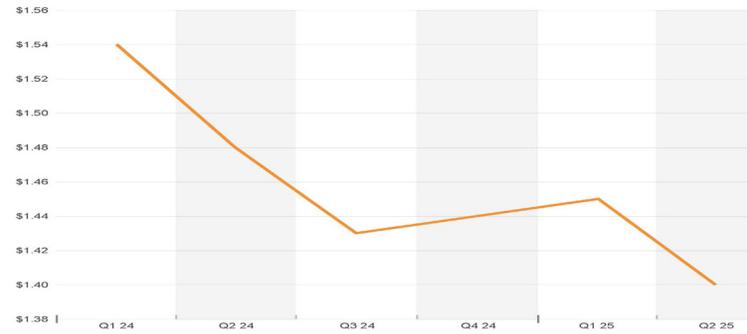


CARLSBAD MARKET REPORTS AND COMPS FIRST QUARTER 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

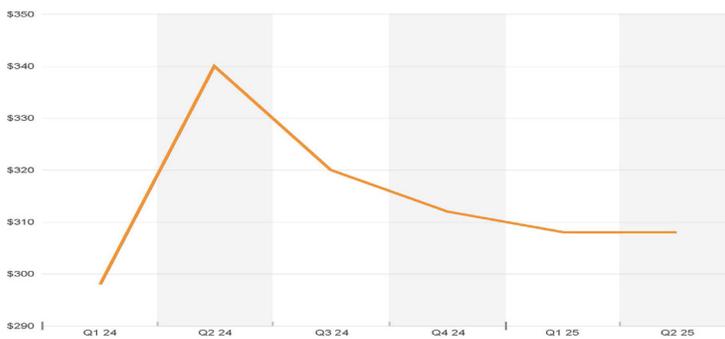


GROSS ASKING RENT PSF

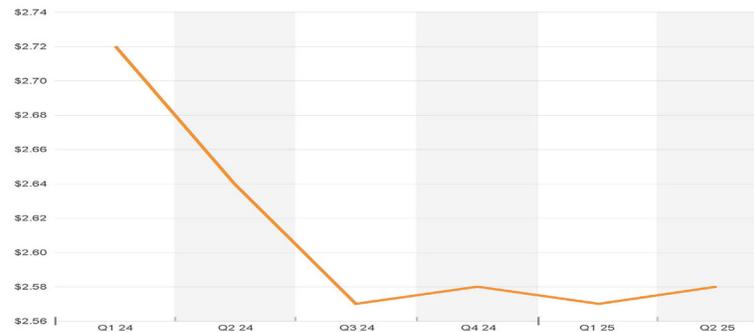
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(37,654)
Average Asking Sales Price PSF	\$324	Available SF	939,492
Average Monthly Asking Rent PSF	\$1.45	Vacancy Rate	5.9%
Inventory Buildings	235	Inventory SF	8,860,320

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.4%	YTD Net Absorption PSF	(11,930)
Average Asking Sales Price PSF	\$308	Available SF	1,540,812
Average Monthly Asking Rent PSF	\$2.57	Vacancy Rate	14.3%
Inventory Buildings	329	Inventory SF	7,597,777

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.16.2025

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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: \$34,250,000 - (\$269.76PSF)
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
2101,2103 and 2105 Camino Vida Roble
Sale Date: 03/11/2025
Sale Price: \$5,750,000 - (\$227.53/PSF)
25, 271 SF - Industrial/Office
5.04 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.14.2025
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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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



1695 Faraday Avenue
63,062 SF - Warehouse
4.10 Acre Parcel
3 Grade Doors with Dock Loading
Clear Height: 25'
\$19,549,220 (\$310.00/PSF)



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



6205 El Camino Real
17,777 SF - Warehouse
1.93 Acre Parcel
1 Grade Door with Dock Loading
Clear Height: 22'
Heavy Power
\$5,325,000 (\$299.54/PSF)



2776 Loker Avenue W
19,287 SF - Warehouse
.59 Acre Parcel
2 Grade Doors, 1 with Dock Loading
Clear Height: 21'
Heavy Power
\$6,075,405 (\$315.00/PSF)



1949 Kellogg Avenue
21,964 SF - Manufacturing
2.0 Acre Parcel
3 Grade Level Doors
Clear Height: 22'
\$8,250,000 (\$375.62/PSF)



2470 Faraday Avenue
127,200 SF - Manufacturing
Sale/Leaseback Opportunity
19.4 Acre Parcel
100% Leased
Call For Pricing

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 04.14.2025
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ON THE MARKET FOR LEASE IN CARLSBAD



6110 Corte Del Cedro
21,592 SF - Warehouse
Call For Pricing



2810 Whiptail Loop
20,632-67,828 SF - Warehouse
\$0.99-\$1.30 NNN/PSF



2045 Corte Del Nogal
36,404 SF - Warehouse
\$1.39 NNN/PSF



5830 El Camino Real, Bldg. B
35,679 - 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



1695 Faraday Avenue
25,000 - 63,062 SF - Warehouse
Call For Pricing



2882 Whiptail Loop E
9,000 - 85,236 SF - Warehouse
\$1.95 PSF + Elec.

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