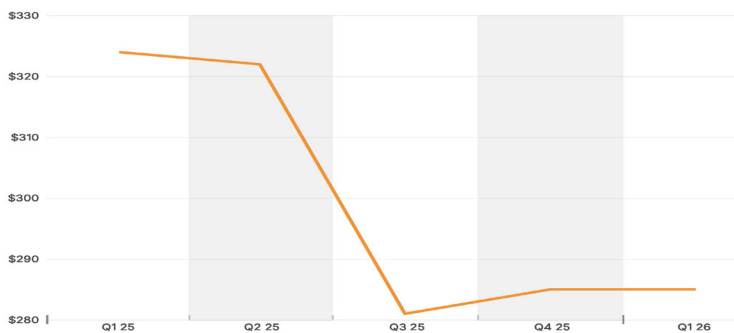
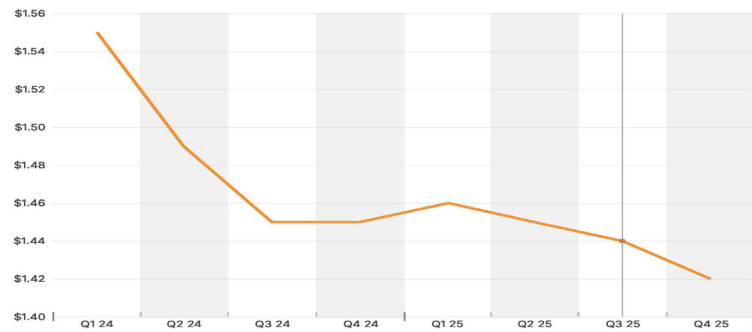


CARLSBAD MARKET REPORTS AND COMPS YEAR-END 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

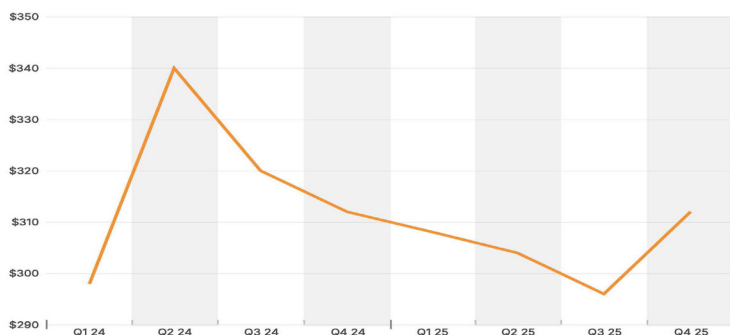


GROSS ASKING RENT PSF

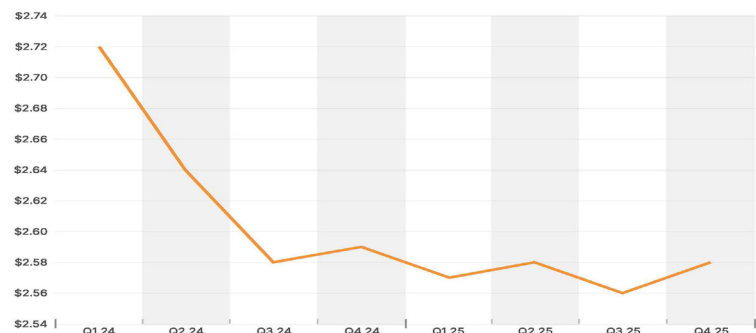
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	11,879
Average Asking Sales Price PSF	\$285	Available SF	1,007,879
Average Monthly Asking Rent PSF	\$1.43	Vacancy Rate	6.5%
Inventory Buildings	244	Inventory SF	9,172,718

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	30,260
Average Asking Sales Price PSF	\$306	Available SF	1,604,914
Average Monthly Asking Rent PSF	\$2.56	Vacancy Rate	14.3%
Inventory Buildings	323	Inventory SF	7,616,184

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.26.2026

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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



2800, 2810 and 2820 Whiptail Loop
Part of an 8 Property Portfolio Sale
(Carlsbad, CA/Newark, CA/Des Moines, IA)
Sale Date: 12/31/2025
Sale Price: \$300,100,000 - (\$228.47/PSF)
1,313,506 SF - Warehouse
69.39 Acre Parcel



2470 Faraday Avenue
Sale Date: 12/12/2025
Sale Price: \$22,086,000 - (\$173.63/PSF)
127,200 SF - Manufacturing
19.4 Acre Parcel
100% Leased
Sale-Leaseback



3125 Lionshead Avenue
Sale Date: 12/3/2025
Sale Price: \$72,886,000 - (\$318.91/PSF)
228,548 SF - Warehouse
19.41 Acre Parcel



1695 Faraday Avenue
Sale Date: 12/2/2025
Sale Price: \$13,500,000 - (\$214.08/PSF)
63,062 SF - Warehouse
4.10 Acre Parcel

COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.25.2026
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)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 01.25.2026
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ON THE MARKET FOR LEASE IN CARLSBAD



2882 Whiptail Loop
9,000 - 88,236 SF - Warehouse
\$1.50 PSF/Month/+ Elec



5830 El Camino Real Suite A
37,311 SF - Manufacturing
Call For Pricing



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



5807 Van Allen Way
48,322 SF - Manufacturing
Call For Pricing



2810 Whiptail Loop
23,166 - 75,822 SF - Warehouse
.99/NNN/PSF



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



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



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

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.25.2026
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