



BADIEE
DEVELOPMENT

CARLSBAD OAKS INNOVATION PARK – LOT 4



PROJECT OVERVIEW

*Carlsbad Oaks Innovation Park bolsters
the vision to attract the innovation
economy to North County San Diego.*

This development project is a 5.9 acre corporate campus located in Carlsbad, CA offering two freestanding buildings totaling 102,940 total square feet of modern architecture and a location that is conveniently situated near Interstate 5. The location is also in close proximity to the coast, full service QSRs and retailers.

- > Ideal for technology + office + corporate
- > 50,150 SF divisible 5,620 SF to 8,450 SF
- > Oversized grade-level doors
- > 2.5/1,000 SF parking (126 stalls)
- > 24' clear height
- > Outdoor lunch patio area
- > Easy access to HWY 78, I-15 & I-5 Freeways
- > Lease Rate: \$1.27/SF NNN



OVERVIEW

LOCATION

SITE PLAN

CONTACT

STRATEGIC LOCATION

Located in the heart of Southern California in San Diego's North County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality sector. Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live.



employment rate

96.6%



average household income

\$107,048



labor force

50,000



education bachelors degree

51%



population

110,977

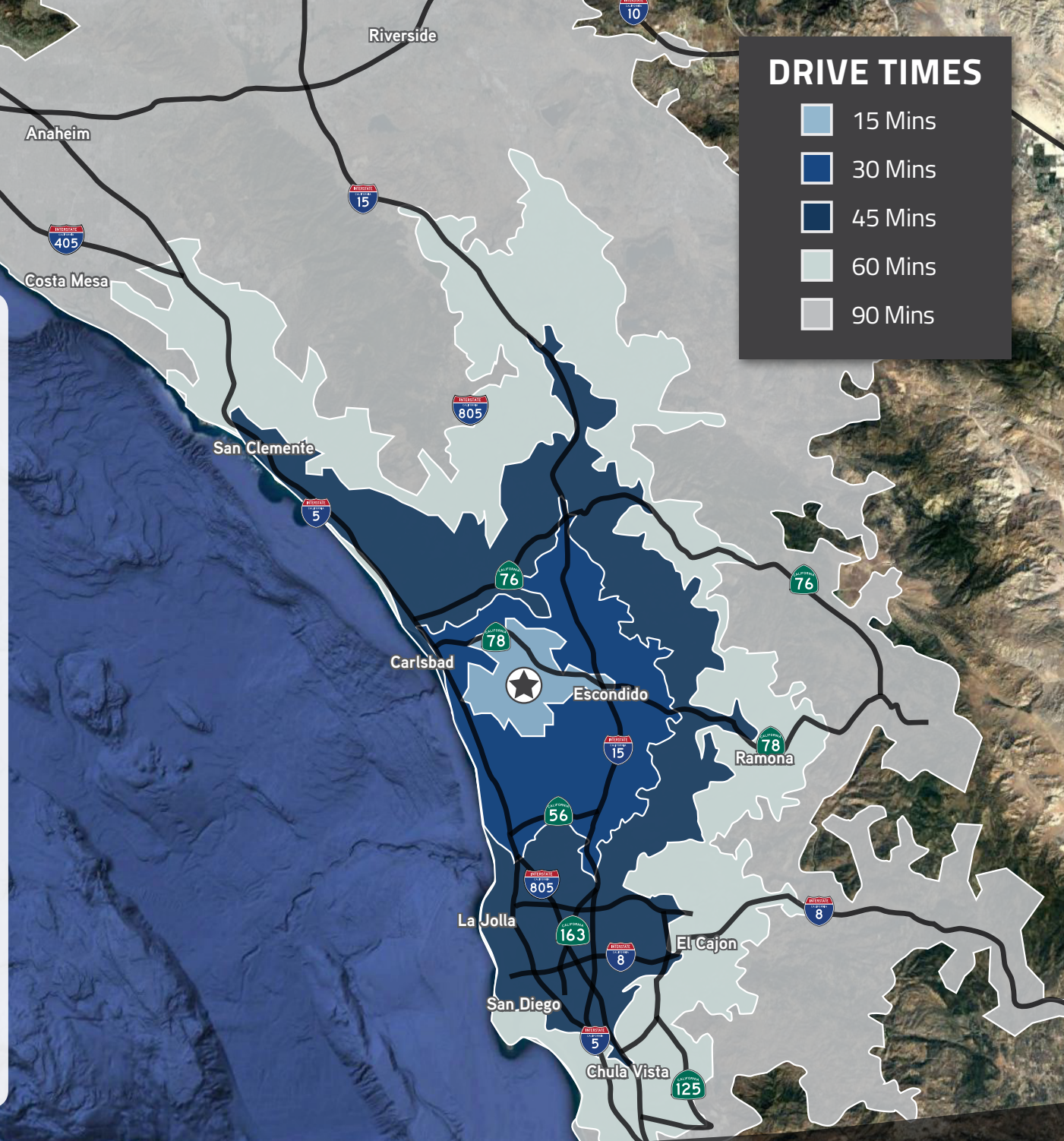


carlsbad square miles

39

DRIVE TIMES

- 15 Mins
- 30 Mins
- 45 Mins
- 60 Mins
- 90 Mins



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STRATEGIC LOCATION

- | | | |
|--|-------------------------------|------------------------------|
