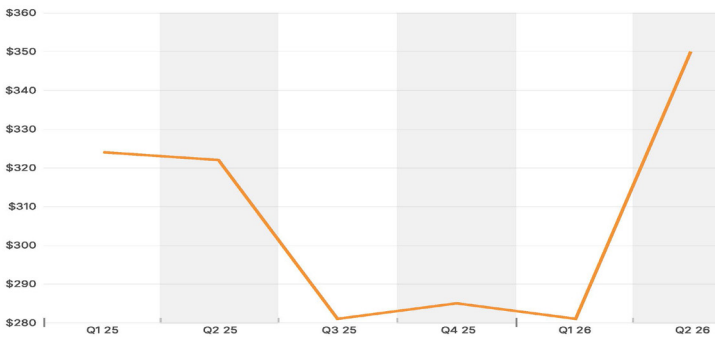


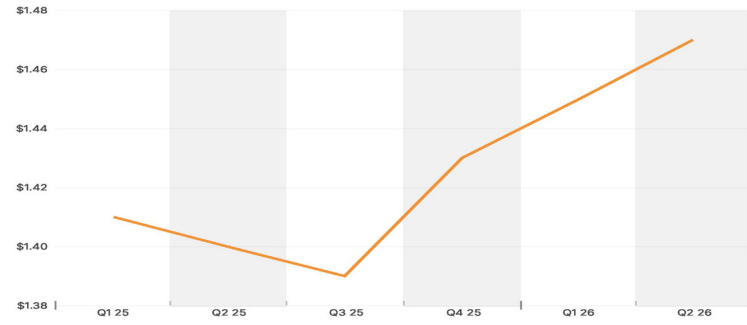
CARLSBAD MARKET REPORTS AND COMPS

FIRST QUARTER 2026

INDUSTRIAL



GROSS ASKING SALES PRICE

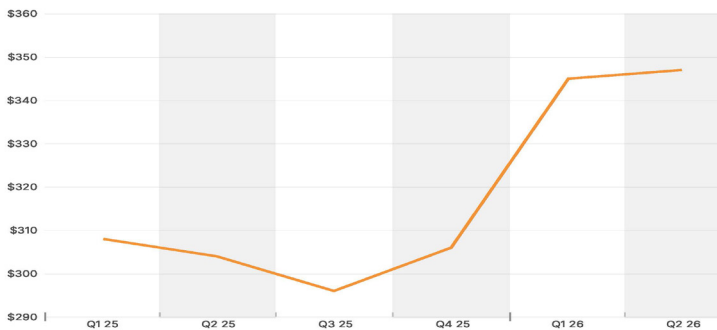


GROSS ASKING RENT PSF

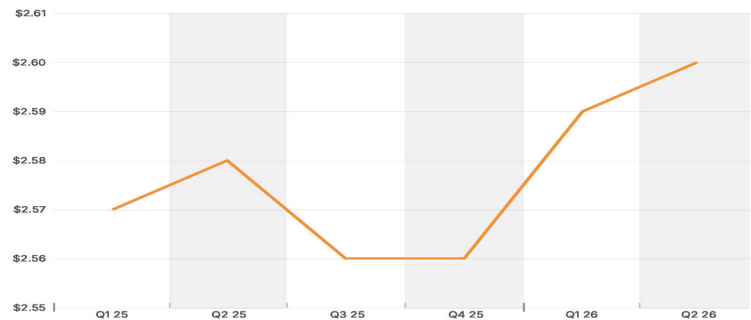
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	(9,213)
Average Asking Sales Price PSF	\$281	Available SF	1,143,010
Average Monthly Asking Rent PSF	\$1.45	Vacancy Rate	6.4%
Inventory Buildings	244	Inventory SF	9,265,851

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	7.9%	YTD Net Absorption PSF	(74,748)
Average Asking Sales Price PSF	\$345	Available SF	1,677,388
Average Monthly Asking Rent PSF	\$2.59	Vacancy Rate	14.8%
Inventory Buildings	322	Inventory SF	7,610,436

STATISTICS AND GRAPHS ADOPTED FROM AND BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.13.2026

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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RECENTLY SOLD IN CARLSBAD



6212 Corte Del Abeto
Sale Date: 04/06/2026
Sale Price: In Escrow
70,224 SF - Manufacturing
4.20 Acre Parcel



2746 Loker Avenue W
Sale Date: 02/13/2026
Sale Price: \$3,400,000 - (\$321.48/PSF)
10,576 SF - Warehouse
.90 Acre Parcel



6205 El Camino Real
Sale Date: 01/29/2026
Sale Price: \$4,400,000 - (\$247.51/PSF)
17,777 SF - Warehouse
1.93 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. 04.10.2026
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN CARLSBAD



6056 Corte Del Cedro
11,536 SF - Warehouse
1.0 Acre Parcel
1 Grade Door and 1 Dock Loading
Heavy Power
\$3,403,120 (\$295.00/PSF)



5801 Van Allen Way
54,414 SF - Warehouse
3.07 Acre Parcel
3 Grade Doors
Heavy Power
\$14,147,640 (\$260.00/PSF)



5816 Dryden Place
22,156 SF - R&D
1.44 Acre Parcel
2 Grade Level Doors
Clear Height: 22'
Heavy Power
\$6,203,680 (\$280.00/PSF)



2292 Faraday Avenue
18,848 SF - R&D
.61 Acre Parcel
1 Grade Door
Clear Height: 18'
Heavy Power
\$5,999,999 (\$318.34/PSF)



2261 Rutherford Road
21,743 SF - R&D
1.55 Acre Parcel
2 Grade Level Doors
Clear Height: 18'
\$6,415,000 (\$295.04/PSF)



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

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 04.10.2026
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR LEASE IN CARLSBAD



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



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



6211 El Camino Real
21,258 SF - Warehouse
Call For Pricing



6219 El Camino Real
30,634 SF - Warehouse
Call For Pricing



2774 Whiptail Loop
5,909 - 27,548 SF - Light Mfg.
Call For Pricing



2791 Loker Avenue
35,875 SF - Manufacturing
Call For Pricing



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



1822 Aston Avenue
64,115 SF - Manufacturing
Call For Pricing

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2026
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