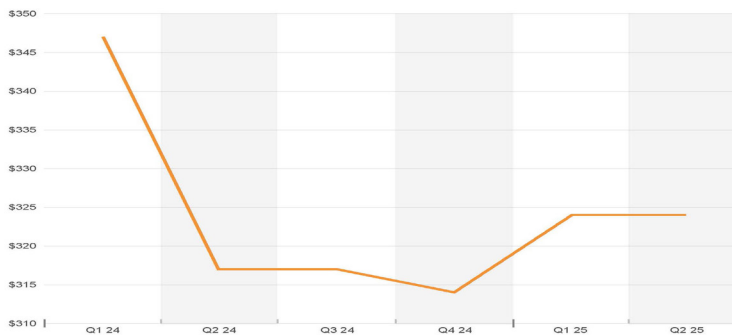


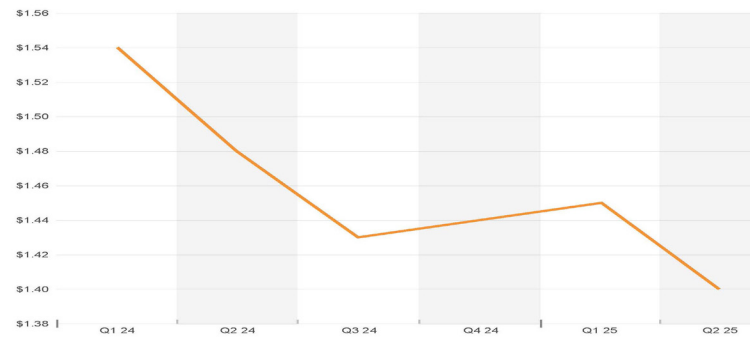
# CARLSBAD MARKET REPORTS AND COMPS

## FIRST QUARTER 2025

### INDUSTRIAL



**GROSS ASKING SALES PRICE**

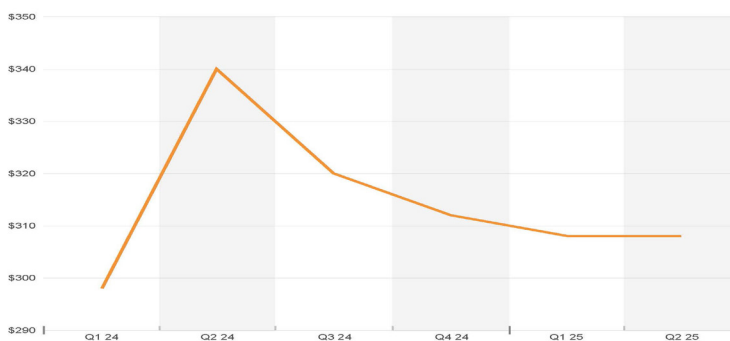


**GROSS ASKING RENT PSF**

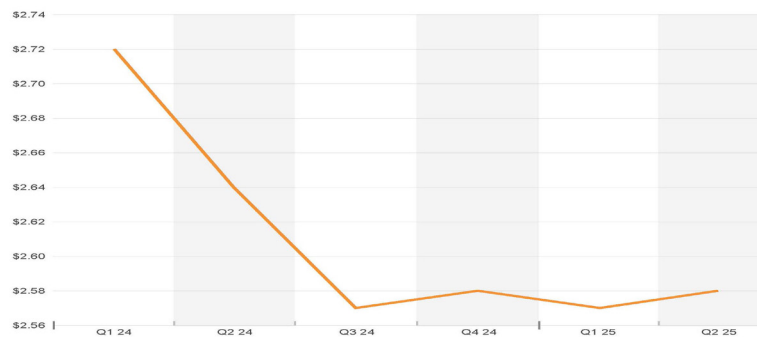
### YTD SALES AND LEASING SNAP SHOT

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

**SAN DIEGO COMMERCIAL**

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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.

# 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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## 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

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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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