

5927

BALFOUR COURT

SUITES 205 & 206
CARLSBAD

OWNER USER OPPORTUNITY



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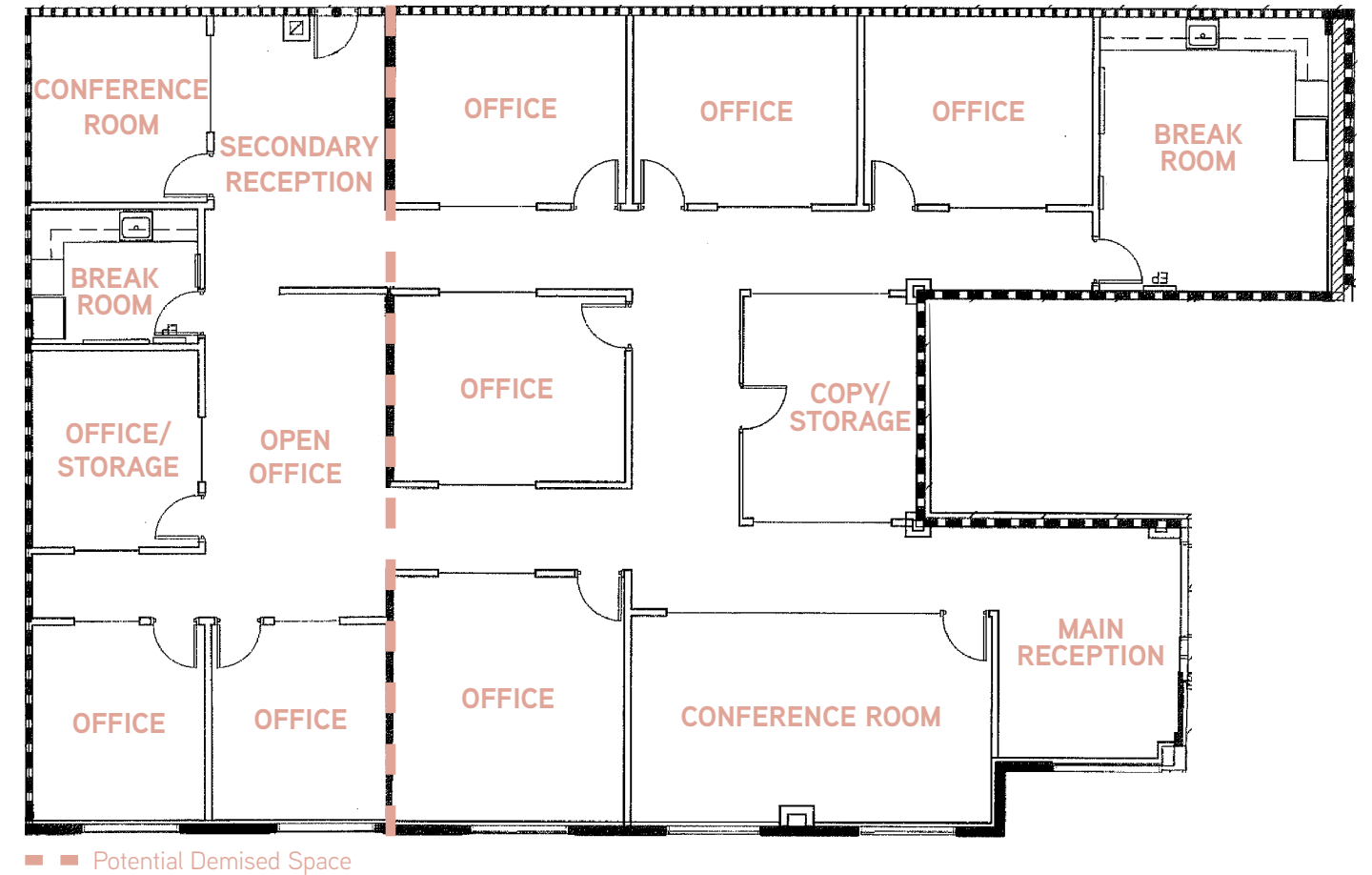
FOR SALE & LEASE

±3,882 SF OFFICE CONDO
LOCATED IN BALFOUR
CORPORATE CENTER



FLOOR PLAN

SUITE 205 & 206



THE PROPERTY

- Located in the Balfour Corporate Center, a master-planned business park environment
- Easy access from Palomar Airport Road, and within walking distance to the Island at Carlsbad, local delis and restaurants
- Exterior of building includes well-landscaped grounds, electrical EV charging stations, and energy efficient solar panels
- Part of an estimated 48,186 SF two-story professional office building
- Building is elevator-served
- Separate double door entry just off of lobby
- Owner user can occupy portion of building and lease other portion for rental income

SALE PRICE	\$1,455,000
LEASE RATE	\$2.15 psf, FS + U & J
LOCATION	5927 Balfour Court, Suites 205 & 206 Carlsbad, CA 92008
SIZE	±3,882 SF
PARKING	4/1,000 SF
YEAR BUILT	2005
ZONING	City of Carlsbad P-M zoning



THE LOCATION



Located in the heart of southern California in North San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The city has one of the finest climates in the country and covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, and miles of coastline on the Pacific Ocean.



