

MULTI-TENANT INDUSTRIAL AND OFFICE SUITES AVAILABLE

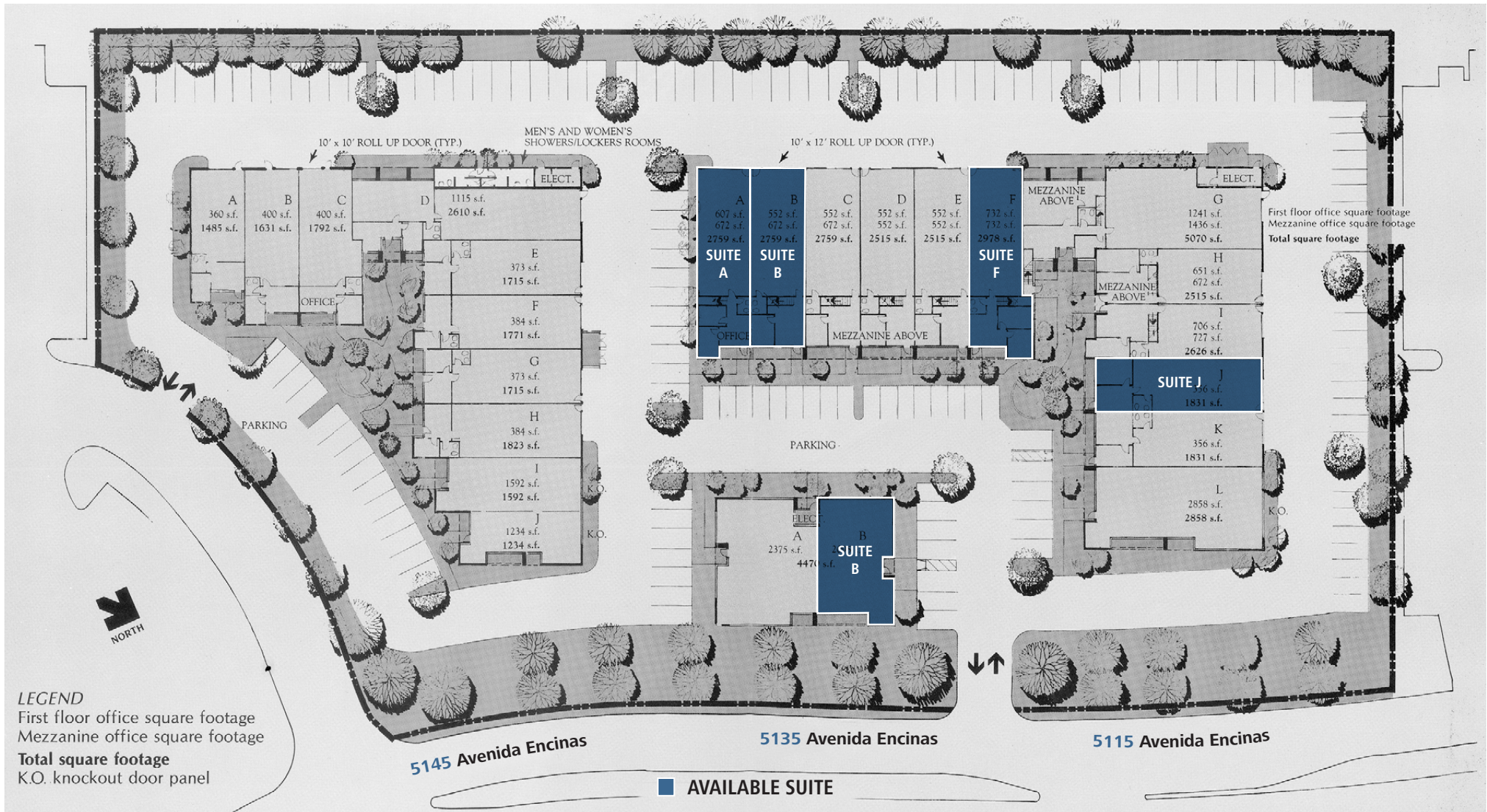
PACIFICA BUSINESS CENTER

5115-5135-5145 Avenida Encinas
Carlsbad, CA 92008



PROPERTY HIGHLIGHTS

- Nice interior office improvements
- Excellent warehouse clear height
- Exterior finish of heavy sandblasted concrete panels
- Fully sprinklered (5115 and 5145)
- Excellent I-5 access and identity
- Close proximity to restaurants and services
- West of I-5

