

FOR LEASE

THE ISLAND



RETAIL | RESTAURANT | MEDICAL | OFFICE

5806 - 5814 Van Allen Way | Carlsbad, CA 92008

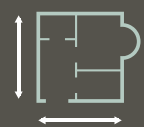
CPP

COMMERCIAL
PACIFIC
PROPERTIES



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	The Morning Grove	800	
120	Punjabi Tandoor	800	
125	AVAILABLE	700	Restaurant Space
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	Fit Body Boot Camp	4,122	
190	Gracie Barra Jiu Jitsu	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



COMING SOON!
SMAC EXPANSION

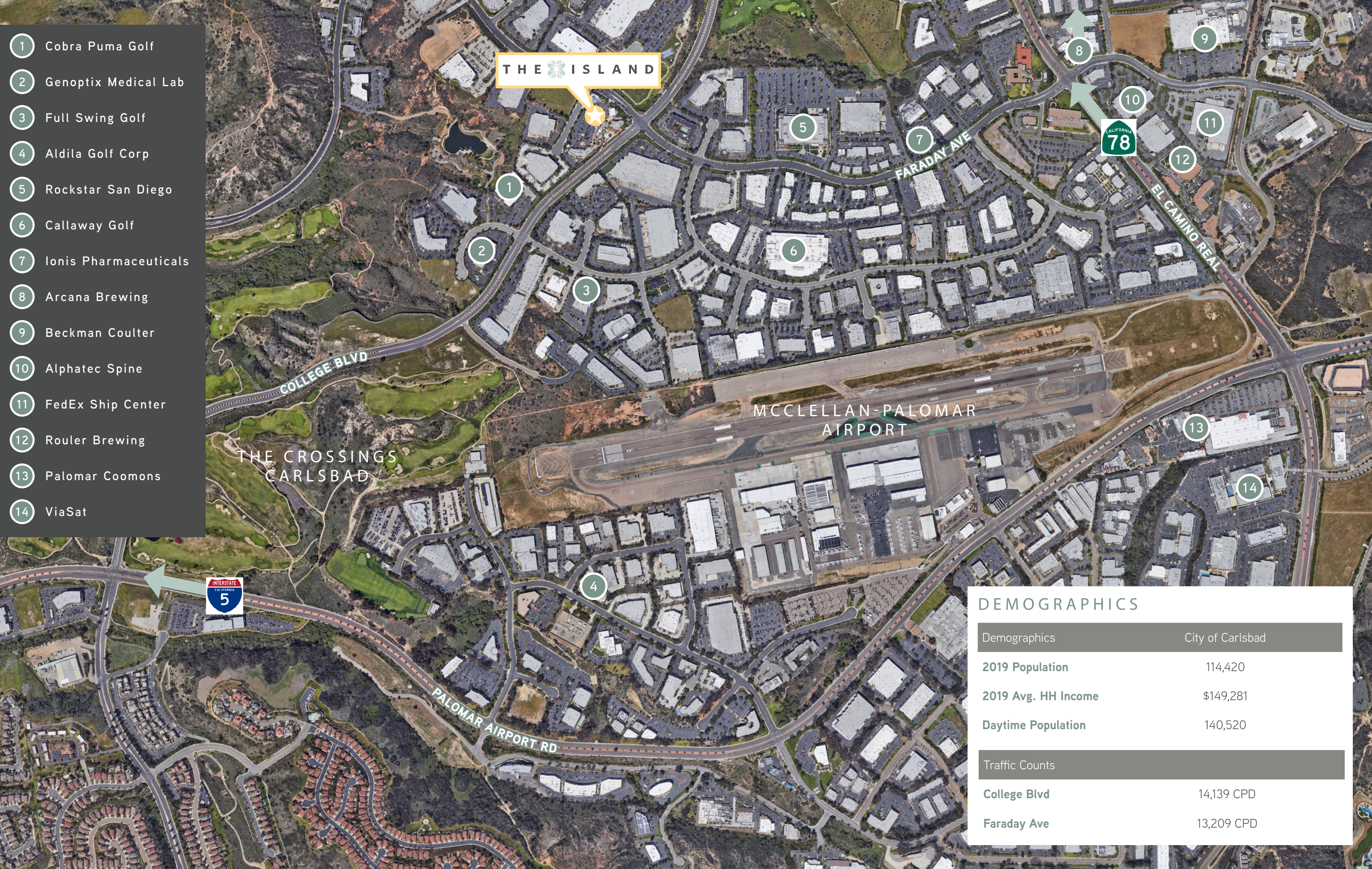
Suite 160
1,733 SF

Suite 125
700 SF

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 Rouler 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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Restaurants

- 5806**
100 Hacienda de Vega
105 Hacienda de Vega To Go
- 5812**
120 Punjabi Tandoor
125 Little Zeus Greek Cuisine
130 Pizza by the Slice
- 5808**
110 French Corner Cafe & Bakery
112 Jose's Taco
115 Juice Stop
- 5814**
135 J-Box
140 Croutons
155 Which Wich

Shops and Services

- 5814 First Floor**
145 Threads Cleaners
146 Eye Style
160 Ocean Day Spa
170 Nails.com
175 Anytime Fitness
190 Cabrillo Credit Union
- 5814 Second Floor**
200 Dr. Ida Alfonso, DMD
205 PCND Neurology
215 Carlsbad Dental Associates
220 Express Employment Professionals



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VIC GAUSEPOHL

Lic No: 01070105
619.227.2892
vic.gausepohl@compacprops.com



KIRK ALLISON

Lic No: 01049184
760.521.7501
kirk.allison@compacprops.com

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