

2748 LOKER AVENUE WEST

Carlsbad, CA 92010

9,084 SF Free-standing R&D/flex Building

OWNER USER/INVESTMENT OPPORTUNITY
FOR SALE



Bob Cowan, SIOR / bob.cowan@cushwake.com / +1 760 431 3836

Dennis Visser / dennis.visser@cushwake.com / +1 760 431 4216

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FEATURES



- Rare 9,084 SF, free standing, R&D/flex building
- Prominent identity at project entrance
- Frontage on Loker Avenue West
- Custom high-end office finishes
- Newer construction with extensive window line
- Walking distance to retail amenities at Loker Business Center and Bressi Village
- 3.0/1,000 SF parking
- 600 SF of bonus Mezzanine storage space
- Available for occupancy by an owner user 8/31/2020
- **SALE PRICE: \$2,134,740 (\$235/SF)**

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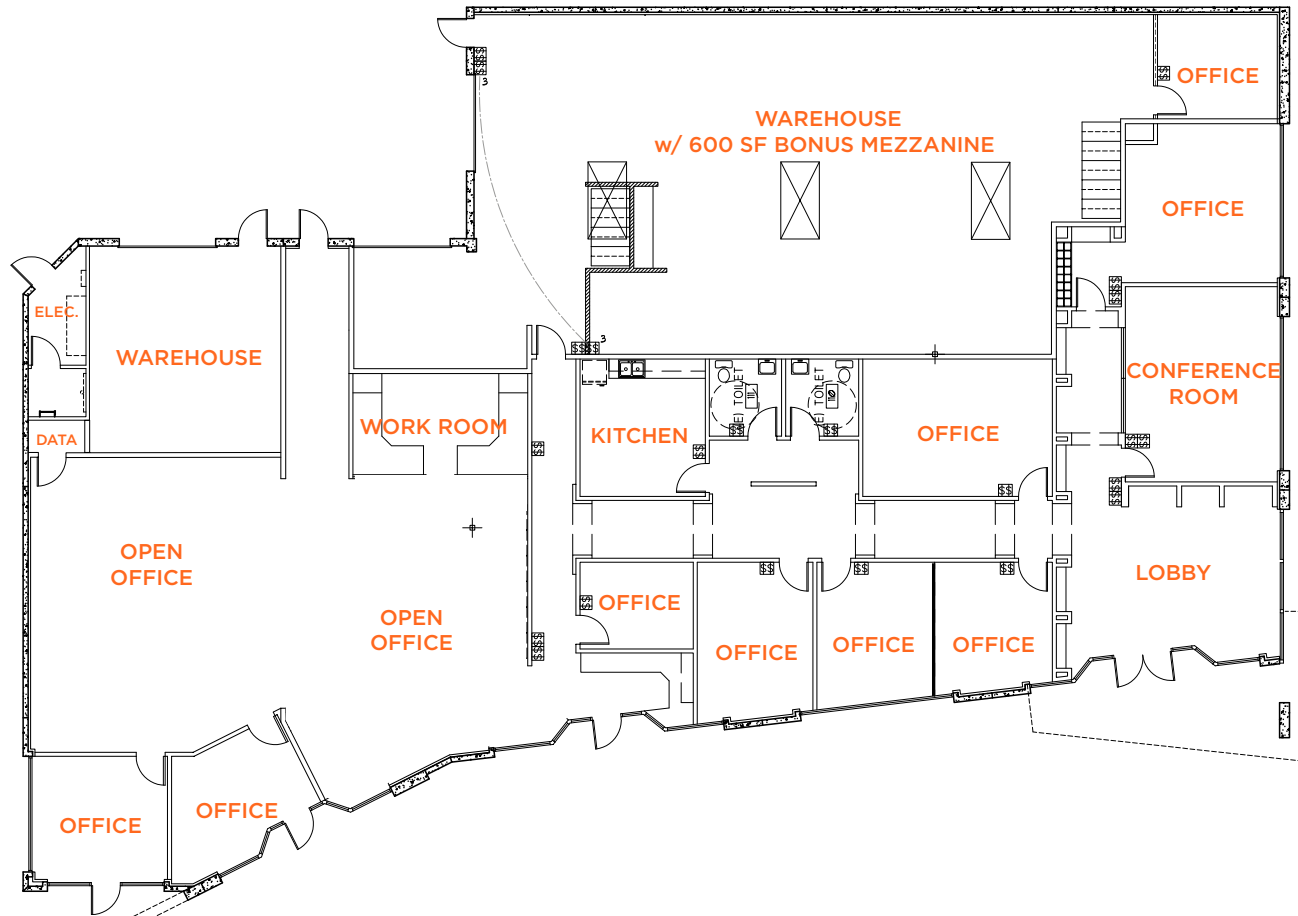