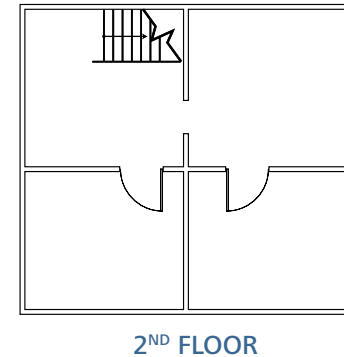
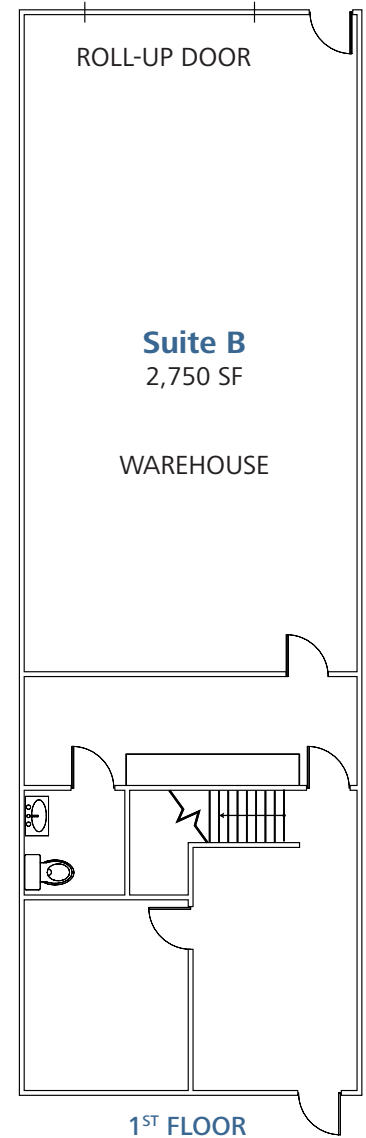
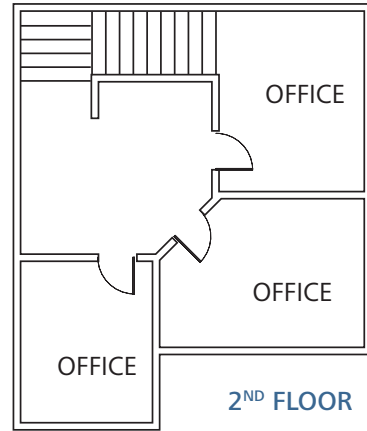
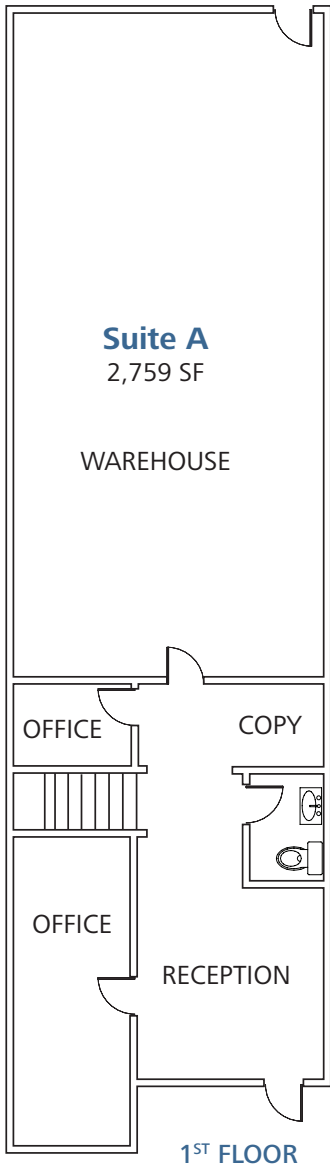


