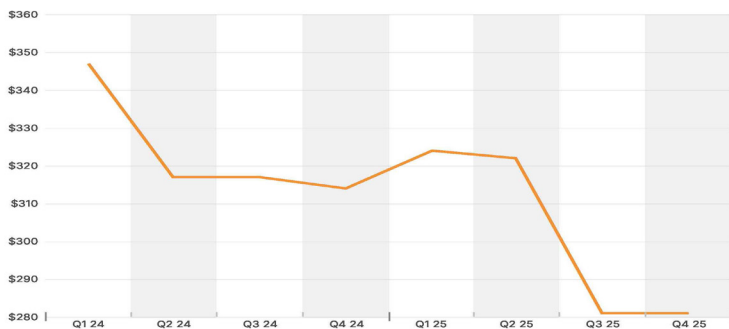


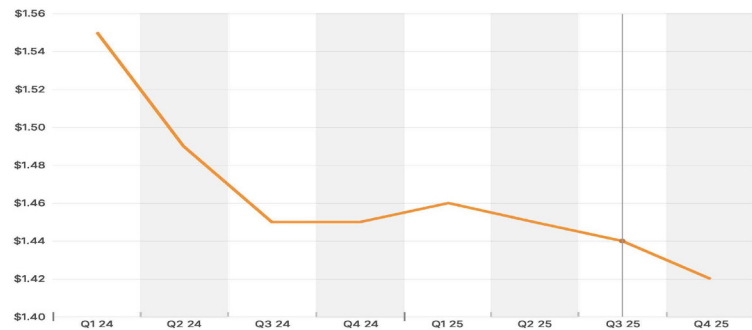
CARLSBAD MARKET REPORTS AND COMPS

THIRD QUARTER 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

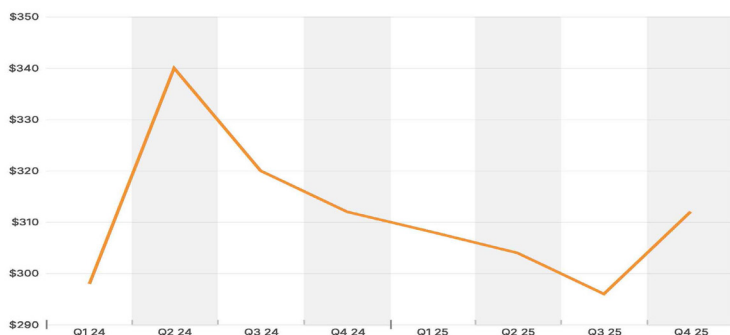


GROSS ASKING RENT PSF

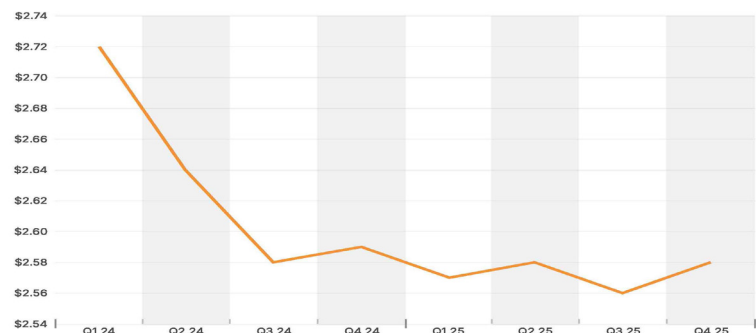
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(44,608)
Average Asking Sales Price PSF	\$281	Available SF	1,173,658
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	7.3%
Inventory Buildings	245	Inventory SF	9,217,815

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	23,620
Average Asking Sales Price PSF	\$296	Available SF	1,605,769
Average Monthly Asking Rent PSF	\$2.56	Vacancy Rate	14.8%
Inventory Buildings	329	Inventory SF	7,627,879

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.20.2025

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RECENTLY SOLD IN CARLSBAD



2270 Camino Vida Roble

Sale Date: 05/23/2025

Sale Price: \$30,700,000 - (\$288.78/PSF)

106,311 SF - Warehouse

6.34 Acres

Clear Height: 18'

Investment Sale



Portfolio Sale - 2 Properties

2791 & 2793 Loker Avenue W

Sale Date: 08/15/2025

Sale Price: \$17,800,000 - (\$227.79/PSF)

78,143 SF - Manufacturing

4.88 Acres

Heavy Power



3198 Lionshead Avenue

Sale Date: 08/11/2025

Sale Price: \$6,100,000 - (\$318.01/PSF)

19,182 SF - Distribution

1.34 Acre Parcel



Portfolio Sale - 7 Properties

Retail/Office/Industrial Shoppes of Carlsbad

Sale Date: 08/22/2025

Sale Price: \$71,500,000 - (\$81.17/PSF)

880,855 SF - Retail/Office/Warehouse

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN CARLSBAD



1965 Kellogg Avenue
18,071 SF - Warehouse
1.26 Acre Parcel
2 Grade Doors with Dock Loading
Clear Height: 22'
\$6,695,000 (\$370.48/PSF)



5801 Van Allen Way
54,414 SF - Warehouse
3.07 Acre Parcel
3 Grade Doors
Heavy Power
\$14,147,640 (\$260.00/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'
Call For Pricing - Reduced Price



5807 Van Allen Way
48,322 SF - Manufacturing
2.84 Acre Parcel
3 Docks with 2 Grade Level Doors
Clear Height: 21' - 24'
\$12,080,500 (\$250.00/PSF)

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ON THE MARKET FOR LEASE IN CARLSBAD



6195 El Camino Real
27,061 SF - Warehouse
Call For Pricing



2856 Whiptail Loop
12,042 - 52,360 SF - Warehouse
\$1.35 NNN/PSF



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



1817 Aston Avenue, Suite 101-102
10,977 SF
Sublease Rate - \$1.80/NNN



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



2747 Loker Avenue
38,658 - 46,426 SF - Warehouse
Call For Pricing



1695 Faraday Avenue
26,181 - 63,062 SF - Warehouse
Call For Pricing



2070 Las Palmas Drive
32,000 SF - Warehouse
\$1.45 PSF

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