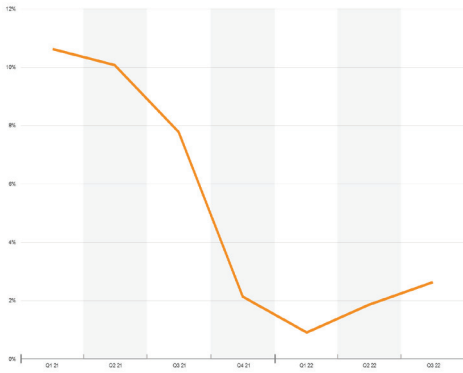
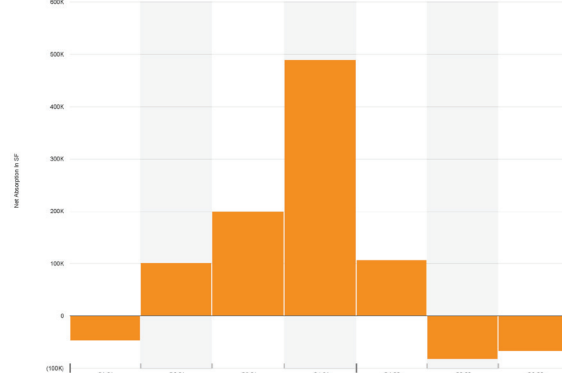


CARLSBAD MARKET REPORTS AND COMPS SECOND QUARTER 2022

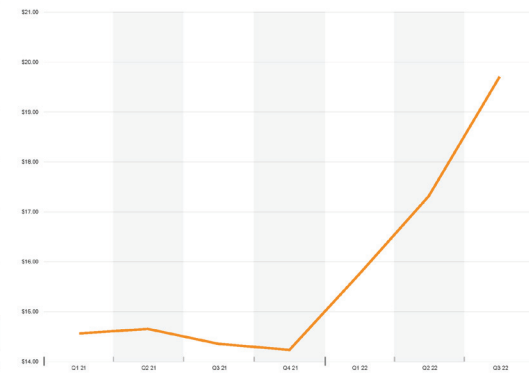
INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

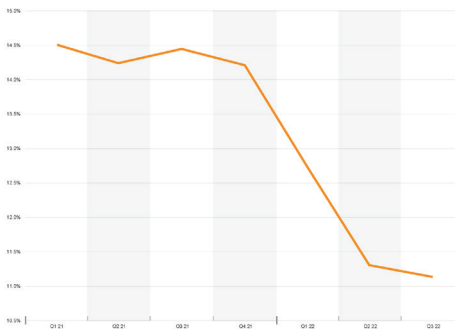


GROSS ASKING RENT PSF

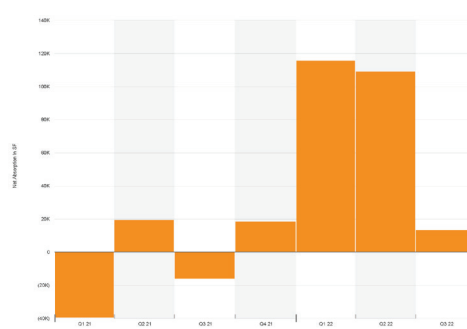
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	4.9%	YTD Net Absorption PSF	(82,042)
Average Asking Sales Price PSF	\$308	Available SF	463,078
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	1.8%
Inventory Buildings	235	Inventory SF	8,658,606

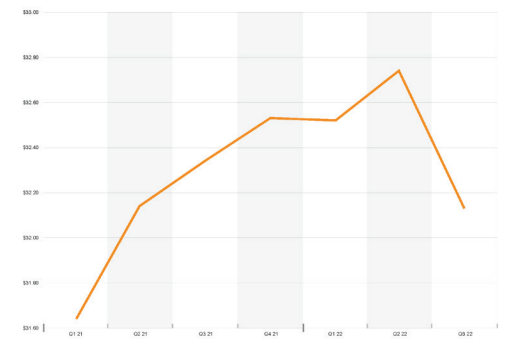
OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.5%	YTD Net Absorption PSF	108,827
Average Asking Sales Price PSF	\$318	Available SF	1,146,879
Average Monthly Asking Rent PSF	\$2.73	Vacancy Rate	11.3%
Inventory Buildings	335	Inventory SF	7,724,441

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.31.2022

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

RECENTLY SOLD IN CARLSBAD



2776 Loker Ave. W

Sale Date: 07/01/2022

Sale Price: \$5,915,500 (\$306.71/PSF)

19,287 SF - Warehouse on .59 Acres

21' Clear Height

Heavy Power



1695 Faraday Ave.

Sale Date: 06/21/2022

Sale Price: \$19,000,000 (\$301.29/PSF)

63,062 SF - Warehouse on 4.10 Acres

25' Clear Height

Heavy Power



2281 La Palmas Dr.

Sale Date: 04/01/2022

Sale Price: \$13,000,000 (\$334.66/PSF)

42,080 SF - Warehouse on 3.08 Acres

18' Clear Height

4 Grade Level Loading Doors

Heavy Power



2717 Loker Ave. W

Sale Date: 02/09/2022

Sale Price: \$3,300,000 (\$231.27/PSF)

14,269 SF - Industrial/Service on .36 Acres

16' Clear Height

Power: 400a/120 - 208v 3p 4w

2 Drive In Doors

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT

380 S. MELROSE DR., SUITE 367, VISTA, CA 92081

TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO

CA BROKER #: 01354303

C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

ON THE MARKET FOR SALE IN CARLSBAD



6144-6150 Innovation Way
12,159 SF on 5.55 Acre Lot
Rare Flex Condo in Bressi Ranch
Reception, Office and Break Area
22-24' Clear Height
Asking Price: \$4,600,000 (\$378.32/PSF)



2221 Las Palmas Dr., Suites I & J
6,569 SF Condo
Two Grade Level Roll Up Doors
Approximately 40% Office
Drive Around Access
Asking Price: \$2,300,000 (\$350.13/PSF)



3246 Grey Hawk Ct., Bldg. M
6,226 SF Flex
13.99 Acre Lot
Grade Loading
20' Clear Height
4,240 SF Office Space
Asking Price: \$2,200,000 (\$353.36/PSF)



1946 Kellogg Ave.
9,987 SF Flex/Light Distribution
.79 Acre Lot
18' Clear Height
Grade Loading
6,400 SF Office Space
Asking Price: \$3,645,255 (\$365.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

ON THE MARKET FOR LEASE IN CARLSBAD



5993 Avenida Encinas
19,514 SF - Showroom
Call For Pricing



5235 Avenida Encinas
5,162 SF - Flex R&D
Call For Pricing



2081 Faraday Ave.
152,000 SF - Manufacturing
Call For Pricing



1945 Camino Vida Roble
9,825 SF - Manufacturing
Call For Pricing



2717 Loker Ave. W
5,372 SF - Service
\$1.60/NNN



5900 Sea Lion Pl.
11,931 SF - Warehouse
\$1.55/MG



6197 El Camino Real, Bldg. C
65,566 SF - Flex/Light Mfg.
Call For Pricing



6189 El Camino Real, Suite 201
3,800 SF - Warehouse
\$1.25/Gross

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344