| ① Carlsbad Outlets | ⑦ McClellan-Palomar Airport | ⑬ ISIS Pharmaceuticals |
| ② Costco Shopping Center | ⑧ Homewood Suites Hampton Inn | ⑭ Hyatt Place |
| ③ Grand Pacific Palisades Resort & Hotel | ⑨ Lowe's Shopping Center | ⑮ Park Hyatt Aviara Resort |
| ④ Legoland California Resort | ⑩ Staples Shopping Center | ⑯ La Costa Resort & Spa |
| ⑤ The Crossings at Carlsbad | ⑪ Holiday Inn | ⑰ Home Depot Shopping Center |
| ⑥ Residence Inn by Marriot | ⑫ Bressi Ranch Village Center | |

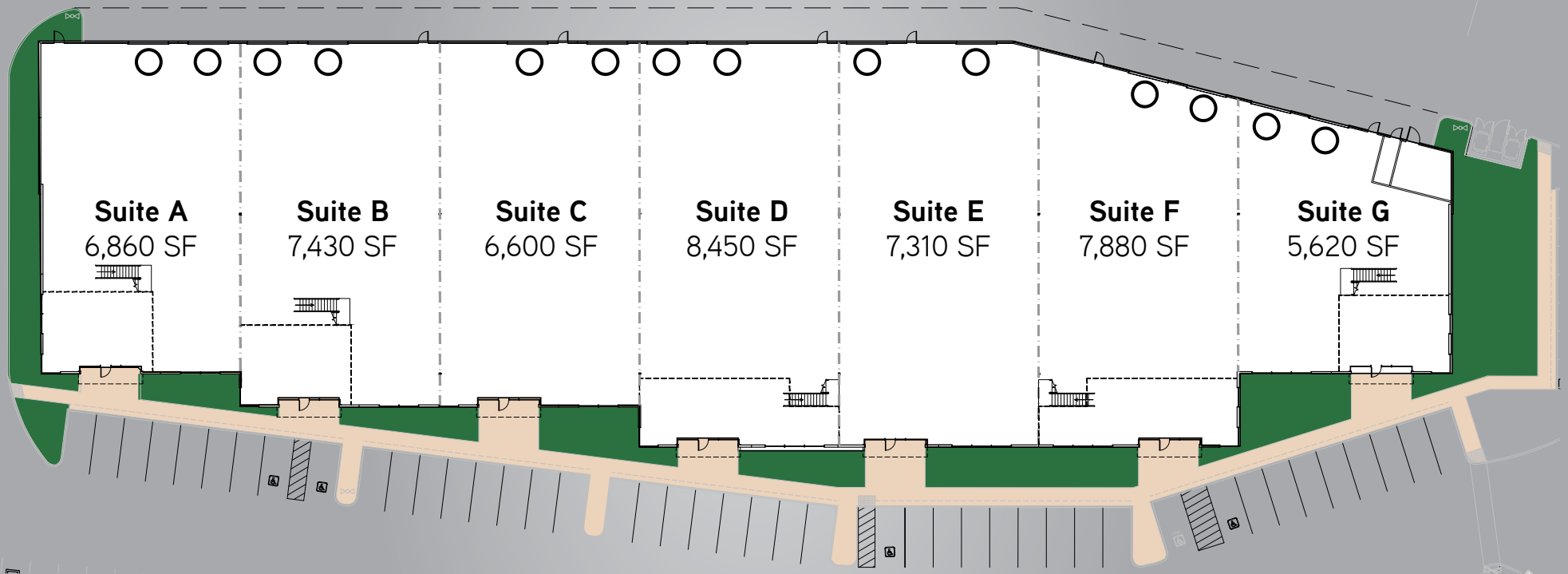


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○ Grade-level doors

SITE PLAN

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S O T H A T Y O U C A N

At Badiie Development, our goal is to create amazing opportunities for the people who come in contact with our brand – from investors and tenants to the municipalities, communities and business partners who are vital to our growth – through the development of Class – A Industrial, Retail and High Tech Office Real Estate projects.

Our strengths enable us to select suitable sites and provide hands-on construction, oversight and asset management to position our properties for sale or lease.

With over 30 years of experience in Southern California we offer a proven track record of success and are committed to our vision of creating projects that create value and opportunities, so that you can achieve your goals.

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