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FLOOR PLAN



- 9,084 SF R&D / flex
- 70% improved
- 8 private offices
- Kitchen / break room
- Conference room
- Work room
- Data / electrical rooms
- Warehouse with a 10'w x 10'h roll-up door
- 16' Ceiling Height
- Available for occupancy 8/1/2020 (do not disturb tenant)

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FINANCIAL ANALYSIS

SUITE	RSF	MONTHLY RENT	RENT PSF	ANNUAL RENT (ACTUAL)	PROFORMA RENT PSF	PROFORMA ANNUAL RENT
100	8,624	\$9,771	\$1.13	\$117,252	\$1.25	\$129,360
101	460	\$368	\$.80	\$4,416	\$1.00	\$5,520
NET OPERATING INCOME:				\$121,668		\$134,880



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PHOTO GALLERY



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AMENITIES

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- PIZZA PORT
- SPROUTS
- BEVMO!
- CVS pharmacy
- CRAB VORY
- Peet's Coffee & Tea
- the hat method
- PURE BURGER
- POSTAL ANNEX
- nékter
- BROW JEWELLERS
- FISH DISTRICT
- Peet's Coffee & Tea
- Verizon
- hlo
- TRADER JOE'S
- Happiness Nails & Spa
- Luna Grill
- Rubio's
- STAPLES
- SUBWAY
- STARBUCKS COFFEE
- Holiday Inn
- Eureka Burger
- LOWE'S
- Chipotle
- MOOBLES
- Jonathan Mies
- FIVE GUYS

LOCATION: 2748 Loker Ave. West, Carlsbad, CA 92010

ROADS: EL CAMINO REAL, PALOMAR AIRPORT RD, LOKER AVE W, EL FUERTE ST, FARADAY AVE, PORT RD.