ATTRACTIONS

Seven miles of beautiful beaches and home to world-class championship golf courses and spa destinations, 46 miles of hiking trails, as well as nearby Legoland and the Flower Fields at Carlsbad Ranch draw nearly 2 million visitors per year.



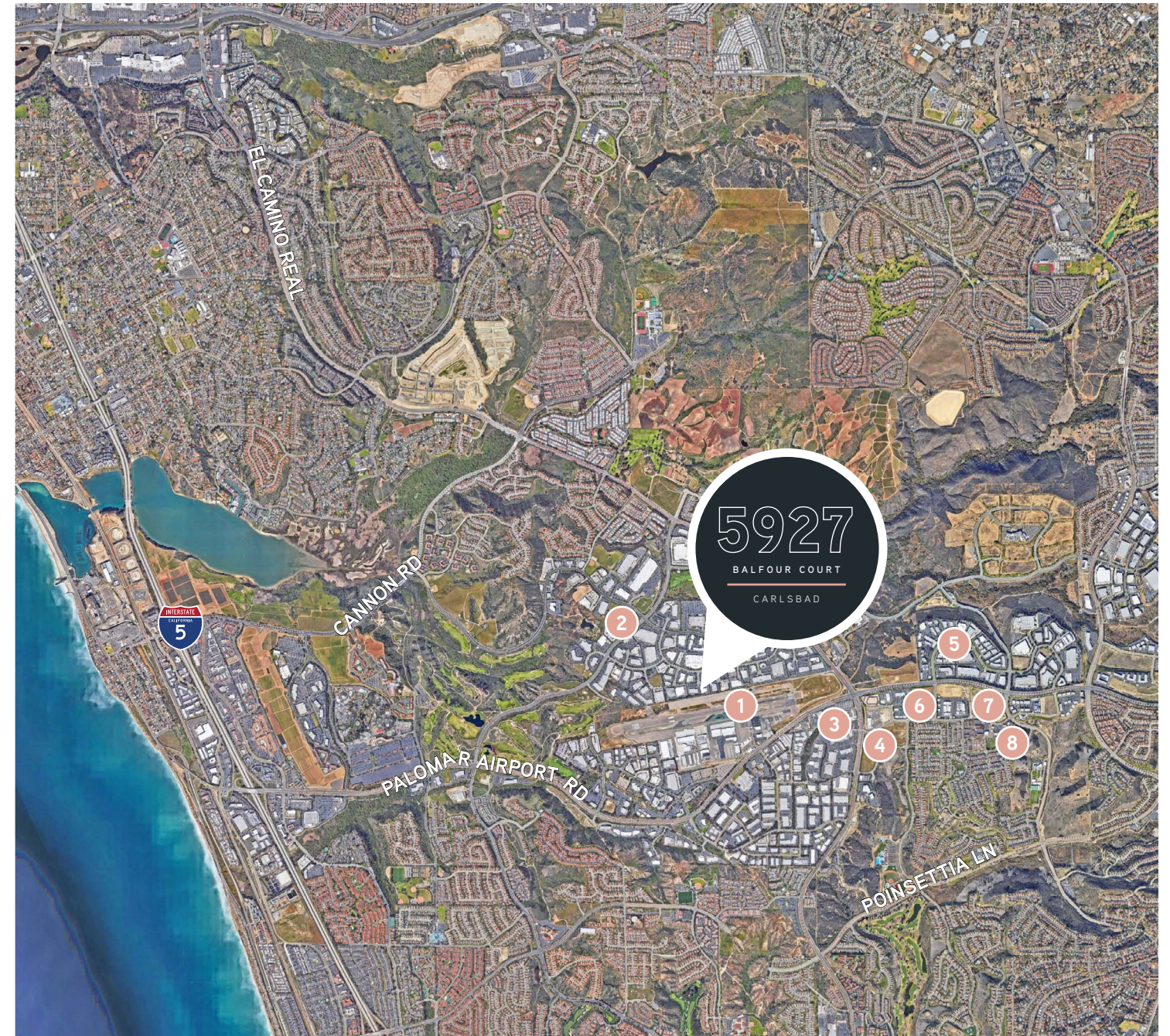
LOCAL BUSINESSES

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.



STRONG WORK FORCE

Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to live, work and play.



NEARBY AMENITIES

- 1 Palomar Airport**
- 2 The Island at Carlsbad**
Hacienda de Vega, J Box, Croutons, Anytime Fitness, Ocean Day Spa, Little Zues Greek Cuisine
- 3 Palomar Commons**
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Jamba Juice, CYO Pizza
- 4 Kensington at the Square**
100 Townhome Development Site
- 5 Loker Retail Center**
Starbucks, Bank of America, Staples
- 6 Lift**
44,030 SF Mixed-Use Office and Retail Development
- 7 The Square at Bressi Ranch**
CVS Pharmacy, Sprouts, Bevmo, Mendocino Farms, Richard Walker's, Bird Rock Coffee Roasters
- 8 Bressi Ranch Village Center**
Trader Joe's, Pure Burger, Peet's, Board & Brew, Luna Grill, Rubio's, Cravory Cookies, The Bar Method, Chase Bank, Nektar Juice Bar, Blo, Peets Coffee & Tea, Verizon

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