

FOR LEASE

THE ISLAND



RETAIL | RESTAURANT | MEDICAL | OFFICE

5806 - 5814 Van Allen Way | Carlsbad, CA 92008

CPP

COMMERCIAL
PACIFIC
PROPERTIES

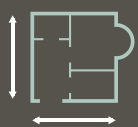
THE ISLAND



TENANTS



PROPERTY FEATURES



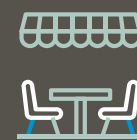
±53,871 SF
Mixed-use
center



Located in the Heart of Carlsbad
Research Center, North San
Diego's Premier Business Park



Over 7.5 million SF of office, industrial
and flex space with over 51,000
employees within a two mile radius



Stylish patio furniture in a
heated seating area



Well maintained
with on-site day
porter



Excellent signage
and graphics
program

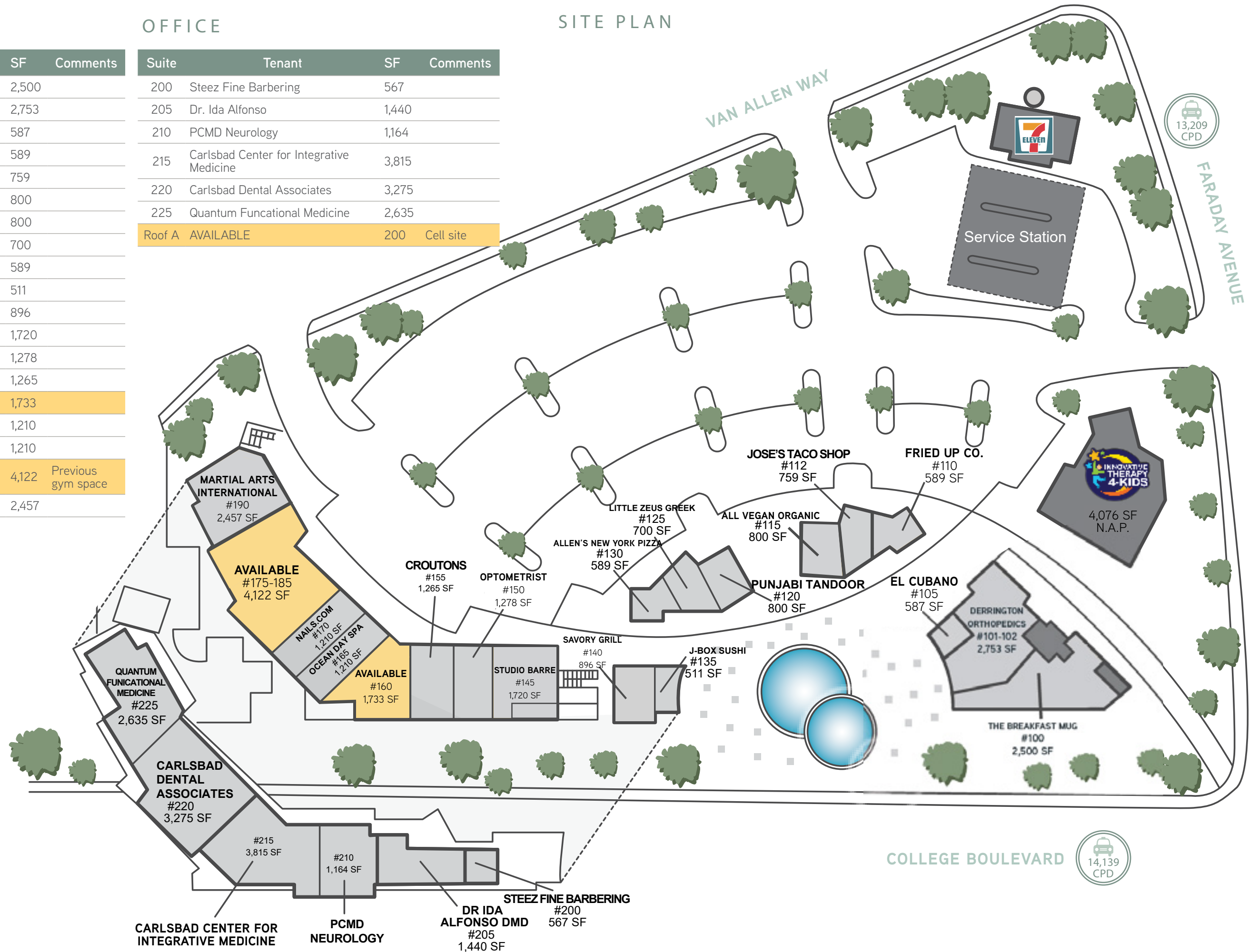
RETAIL

Suite	Tenant	SF	Comments
100	The Breakfast Mug	2,500	
101-102	Derrington Orthopedics	2,753	
105	El Cubano	587	
110	Fried Up Co.	589	
112	Jose's Taco Shop	759	
115	All Vegan Organic	800	
120	Punjabi Tandoor	800	
125	Little Zeus Greek Cuisine	700	
130	Allen's New York Pizza	589	
135	J-Box Sushi	511	
140	Savory Grill	896	
145	Studio Barre	1,720	
150	Optometrist	1,278	
155	Croutons	1,265	
160	AVAILABLE	1,733	
165	Ocean Day Spa	1,210	
170	Nails.com	1,210	
175-185	AVAILABLE	4,122	Previous gym space
190	Martial Arts International	2,457	