5135 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	RENT PSF	RENT/MONTH	CAM	AVAIL
B	2,470	2,470	\$1.95	\$4,820	\$.12 PSF	November

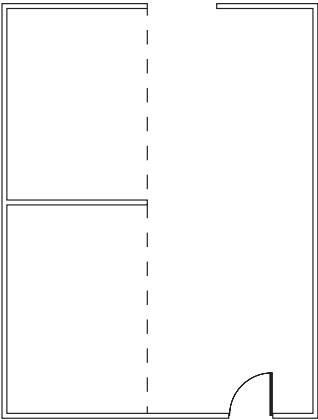
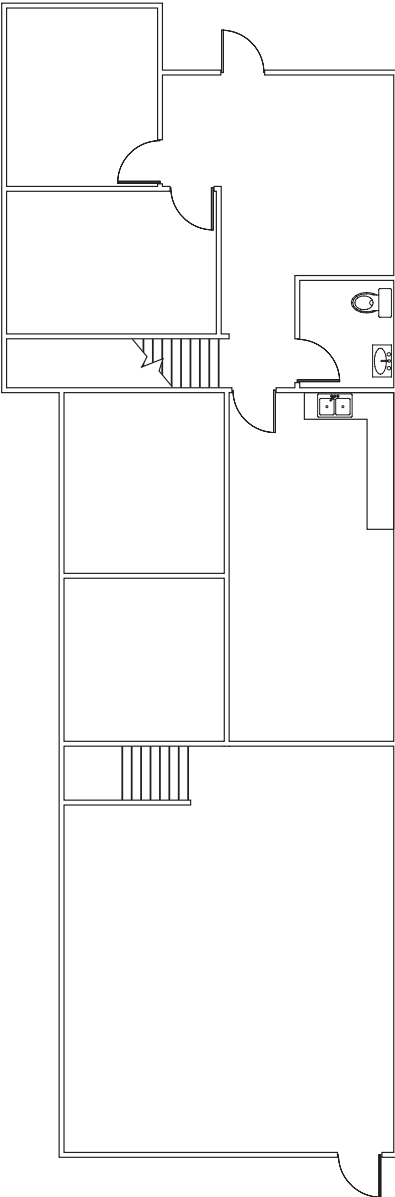
5115 AVENIDA ENCINAS

SUITE	SF	OFFICE SF	RENT PSF	RENT/MONTH	CAM	AVAIL
A	2,759	1,280	\$1.65	\$4,555	\$.12 PSF	NOW
B	2,750	1,224	\$1.65	\$4,538	\$.12 PSF	NOW
F	2,978	1,464	\$1.65	\$4,915	\$.12 PSF	30 DAYS
J	1,831	356	\$1.70	\$3,115	\$.12 PSF	NOW

