

# Prestigious Carlsbad Research Center

APPROX. 42,260 SF R&D/MANUFACTURING FACILITY



# 2258

RUTHERFORD ROAD



## Property Overview

Available for sale, 2258 RUTHERFORD ROAD is a single-story Flex / R&D / Light Manufacturing building consisting of approximately 42,260 square feet in the heart of the prestigious Carlsbad Research Center. Approximately 39,260 SF of the building is leased to Newport Blue until April 2019, however is currently being offered for sublease. Contact broker for terms and conditions.

## Building Size

Approx. 42,260 SF  
Flex / R&D / Light Manufacturing

## Lot Size

3.15 Acres (137,214 SF)

## Sale Type

Owner-User / Investment

## Parcel Number

APN: 212-061-18

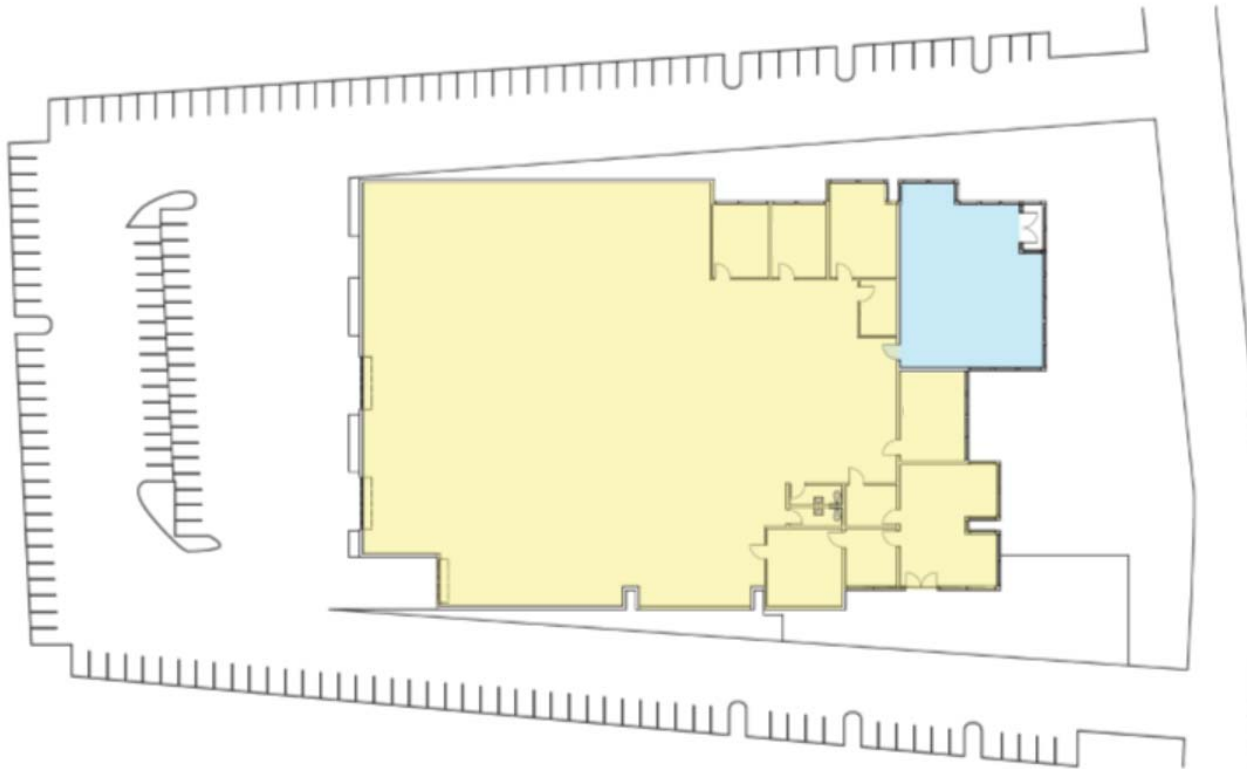
## Sale Price

\$8,000,000 (\$189 PSF)

## Lease Rate

\$0.95 PSF (NNN)

