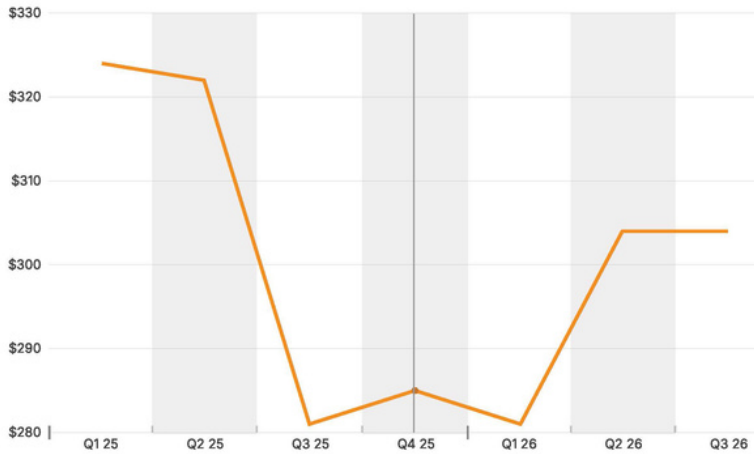
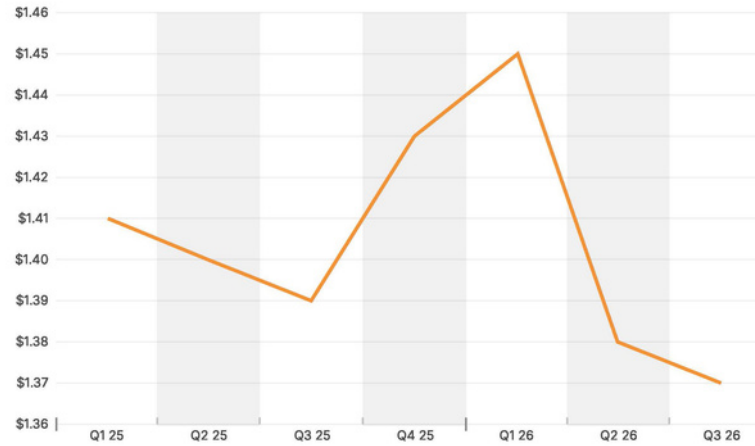


Carlsbad Industrial Market Report

Second Quarter 2026



Gross Asking Sales Price



Gross Asking Rent PSF

Second Quarter Sale and Leasing Snap Shot

Average Market Cap Rate	6.4%	YTD Net Absorption PSF	(50,649)
Average Asking Sales Price PSF	\$304	Available SF	1,165,013
Average Monthly Asking Rent PSF	\$1.38	Vacancy Rate	7.0%
Inventory Buildings	244	Inventory SF	9,266,368

Statistics and graphs adopted from and based on information provided by CoStar Realty Information Inc. 07.15.2026



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Carlsbad Sale Comps Q2 2026



2081 Faraday Avenue

Sale Date: 07/01/2026

Sale Price: \$45,000,000 (\$284.86/PSF)

157,973 SF - Distribution

9 Acre Parcel



6212 Corte Del Abeto

Sale Date: 04/06/2026

Sale Price: \$16,000,000 (\$227.84/PSF)

70,224 SF - Manufacturing

4.20 Acre Parcel



Camino Real

Sale Date: 01/29/2026

Sale Price: \$24,751,000 (247.51/PSF)

100,000 SF - Warehouse

1.5 Acre Parcel

lines



Hawk Court

Sale Date: 02/23/2026

Sale Price: \$1,725,000 (427.83/PSF)

4,032 SF - Warehouse



3274 Grey Hawk Court

Sale Date: 06/01/2026

Sale Price: \$1,500,000 (\$341.76/PSF)

4,389 SF - Warehouse

Comps based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

SAN DIEGO COMMERCIAL

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Carlsbad For Sale Q2 2026



1675 Faraday Ave
Sale Price: \$20,396,000 (\$262.50/PSF)
77,699 SF - Warehouse
6.29 Acre Parcel



1965 Kellogg Ave
Sale Price: \$6,295,000 (\$348.35/PSF)
18,071 SF - Warehouse
1.26 Acre Parcel



6056 Corte Del Cedro
Sale Price: \$3,403,120 (\$295.00/PSF)
11, 536 SF - Warehouse
1 Acre Parcel



1949 Kellogg Ave
Sale Price: \$7,500,000 (\$320.99/PSF)
23,365 SF - Manufacturing
2 Acre Parcel

Sale Information based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

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Carlsbad For Lease Q2 2026



6241 Yarrow Dr.

Lease Rate: \$9,947/Month
(\$1.67/PSF) MG
5,956 SF - Manufacturing
Clear Height: 20'



2221 Las Palmas Dr.

Lease Rate: \$3,646/Month
(\$1.25/PSF) + Electric
2,917 SF - Warehouse
One Grade Level Roll-Up Door



6189 El Camino Real

Lease Rate: \$6,080-9,600/Month
(1.60/PSF)
9,800 SF - Warehouse
Clear Height: 22'



2105 Camino Vida Roble

Lease Rate: \$4,563/Month
(1.45/PSF) NNN
3,146 SF - Warehouse
Clear Height: 16'



2717 Loker Ave W

Lease Rate: \$9,734/Month
(1.50/PSF) NNN
6,489 SF - Service
Clear Height: 16'

Lease Information based on information provided by CoStar Realty Information Inc. 07.13.2026
Photos adapted from CoStar Flyers and website

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