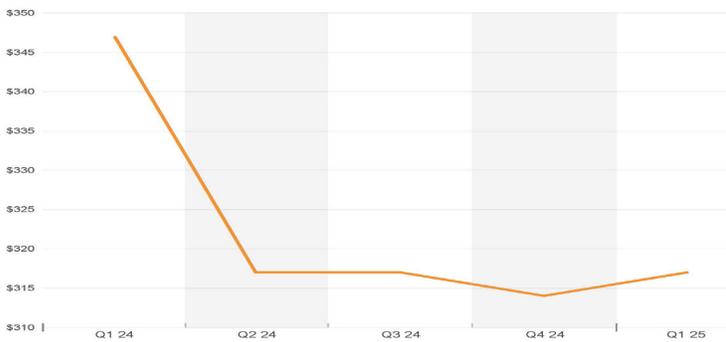
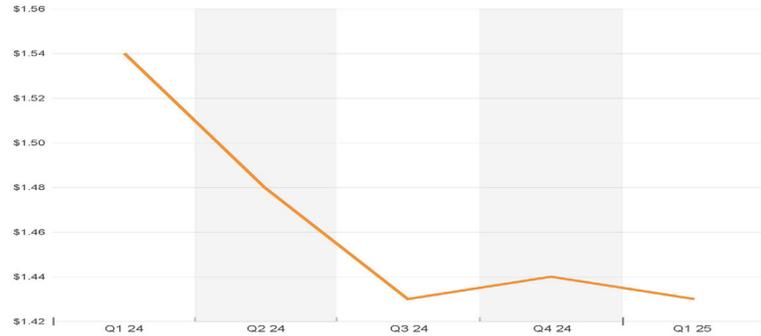


# CARLSBAD MARKET REPORTS AND COMPS YEAR-END 2024

## INDUSTRIAL



**GROSS ASKING SALES PRICE**

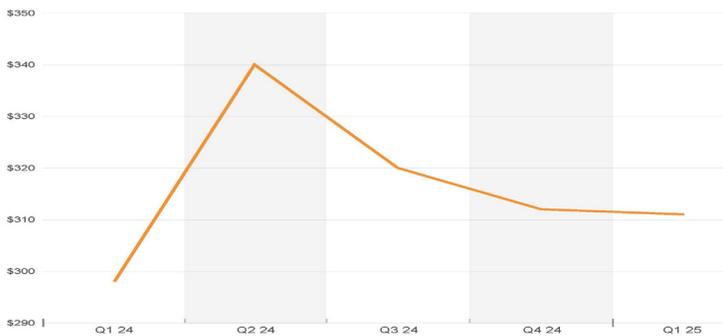


**GROSS ASKING RENT PSF**

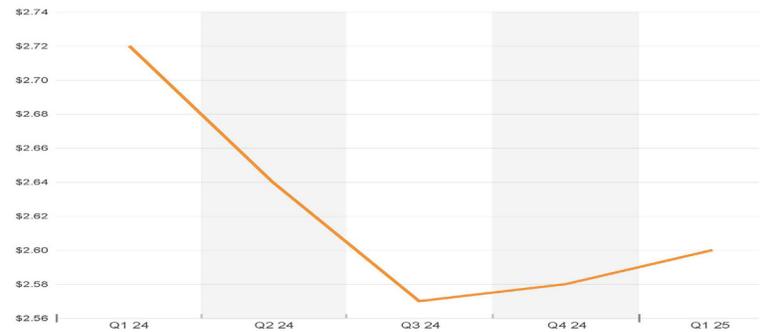
## YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(54,526)
Average Asking Sales Price PSF	\$314	Available SF	798,429
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	5.5%
Inventory Buildings	235	Inventory SF	8,703,327

## OFFICE



**GROSS ASKING SALES PRICE**



**GROSS ASKING RENT PSF**

## YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.3%	YTD Net Absorption PSF	(6,409)
Average Asking Sales Price PSF	\$312	Available SF	1,548,008
Average Monthly Asking Rent PSF	\$2.58	Vacancy Rate	14.3%
Inventory Buildings	329	Inventory SF	7,561,108

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.20.2025

**SAN DIEGO COMMERCIAL**

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# RECENTLY SOLD IN CARLSBAD



## Portfolio Sale - 7 Properties

2788 - 2796 W Loker Ave. &  
5931 & 5933 Sea Lion Pl.

Sale Date: 12/04/2024

Sale Price: \$34,350,000 - (\$270.55/PSF)

126,964 SF of 5 Industrial & 2 Flex Buildings

9.34 Acres

Investment Sale - 98% Leased



6070-6078 Corte Del Cedro, 1st Floor

Sale Date: 12/06/2024

Sale Price: \$2,150,000 - (\$319.28/PSF)

6,734 SF - R&D Condo

Clear Height: 17'

Heavy Power



6070 Avenida Encinas

Sale Date: 11/13/2024

Sale Price: \$5,250,000 - (\$262.50/PSF)

20,000 SF - Warehouse

1 Acre Parcel



## Portfolio Sale - 3 Properties

2101 - 2105 Camino Vida Robles

Sale Date: January 2025

Sale Price: In Escrow

25, 271 SF - Industrial/Office

5.04 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.19.2025  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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## ON THE MARKET FOR SALE IN CARLSBAD



1695 Faraday Avenue  
63,062 SF - Warehouse  
4.10 Acre Parcel  
\$19,549,220 (\$310.00/PSF)



5801 Van Allen Way  
54,414 SF - Warehouse  
3.07 Acre Parcel  
\$17,140,410 (\$315.00/PSF)



5935 Darwin Court  
54,351 SF - Flex  
3.5 Acre Parcel  
\$16,033,550 (\$295.00/PSF)



2292 Faraday Avenue  
18,848 SF - Flex/R&D  
0.61 Acre Parcel  
\$6,295,000 (\$333.99/PSF)



6205 El Camino Real  
17,777 SF - Warehouse  
1.93 Acre Parcel  
\$5,777,525 (\$325.00/PSF)



3256 Grey Hawk Court  
10,084 SF - Flex/R&D  
13.99 Acre Parcel  
\$3,000,000 (\$297.50/PSF)



1932 Kellogg Avenue  
7,525 SF - Flex/R&D  
0.42 Acre Parcel  
\$2,596,125 (\$345.00/PSF)



6164-6166 Innovation Way, Unit Q  
6,804 SF - Flex/R&D Condo  
5.55 Acre Parcel  
\$2,620,000 (\$385.07/PSF)

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# ON THE MARKET FOR LEASE IN CARLSBAD



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



3266 Lionshead Avenue  
85,240 SF - Warehouse  
Call For Pricing



2045 Corte Del Nogal  
36,404 SF - Warehouse  
\$1.45 NNN/PSF



5830 El Camino Real, Bldg. B  
73,480 SF - Manufacturing  
Call For Pricing



5801 Van Allen Way  
54,414 SF - Warehouse  
Call For Pricing



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



2080 Las Palmas Drive  
15,978 SF - Warehouse  
\$1.15 MG



2160 Las Palmas Drive  
14,623 SF - Manufacturing  
\$1.50 NNN/PSF

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