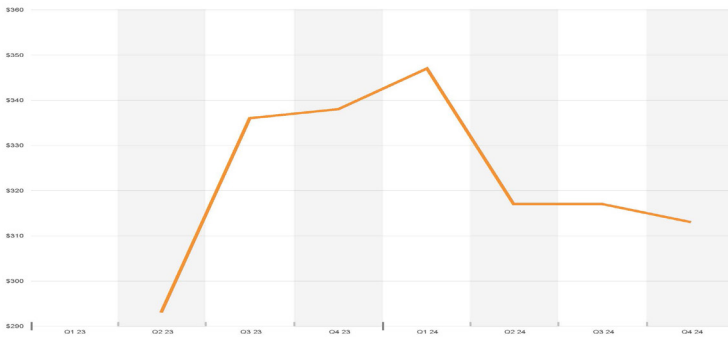


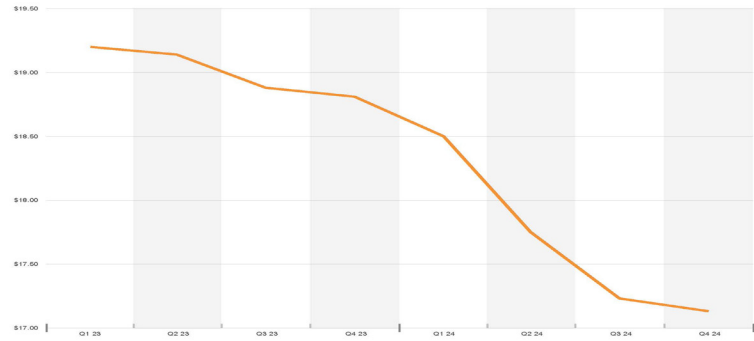
# CARLSBAD MARKET REPORTS AND COMPS

## THIRD QUARTER 2024

### INDUSTRIAL



**GROSS ASKING SALES PRICE**

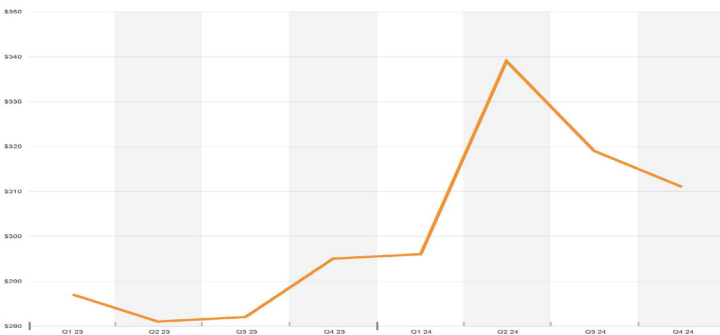


**GROSS ASKING RENT PSF**

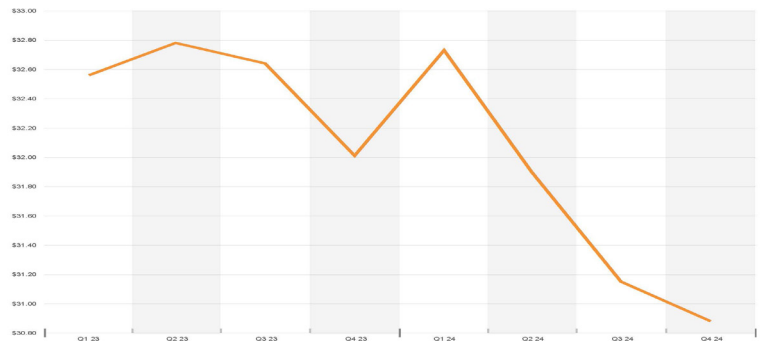
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	154,855
Average Asking Sales Price PSF	\$317	Available SF	704,111
Average Monthly Asking Rent PSF	\$1.55	Vacancy Rate	4.9%
Inventory Buildings	234	Inventory SF	8,691,383

### OFFICE



**GROSS ASKING SALES PRICE**



**GROSS ASKING RENT PSF**

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.2%	YTD Net Absorption PSF	(57,220)
Average Asking Sales Price PSF	\$319	Available SF	1,793,934
Average Monthly Asking Rent PSF	\$2.60	Vacancy Rate	14.4%
Inventory Buildings	329	Inventory SF	7,772,665

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.20.2024

**SAN DIEGO COMMERCIAL**

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

# RECENTLY SOLD IN CARLSBAD



## Portfolio Sale - 2 Properties

6352 Corte Del Abeto & 6354 Corte Del Abeto

Sale Date: 06/13/2024

6352 Corte Del Abeto

Sale Price: \$12,155,656 - (\$311.93/PSF)

38,969 SF - Flex/Light Manufacturing

6354 Corte Del Albeto

Sale Price: \$7,144,344 - (\$338.98/PSF)

21,076 SF - Flex R&D



3232 Grey Hawk Court, Bldg. H

Sale Date: 07/29/2024

Sale Price: \$1,850,000 - (\$382.47/PSF)

4,837 SF - Warehouse

Clear Height: 20'6"



3234 Grey Hawk Court, Bldg. I

Sale Date: 08/30/2024

Sale Price: \$1,607,000 - (\$345.81/PSF)

4,647 SF - Industrial/Showroom

Clear Height: 16'



3280 Grey Hawk Court, Bldg. O

Sale Date: 09/27/2024

Sale Price: \$2,055,000 - (\$254.17/PSF)

8,805 SF - Flex Light Manufacturing

Clear Height: 20'3"

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024  
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 DRE BROKER #: 01354303**

**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**



## ON THE MARKET FOR SALE IN CARLSBAD



5801 Van Allen Way  
54,414 SF - Warehouse  
3.07 Acre Lot  
Heavy Power  
Submit an Offer



1695 Faraday Avenue  
63,062 SF - Warehouse  
4.10 Acre Lot  
Clear Height: 25'  
Heavy Power  
\$19,549,220 - (\$310.00/PSF)



2101 - 2105 Camino Vida Robles  
25,271 SF - Warehouse (3 Multi-Tenant Buildings)  
0.70 Acre Lot  
12 Grade Level Roll-Up Doors  
Clear Height: 16'  
Call For Pricing



6205 El Camino Real  
17,777 SF - Warehouse  
1.93 Acre Lot  
Clear Height: 22'  
\$5,777,525 - (\$325.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 10.17.2024  
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 DRE BROKER #: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

# ON THE MARKET FOR LEASE IN CARLSBAD



6110 Corte Del Cedro  
21,592 SF - Warehouse  
\$1.35 NNN/PSF



1695 Faraday Avenue  
63,062 SF - Warehouse  
Call For Pricing



2045 Corte Del Nogal  
36,404 SF - Warehouse  
\$1.55 NNN/PSF



2300 Faraday Avenue  
13,260 SF - Industrial  
\$1.40 NNN/PSF



2270 Cosmos Court  
29,618 SF - Manufacturing  
\$1.25 NNN/PSF



6131 Innovation Way, Bldg. 1  
32,441 SF - Manufacturing  
\$1.50 NNN/PSF



2081 Las Palmas Drive  
14,854 SF - Manufacturing  
Call For Pricing



2160 Las Palmas Drive  
17,500 SF - Manufacturing  
\$1.50 NNN/PSF

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024  
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 DRE BROKER #: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344