

FOR SALE

1530 FARADAY
Carlsbad, California 92008



CBRE

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Sale Price

- \$3,900,000

Building Size

- 13,074 SF

Location

- Ideally located in the western part of the Carlsbad Research Center only 2 miles from I-5
- Walking distance to the Island @ Carlsbad Retail Center

Building Features

- Parking - 4.00/1,000 SF
- Divisible to two or three suites
- Existing showers and lockers
- 555 SF warehouse
- Parking fields on each side of the building
- One of only three buildings in the Carlsbad Research Center under 15,000 SF on its own lot



OPPORTUNITY SUMMARY

Full Owner-User

- Current owner occupies 2,923 SF and will move out if needed
- WalMart Labs occupies 9,363 SF with a lease expiration 12/31/20. They have expanded and moved out of the building. Opportunity for an early termination

Partial Owner-User

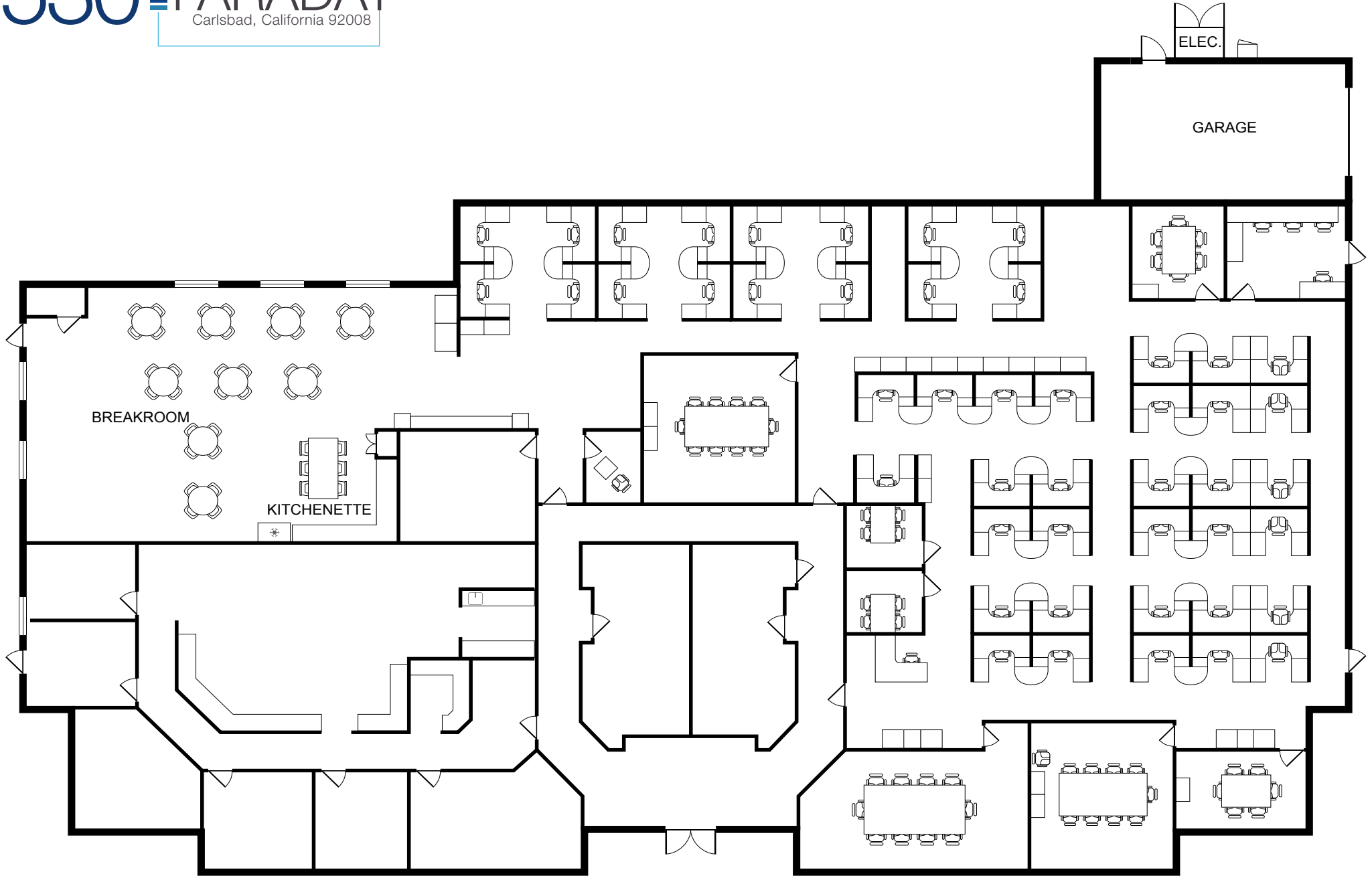
- Current owner will lease back 2,923 SF
- WalMart Labs occupies 9,363 SF with a lease expiration 12/31/20. They have expanded and moved out of the building. Opportunity for an early termination

Investor

- Take advantage of WalMart Labs lease to minimize downtime and maximize future rent.
- Current owner will lease back 2,923 SF

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DRIVE TIMES

- 4 minutes to I-5
- 11 minutes to CA-78
- 16 minutes to I-15
- 40 minutes to Downtown San Diego
- 45 minutes to Orange County
- 1:30 minutes to Los Angeles

LOCAL AMENITIES

- | | |
|---|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |

WHY CARLSBAD

BEST PLACE TO LIVE

Named one of the "Best Places to Live 2016," Men's Journal, 2016

BUSINESS GROWTH

#5 Top Cities for fast-growth companies (San Diego-Carlsbad-San Marcos), Inc, 2014

BEST STARTUP ENVIRONMENT

#1 Best Place to Launch a Startup in 2014 (San Diego), Forbes, 2014

BEST CITY FOR JOB SEEKERS

#7 Best City for Job Seekers in California (Carlsbad), Nerd Wallet, 2014

BEST FOR ZIP VENTURE CAPITAL

#4 of the Top Ten Zip Codes for Venture Capital Investment in San Diego (Carlsbad), Atlantic Cities, 2013



KEY INDUSTRIES



Action Sports



Life Sciences



Information & Communications Technology



Clean Technology

EMERGING INDUSTRIES

Medical devices

Robotics

Hospitality and tourism

TOP OCCUPIERS

Viasat

ThermoFisher
SCIENTIFIC

TaylorMade

Callaway

G
GENOPTIX

Zimmer | dental

Nordson

IONIS
PHARMACEUTICALS

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