

An aerial photograph of the Carlsbad coastline at sunset. The ocean is on the left, with waves breaking onto a sandy beach. To the right, a cliffside is covered with residential houses, many with red-tiled roofs. The sky is a mix of orange, yellow, and blue. The text 'CARLSBAD OAKS NORTH' is overlaid in the upper center in a dark blue, sans-serif font. A decorative graphic of a crosshair with a diamond in the center is positioned to the left of the text.

CARLSBAD OAKS NORTH

Experience life at its best

Commercial Lots Available for Sale or Build-to-Suit
150.6 Net AC in a 600 AC Master-Planned Development



IDEAL LIVE | WORK | PLAY LIFESTYLE

Techbilt's Carlsbad Oaks North project offers unparalleled opportunities to design the workspace you need that motivates and inspires, bringing together the necessary elements for true live/work/play lifestyle. Located 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 industry, ideal for attracting the active, innovative talent you need. Carlsbad Oaks North is ideal for **experiencing life at its best.**

Prosperity with a view.



1

2

220 Acres
Open Space

FARADAY AVE

EL FUERTE

CARIBOU CT

GAZELLE CT

WHIPTAIL LOOP

SOLD

21

SOLD

SOLD

SOLD

SOLD

UNAVAILABLE
FUTURE TECHBILT DEVELOPMENT

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

UNAVAILABLE
FUTURE TECHBILT DEVELOPMENT

3

22

21

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

UNAVAILABLE
FUTURE TECHBILT DEVELOPMENT

LOTS AVAILABLE FOR SALE OR BUILD-TO-SUIT

LOT NUMBER	SALEABLE AC	ELEVATION	STATUS
1	6.0 AC	258 FT	In Escrow
2	7.5 AC	264 FT	\$32/SF
3	4.6 AC	320 FT	\$29/SF
4	4.3 AC	368 FT	Sold
5	4.2 AC	342 FT	Sold
6	9.3 AC	364 FT	Unavailable
7	6.0 AC	404 FT	Sold
8	11.3 AC	352 FT	Sold
13	11.8 AC	402 FT	Sold
14	12.3 AC	455 FT	Sold
15	4.0 AC	478 FT	Unavailable

LOT NUMBER	SALEABLE AC	ELEVATION	STATUS
16	3.9 AC	480 FT	Unavailable
17	7.5 AC	467 FT	Sold
18	4.9 AC	492 FT	Sold
19	4.0 AC	484 FT	Sold
20	2.3 AC	457 FT	Sold
21	3.7 AC	440 FT	\$29/SF
22	3.5 AC	406 FT	\$29/SF
23	25.9 AC	387 FT	Sold
24	9.7 AC	390 FT	Sold
25	3.9 AC	432 FT	Sold

Visit carlsbadoaks.com for more information

150.6 NET AC IN A 600 AC MASTER-PLANNED DEVELOPMENT
FEATURING OVER 200 ACRES OF NATURAL OPEN SPACE

HIGHLIGHTS

- › Located within a 600 acre master-planned development featuring over 200 acres of natural open space
- › Carlsbad PM zoning
- › Elevated pads providing ocean views
- › Easy access to Interstate 5 and Highway 78
- › Purchase price is subject to the assumption of CFD-1 and CFD-3 community facility bonds levied against the parcels for the purpose of off-site and community facilities improvements.
- › Purchase price does not include:
 - › Carlsbad Oaks North association fee
 - › City landscape and lighting district fee



150.6

NET SALEABLE ACRES
IN CARLSBAD

SQUARE MILES

39

EMPLOYMENT RATE

96.6%

LABOR FORCE

50,000

POPULATION

110,977

AVG. HOUSEHOLD INCOME

\$107,048

HAVE BACHELOR'S DEGREE

51%

Redefine what “work” means to your organization.

OPPORTUNITY

Carlsbad Oaks North provides exactly what your business needs for the present and future – a vastly flexible location with easy access to employees, amenities, suppliers, and customers. The project consists of 150.6 net saleable acres available for sale or build-to-suit for corporate offices, R&D centers, and light manufacturing. Construct the ideal campus with amenities that could include community-centered spaces, such as indoor/outdoor fitness center, sport courts, event terrace, outdoor gathering spots with fire pits and gardens, and open collaborative spaces.

Located in the heart of southern California in North County San Diego County, Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. The city covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, 46 miles of hiking trails and seven miles of coastline on the Pacific Ocean.

Demo Source: Carlsbad EDC

EXPERIENCE LIFE AT ITS BEST

Imagine your career aspirations and dreams playing out 365 days a year in a perfect-weather environment built for outdoor adventures. Picture the heart of Southern California, its casual lifestyle, blending seamlessly with a cutting-edge community that is changing the world.

97%

OF RESIDENTS
APPROVE OF
CARLSBAD'S QUALITY
OF LIFE

95%

OF BUSINESSES THOUGHT
CARLSBAD OFFERED THE
HIGHEST QUALITY
OF LIFE

85%

OF CARLSBAD BUSINESSES AGREED
THE CITY WAS AN
EXCELLENT PLACE
TO DO BUSINESS



MCCLELLAN-PALOMAR
AIRPORT

The ideal gateway to Carlsbad and the greater North County San Diego County region. There are daily flights to and from Los Angeles, while also serving the general aviation community, corporate aircraft and commercial services.