# Site Plan



## BUILDING FEATURES

**1 - Dock Level Door**

**2 - Grade Level Roll-Up Doors**

**18' Clear Height**

**Fire Sprinklers (0.33/3,000)**

**Parking Ratio: 3.72/1,000  
(157 Surface Spaces)**

**Heavy Power - 1,200 Amps  
277/480 Volt, 3 Phase**

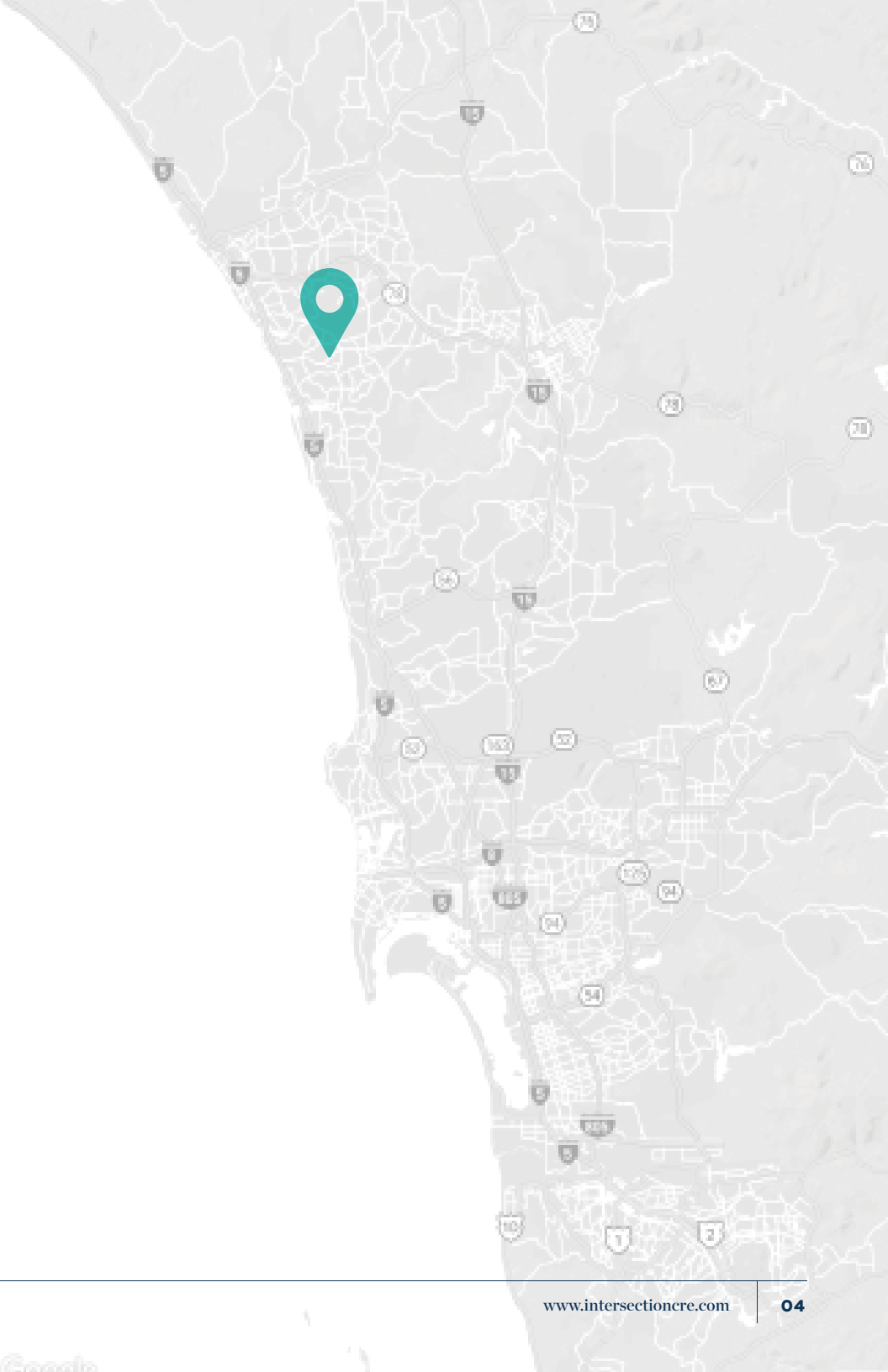


# Location Features

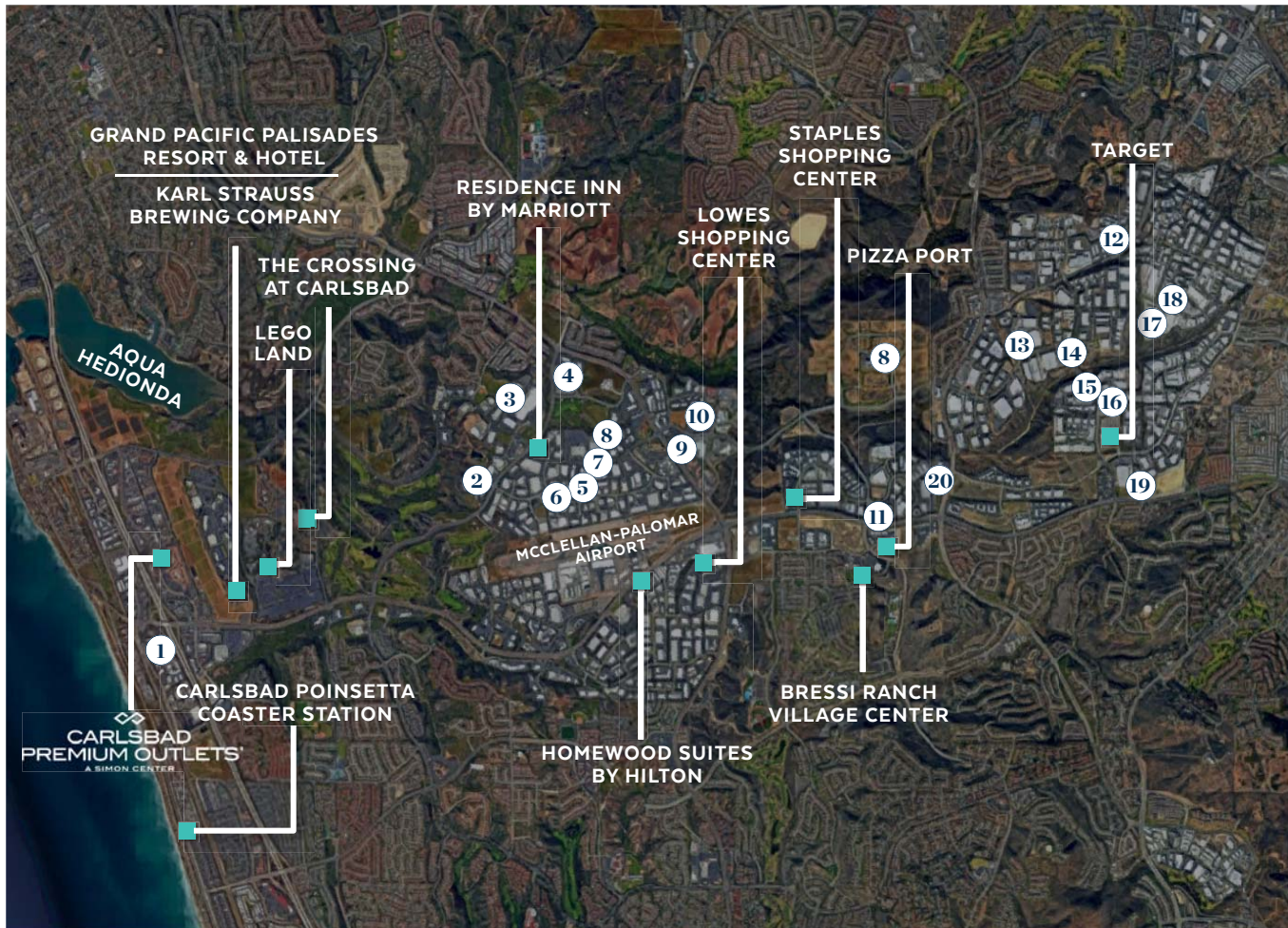
## CARLSBAD, CALIFORNIA

Located in the heart of North San Diego County, Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. The city covers 39 square miles and has seven miles of coastline on the Pacific Ocean.

- Centrally located in Southern California between Orange County, Riverside, San Bernardino and San Diego
- Excellent proximity to El Camino Real, Palomar Airport Road, Interstate 5 and Highway 78
- Easy access to employees, amenities, suppliers, and customers
- Near Carlsbad Palomar McClellan Airport



# Location Details



## CARLSBAD CORPORATE HQ GUIDE

1. Medtronic Inc.
2. Cobra Puma Golf
3. Thermo Fisher Scientific
4. TaylorMade Golf
5. Mercedes Benz Design
6. Callaway Golf Co.
7. Abbott Labs
8. IONIS Pharmaceuticals, Inc.
9. Alphatec Spine Inc.
10. Beckman Coulter Inc.
11. Titleist | Acushnet Co.
12. Applied Membranes Inc.
