

The ARG logo is located in the top right corner of the image. It consists of the letters 'ARG' in a blue, serif font, set against a white square background.The image shows a modern, single-story office building with a light gray facade. The word 'WorkSpace' is printed in a dark, sans-serif font on the upper right portion of the building. The address number '2292' is visible on the right side of the building. The building has large windows and is surrounded by a landscaped area with various plants and a parking lot in the foreground. The sky is blue with scattered white clouds.

WorkSpace

2292

2292 FARADAY AVE
CARLSBAD, CA

RARE SINGLE-STORY CORP HQ/CREATIVE OFFICE/R&D/OWNER-USER

2292 FARADAY AVE CARLSBAD, CA



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DESIGN BY CRESC



SECTION 1 EXECUTIVE SUMMARY

The Investment

2292 Faraday Avenue

This best-in-class property offers a unique opportunity to own a prestigious building in North San Diego's renowned Carlsbad Research Center, known for its high concentration of Fortune 500 companies. The building showcases pride of ownership with exceptional curb appeal, prominent signage, and a strong corporate identity.

18,848

BUILDING SF

1986

YEAR BUILT

2017

RENOVATED

Recent High-End Renovation: No expense was spared in a recent \$800,000 remodel, featuring new exterior paint, updated HVAC units, and a complete interior renovation, including ceilings, lighting, flooring, and a modern café area with an outdoor patio.

THE SUMMARY

THE ASSET

ADDRESS 2292 Faraday Avenue

OFFERING PRICE \$6,295,000

BUILDING SIZE ±18,848 SF

LAND SIZE ± 59,677 SF / 1.37 Acres

PARKING 4/1000

YEAR BUILT 1986 (Renovated 2017)