AIRPORT: CARLSBAD MCCLELLAN PALOMAR AIRPORT

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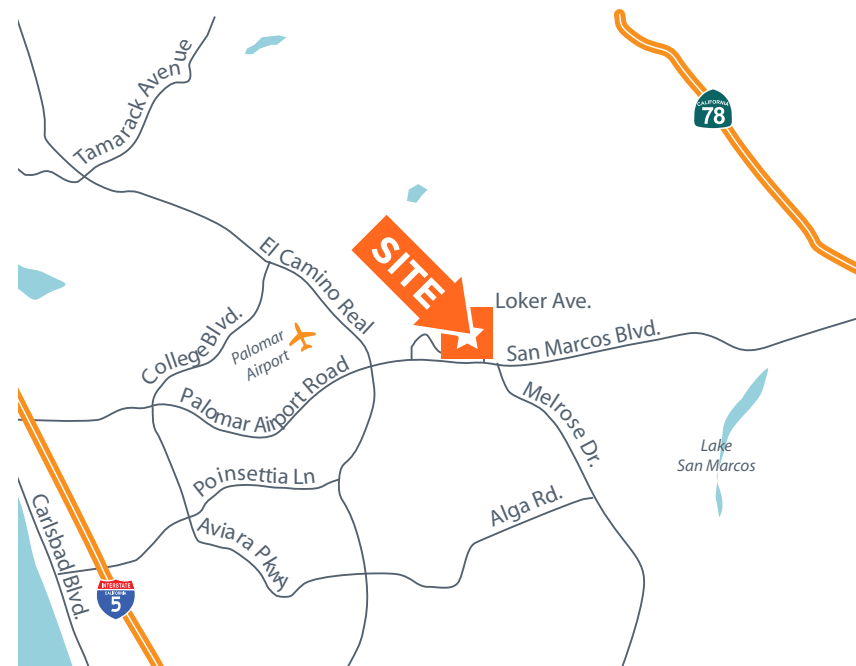
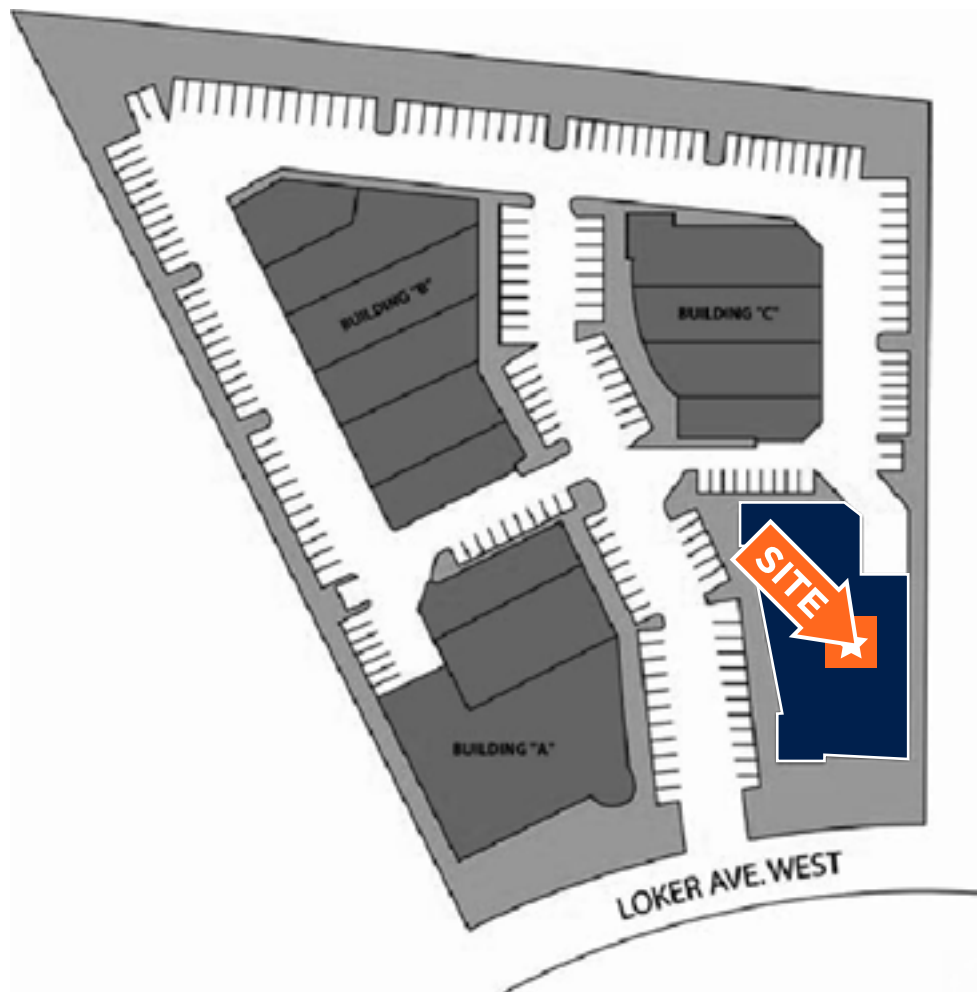


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LOCATION & SITE PLAN



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