13. Watkins Manufacturing Corp.
14. US Foods
15. Leidos, Inc.
16. DJO Global
17. J&D Labs Pharma Manufacturing
18. Zodiac Pool Systems, Inc.
19. Denso Wireless Systems America
20. Cisco

# Demographics

NUMBER OF EMPLOYEES (1-MILE RADIUS)

**22,169**

NUMBER OF BUSINESSES (1-MILE RADIUS)

**1,366**

AVERAGE HH INCOME (1-MILE RADIUS)

**\$134K**

MEDIAN HOME VALUE (1-MILE RADIUS)

**\$726K**

**POPULATION**

	1 MILE	3 MILE	5 MILE
2018 Population	929	73,479	248,071
2010 Population	799	66,743	226,313
2023 Projection	981	76,867	259,328

**HOUSEHOLDS**

	1 MILE	3 MILE	5 MILE
2018 Households	335	28,434	93,504
2010 Households	290	26,048	85,645
2010-2018 Growth	15.52%	9.16%	9.18%
2023 Projection	353	29,705	97,684

**INCOME**

	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$134,141	\$129,108	\$107,114
2012 Median Household Income	\$106,383	\$103,964	\$80,856

# Get in Touch.



## Henry Zahner

Senior Director  
DRE Lic. #00887367

MOBILE 760.889.7943  
hzahner@intersectioncre.com

## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.



©2018 Intersection.

DIRECT  
760.889.7943

ADDRESS  
110 West A St, Suite 1125  
San Diego, CA 92101

WEBSITE  
[www.intersectioncre.com](http://www.intersectioncre.com)