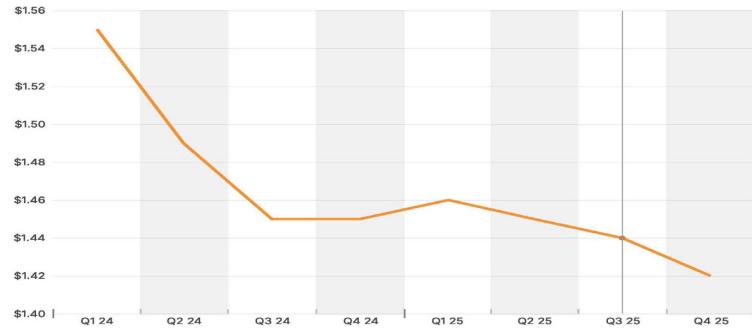


# CARLSBAD MARKET REPORTS AND COMPS YEAR-END 2025

## INDUSTRIAL



**GROSS ASKING SALES PRICE**

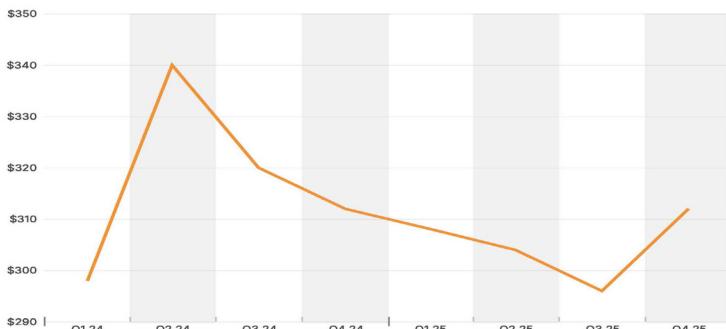


**GROSS ASKING RENT PSF**

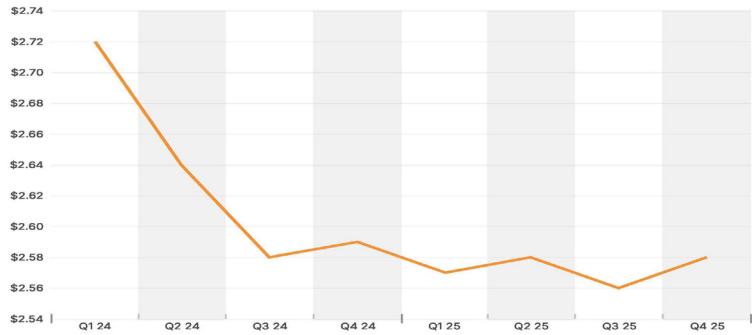
## YTD SALES AND LEASING SNAP SHOT

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

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
**380 S. MELROSE DR., SUITE 367, VISTA, CA 92081**  
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# 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  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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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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