OFFICE

Suite	Tenant	SF	Comments
200	Steez Fine Barbering	567	
205	Dr. Ida Alfonso	1,440	
210	PCMD Neurology	1,164	
215	Carlsbad Center for Integrative Medicine	3,815	
220	Carlsbad Dental Associates	3,275	
225	Quantum Funcational Medicine	2,635	
Roof A	AVAILABLE	200	Cell site

SITE PLAN



AVAILABILITIES

Suite
175-185
4,122 SF

Suite 160
1,733 SF

COMING SOON!
SMAC EXPANSION

COLLEGE BLVD

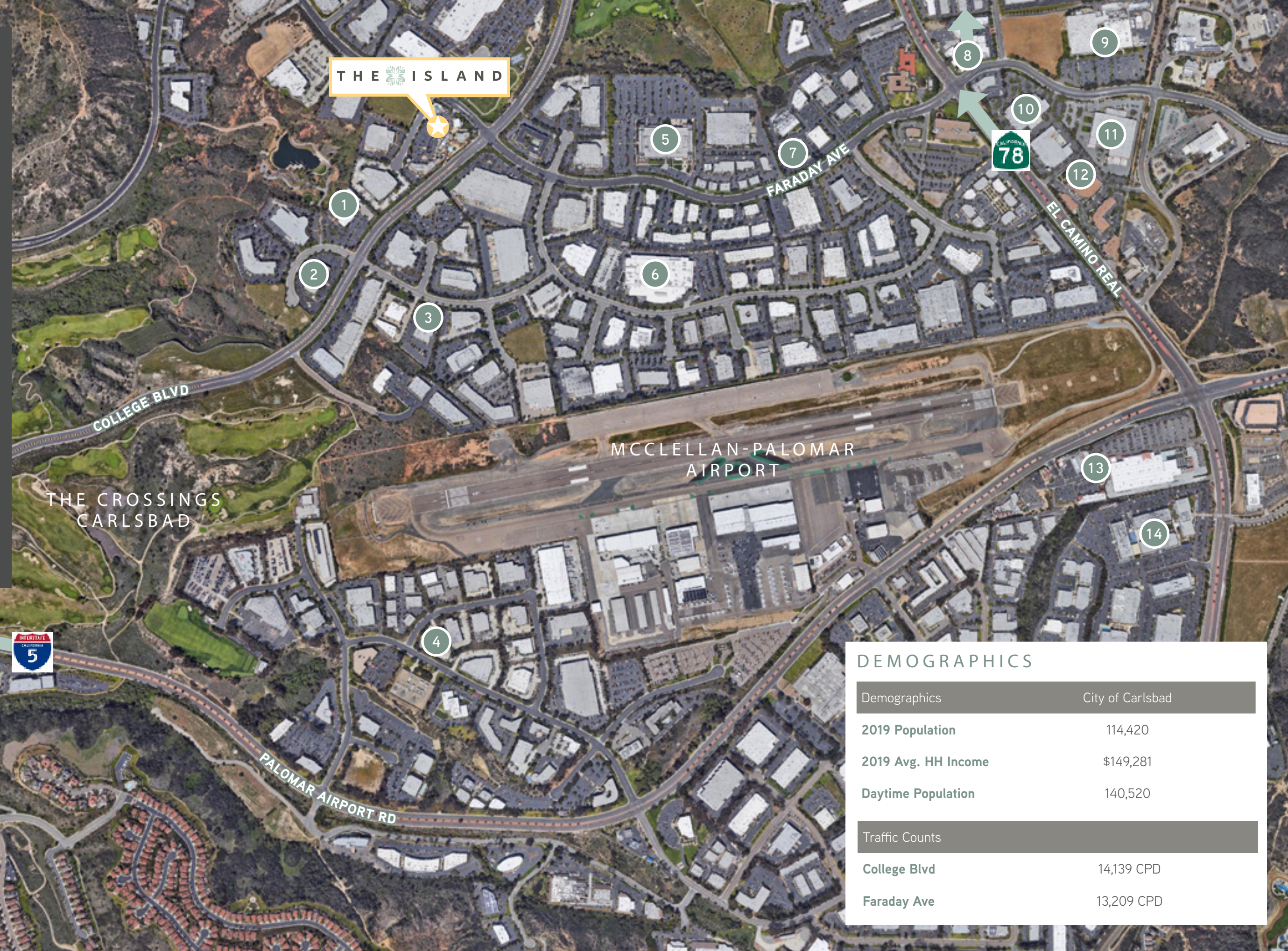
VAN ALLEN WAY

FARADAY AVENUE

14,139
CPD

13,209
CPD

- 1 Cobra Puma Golf
- 2 Genoptix Medical Lab
- 3 Full Swing Golf
- 4 Aldila Golf Corp
- 5 Rockstar San Diego
- 6 Callaway Golf
- 7 Ionis Pharmaceuticals
- 8 Arcana Brewing
- 9 Beckman Coulter
- 10 Alphatec Spine
- 11 FedEx Ship Center
- 12 Rouser Brewing
- 13 Palomar Coomons
- 14 ViaSat



DEMOGRAPHICS	
Demographics	City of Carlsbad
2019 Population	114,420
2019 Avg. HH Income	\$149,281
Daytime Population	140,520
Traffic Counts	
College Blvd	14,139 CPD
Faraday Ave	13,209 CPD

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