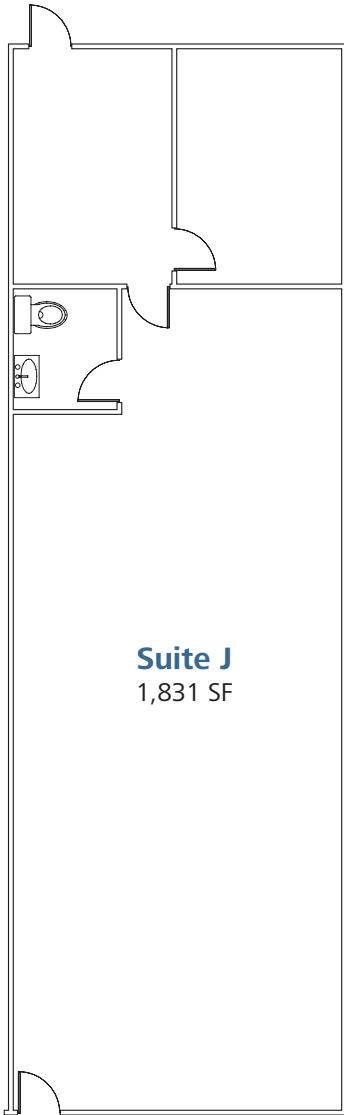


BLDG	SUITE	SF	OFFICE SF	RENT PSF	RENT/MONTH	CAM	AVAIL
5115	A	2,759	1,280	\$1.65	\$4,555	\$.12 PSF	NOW

BLDG	SUITE	SF	OFFICE SF	RENT/PSF	RENT/MONTH	CAM	AVAIL
5115	B	2,750	1,224	\$1.65	\$4,538	\$.12 PSF	NOW



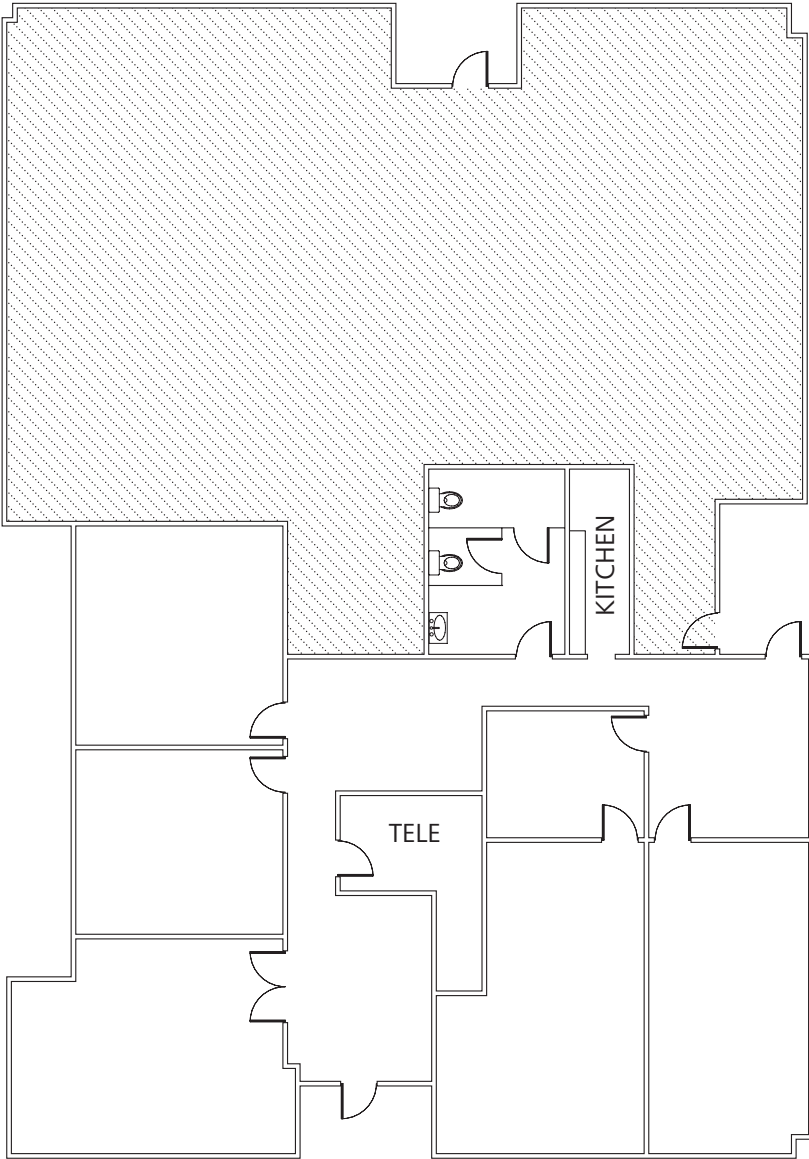
Suite F
2,978 SF



Suite J
1,831 SF

BLDG	SUITE	SF	OFFICE SF	RENT PSF	RENT/MONTH	CAM	AVAIL
5115	F	2,978	1,464	\$1.65	\$4,915	\$.12 PSF	30 DAYS

BLDG	SUITE	SF	OFFICE SF	RENT/PSF	RENT/MONTH	CAM	AVAIL
5115	J	1,831	356	\$1.70	\$3,115	\$.12 PSF	Now



Suite B
2,470 SF

BLDG	SUITE	SF	OFFICE SF	RENT PSF	RENT/MONTH	CAM	AVAIL
5135	B	2,470	2,470	\$1.95	\$4,820	\$.12 PSF	Nov