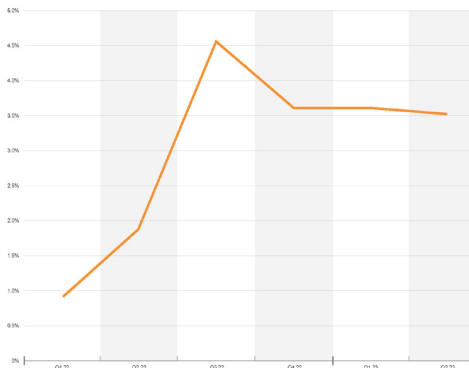


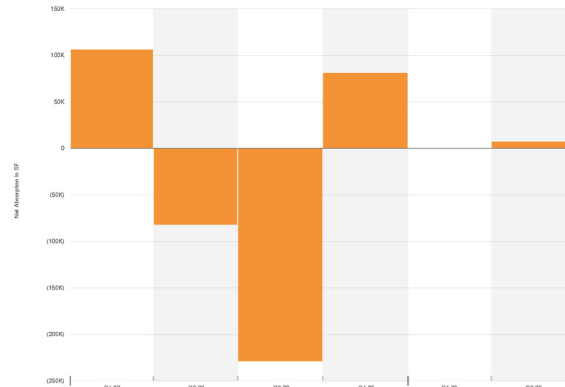
CARLSBAD MARKET REPORTS AND COMPS

FIRST QUARTER 2023

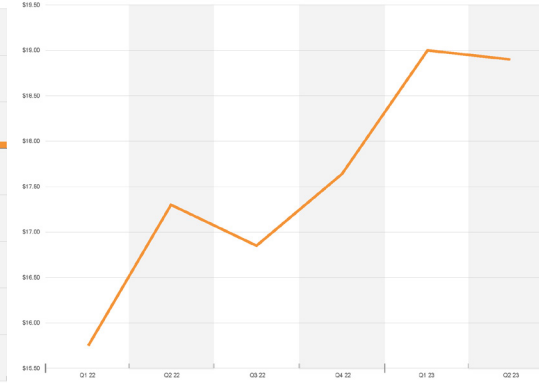
INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

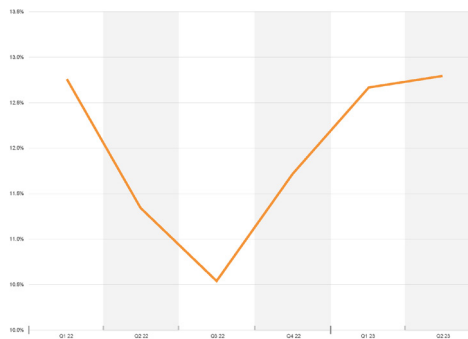


GROSS ASKING RENT PSF

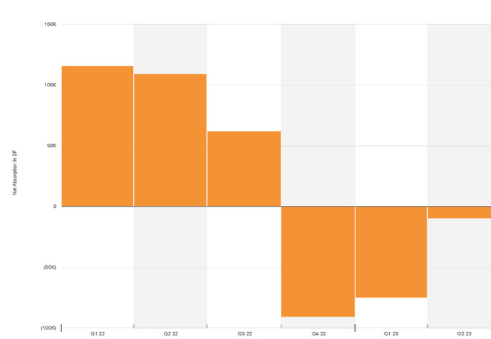
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.5%	YTD Net Absorption PSF	(75)
Average Asking Sales Price PSF	\$338	Available SF	559,555
Average Monthly Asking Rent PSF	\$1.58	Vacancy Rate	3.6%
Inventory Buildings	233	Inventory SF	8,526,784

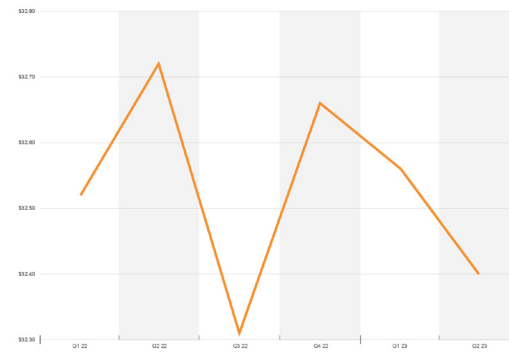
OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.8%	YTD Net Absorption PSF	(74,797)
Average Asking Sales Price PSF	\$303	Available SF	1,450,879
Average Monthly Asking Rent PSF	\$2.71	Vacancy Rate	12.67%
Inventory Buildings	330	Inventory SF	7,694,806

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.17.2023

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

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

RECENTLY SOLD IN CARLSBAD



2070 Las Palmas Drive
Sale Date: 03/10/2023
Sale Price: \$11,800,000 (\$368.75/PSF)
32,000 SF Warehouse
2.12 Acre Lot



1989 Palomar Oaks Way
Sale Date: 02/22/2023
Sale Price: \$5,700,000 (\$290.80/PSF)
19,601 SF Light Manufacturing
1.02 Acre Lot



2290 Cosmos Court
Sale Date: 02/08/2023
Sale Price: \$18,176,912 (\$486.94/PSF)
37,329 SF Flex R&D
2.76 Acre Lot



1936 Kellogg Avenue
Sale Date: 01/26/2023
Sale Price: \$2,115,000 (\$356.72/PSF)
5,929 SF Warehouse
0.32 Acre Lot



2746 Loker Avenue W. Bldg. C
Sale Date: 12/29/2022
Sale Price: \$3,267,400 (\$308.25/PSF)
10,600 SF Light Manufacturing
0.90 Acre Lot



2271 Cosmos Court
Sale Date: 01/09/2023
Sale Price: \$21,050,000 (\$237.76/PSF)
88,533 SF Flex R&D
4.03 Acre Lot

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2023
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

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ON THE MARKET FOR SALE IN CARLSBAD

REDUCED



2680-2698 State Street
6,711 SF on .6 Acres
Rare Coastal Investment Opportunity
Zoning VC - Village Center
Existing Income
\$7,800,000



3256 Grey Hawk Court
10,084 SF Flex R&D
Truck Door - 1 12'x12'
6,628 SF of Office
Clear Height - 20'7"
\$3,680,000 (\$364.94/PSF)



5751 Palmer Way, Suite E
2,800 SF Flex R&D Condo
Good Tenant in Place
Lease Expires 12/31/2024
2 Office Spaces
Warehouse
\$1,036,000 (\$370/PSF)



5958 Priestly Drive
8,728 SF Office Space
Potential Lab Conversion
Visible to El Camino Real
Located in Carlsbad Research Area
\$4,775,680 (\$280.00/PSF)
Also For Lease (\$1.90/PSF + Electric)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2023

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



5225 Avenida Encinas
11,742 SF Flex R&D
Call For Pricing



1900 Aston Avenue
22,825 SF - Manufacturing
Call For Pricing



2052 Corte del Nogal
46,892 SF - Flex/Light Mfg.
Call For Pricing



6215 El Camino Real
63,600 SF - Flex
Call For Pricing



6179 El Camino Real
13,412 Flex/Light Mfg.
\$1.75 NNN



1916 Palomar Oaks Way
17,204 SF - Flex/Light Mfg.
\$1.70 NNN



1958 Kellogg Avenue
37,963 SF - Flex R&D
Call For Pricing



2776 Loker Avenue W
19,287 SF - Warehouse
\$1.50/NNN

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.10.2023
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