- › Used for general aviation
- › As of 2013, 4th busiest single runway airport in the US
- › Aircraft operations: avg. 378/day*
- › Aircraft based on the field: 294*
- › Est. 96,000 passengers annually
- › Surf Air, a charter airliner operating at Palomar, offers a fixed rate for unlimited flights to selected California cities and Las Vegas

*Source: AirNav.com (2014 figures)

OCEANSIDE

VISTA

CARLSBAD

SAN MARCOS

CARLSBAD OAKS NORTH

CARLSBAD VILLAGE DR

EL CAMINO REAL

FARADAY AVE

W SAN MARCOS BLVD

CANNON RD

PALOMAR AIRPORT

POINSETTIA LN

MELROSE DR

SAN ELIO RD

LA COSTA AVE

RANCHO SANTA FE RD

RANCHO SANTA FE

LEUCADIA BLVD

ENCINITAS



SPOTLIGHT

CLICK TO VISIT WEBSITES.

RESTAURANTS

Pizza Port	Vigilucci's Seafood & Steakhouse
Fresco Trattoria	Las Olas Mexican Restaurant
Karl Strauss Brewing Co.	Miguel's Cocina
West Steak & Seafood	Twenty/20
King's Fish House	
Dini's by the Sea	

BEACHES

Carlsbad State Beach	Leucadia State Beach
South Carlsbad State Beach	Moonlight State Beach

GOLF COURSES

The Crossings at Carlsbad Golf Course	St. Mark Golf Club
Legends & Champions Golf Courses at La Costa Canyon Resort & Spa	Bridges at Rancho Santa Fe
Aviara Golf Club	Rancho Carlsbad Golf Club
Encinitas Ranch Golf Course	El Camino Country Club
	Ocean Hills Country Club

ENTERTAINMENT / ATTRACTIONS

Legoland California	Carlsbad Flower Fields
Legoland Waterpark	Carlsbad Village
Sealife Aquarium at Legoland	

SHOPPING / RETAIL CENTERS

The Shoppes at Carlsbad	Lowe's Shopping Center
The Forum Carlsbad	Staples Shopping Center
Carlsbad Premium Outlets	Bressi Ranch Village Center
Costco Shopping Center	Home Depot Shopping Center

CORPORATE NEIGHBORS

IONIS Pharmaceuticals	Titleist
Cobra Puma Golf	GoPro
Thermo Fisher Scientific	Spy Optics
Covidien-Medtronic	Reef
Callaway Golf	Rockstar Games
TaylorMade Golf	Prana
ViaSat, Inc.	



COLLEGES / UNIVERSITIES

University of San Diego

University of California, San Diego

San Diego State University

Cal State University San Marcos

MiraCosta College, Oceanside

Palomar College, San Marcos

Brightwood College, Vista

National University, Carlsbad





ACTION SPORTS

Be where the action is created! Carlsbad is home to dozens of action sports companies - over half the action sports jobs in San Diego County are in Carlsbad.



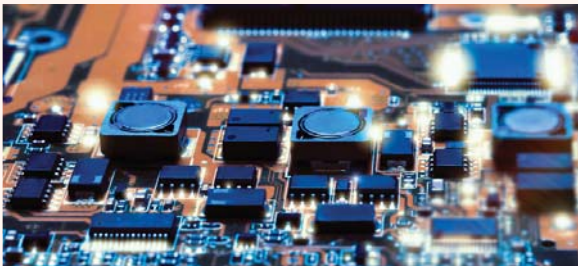
LIFE SCIENCES

Carlsbad is at the center of the second largest life sciences cluster in the United States.



ROBOTICS

The nation is recognizing advanced manufacturing as a linchpin to bringing high level production back to the United States, and robotics is a key industry at the convergence of manufacturing and technology.



TECHNOLOGY

Google named Carlsbad an eCity, the digital capital of California, leading the state with the strongest online business community.



CLEAN TECH

Sustainable companies are leading the promise of a better tomorrow in Carlsbad and the world.



MEDICAL DEVICES

This industry is the convergence of both life sciences and technology cluster companies providing noteworthy medical device activity, accounting for one in every 20 jobs in the city.

Innovation at work.

TOP INDUSTRIES OF CARLSBAD

TOP 10 REASONS TO WORK IN CARLSBAD

10. With nearly 50 miles of trails, running after your kids can be fun.
9. You get to work where people come on vacation.
8. Save lives, or a birdie. Carlsbad has a strong life sciences cluster and is the golf capital of the world.
7. You don't have to choose between L.A. and San Diego.
6. Google likes us. Carlsbad was Google's California eCity in 2013.
5. You can get from your office to the Carlsbad airport (CLD) in five minutes.
4. You won't be the only person to clock in 20 miles by 8am.
3. You don't have to give up playing with LEGO bricks.
2. Our executive briefings take place here on the golf course/at the club.
1. Your wetsuit isn't in your garage; it's hanging out to dry.





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