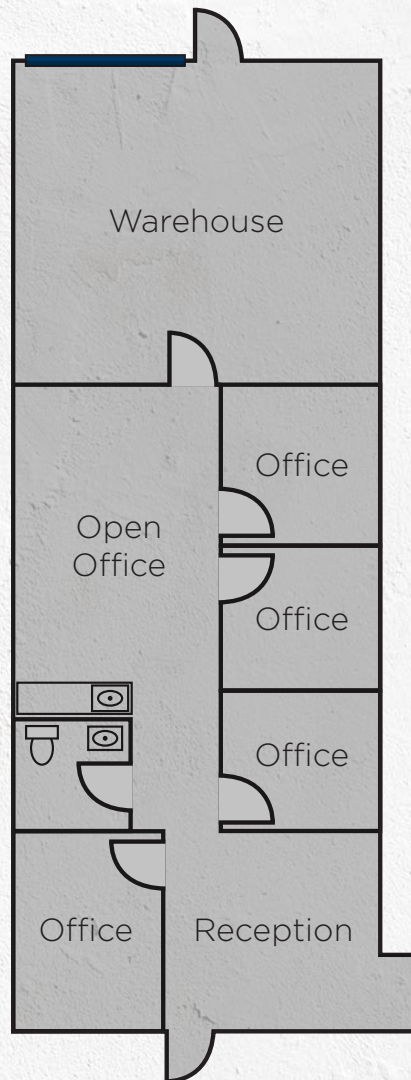
Estimated CAO E = \$0.24/SF



# FLOOR PLAN (INDUSTRIAL)

**±1,596 SF**

2195 FARADAY, SUITE C



**±1,733 SF**

2233 FARADAY, SUITE B

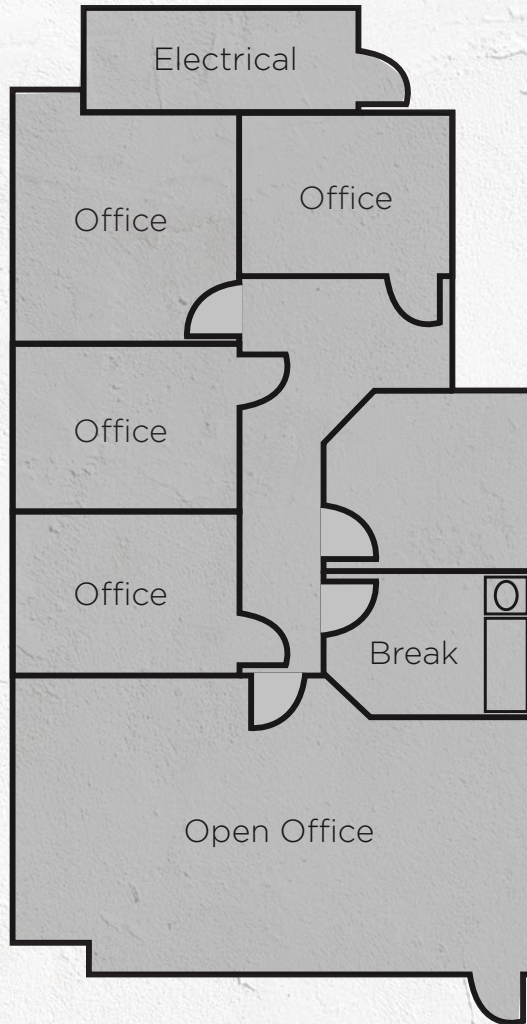




# FLOOR PLAN (OFFICE)

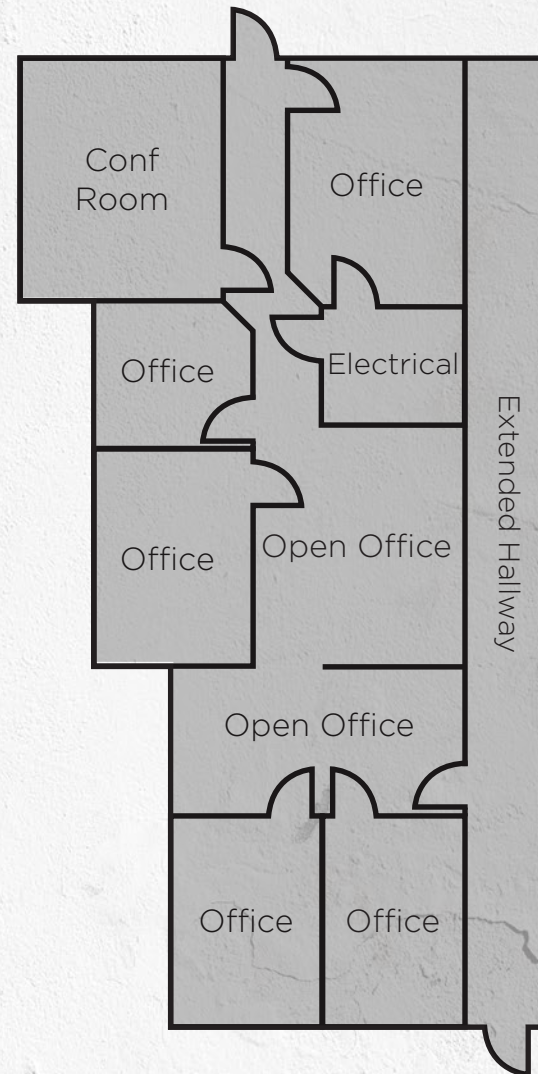
**±1,878 SF**

2231 FARADAY, SUITE 110



**±1,686 SF**

2231 FARADAY, SUITE 140





# THE LOCATION



AVG. HOUSEHOLD INCOME  
**\$176,363**



TOTAL BUSINESSES  
**3,256**



MEDIAN AGE  
**42**

\*PER A 2 MILE RADIUS FROM THE PROPERTY

Oceanside

Pacific Ocean

Carlsbad

Vista

N Santa Fe Rd

El Camino Real

Melrose Dr

San Marcos

Twin Oaks Valley Rd

San Elijo Rd

Mission Rd

Carlsbad, California, is a coastal city that epitomizes the laid-back charm of Southern California living. With its beautiful beaches, mild climate, and relaxed atmosphere, it's a haven for beachgoers, surfers, and those seeking a tranquil getaway. From the iconic Flower Fields to the family-friendly LEGOLAND California Resort, Carlsbad offers a blend of natural beauty and recreational attractions, making it a popular destination for both locals and tourists. Carlsbad's coastal character is complemented by its thriving arts and culture scene. The city is home to various art galleries, music festivals, and community events that reflect its creative spirit. This cultural vibrancy, combined with its picturesque landscapes and modern amenities, makes Carlsbad a captivating destination that captures the essence of California's coastal lifestyle.

BEACHES  
7



Carlsbad, California, boasts a dynamic industrial landscape with a strong focus on innovation and technology. The city hosts a diverse range of high-tech companies, research centers, and biomedical institutions, contributing to its reputation as a hub for cutting-edge advancements and scientific progress.





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