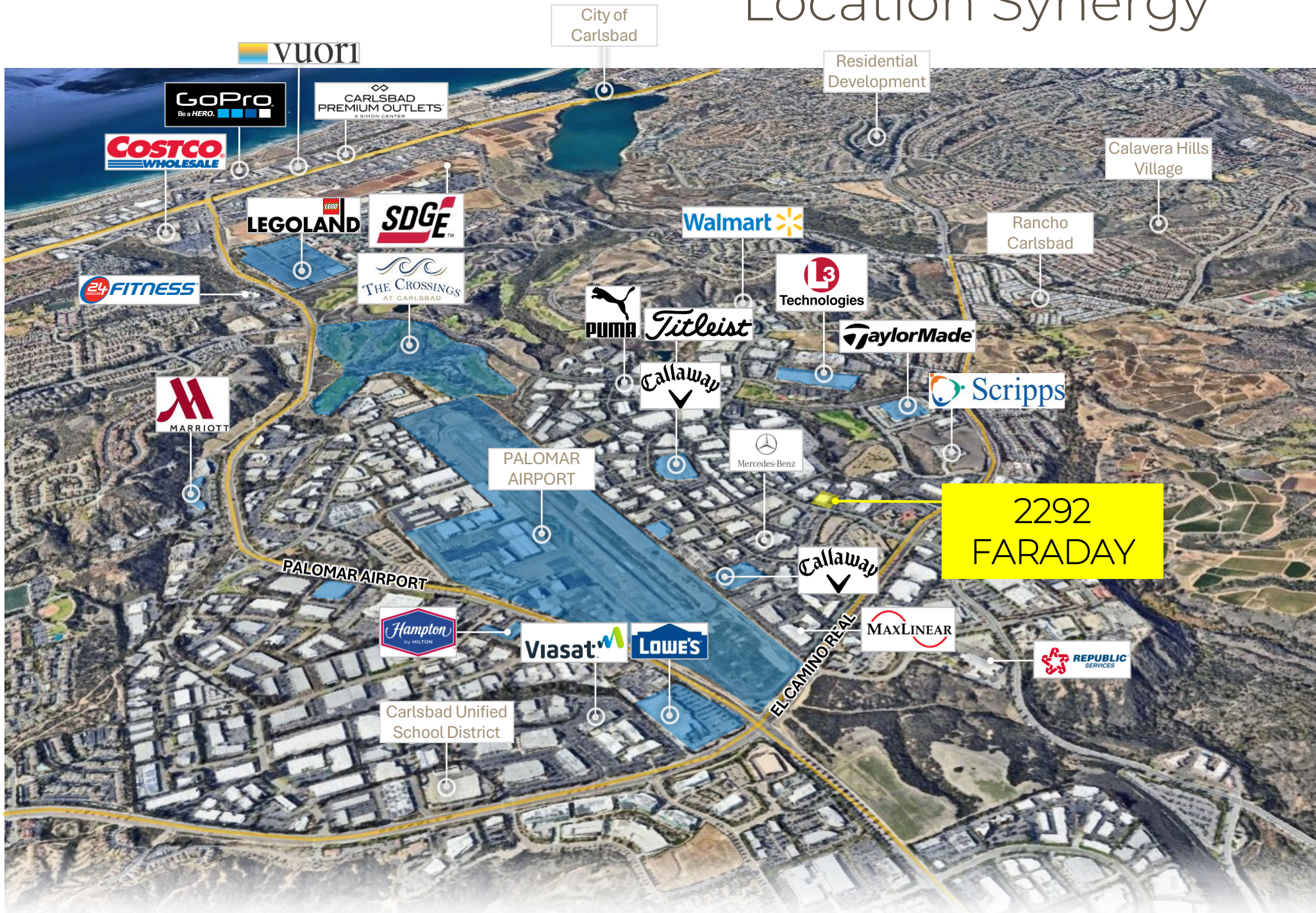
APN 212-061-44-00

STORIES One (1)

ZONING CODE C-M (Heavy Commercial)
City of Carlsbad

LAND USE Light Industrial

Location Synergy



Investment Highlights

- ❖ **Recent High-End Renovation:** No expense was spared in a recent \$800,000 remodel, featuring new exterior paint, updated HVAC units, and a complete interior renovation, including ceilings, lighting, flooring, and a modern café area with an outdoor patio.
- ❖ **Modern Environment:** The building boasts above-standard 18-foot ceilings, providing a creative and modern atmosphere highly desirable to today's companies.
- ❖ **Turnkey Operation:** Currently fully improved as a turnkey executive suite operation, making it ready for immediate occupancy.
- ❖ **Flexible Layout:** The flexible floorplate design allows for divisibility into two suites, catering to a variety of business needs
- ❖ **Ample Parking:** Efficient parcel layout with ample parking at a 4/1000 PSF ratio.
- ❖ **Additional Amenities:** The property includes existing showers and lockers, enhancing convenience for employees.
- ❖ **Prime Location:** 1 of only 3 buildings in the Carlsbad Research Center under 20,000 SF on its own lot, offering excellent ingress/egress with quick access to El Camino Real and Palomar Airport Road.
- ❖ **Ideal Demographics:** Located within 3 miles of 73,603 people with an average household income of \$147,754, making it an ideal location for both executives and workers.

Extensive Capital Improvements

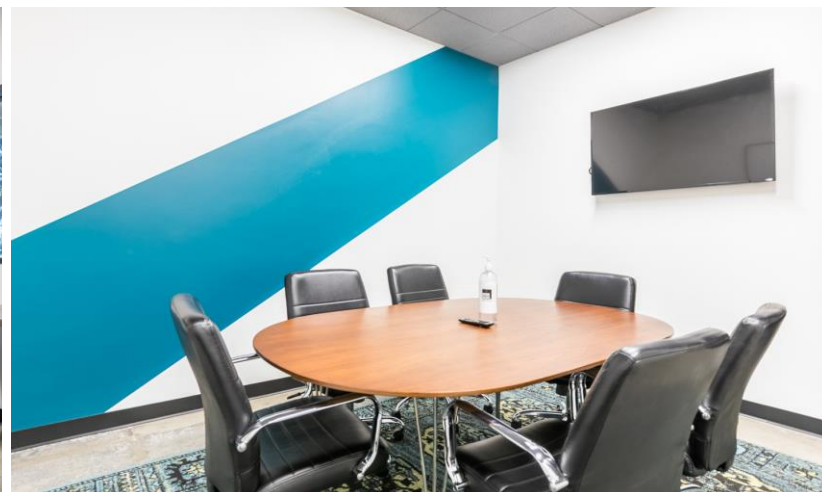


2292 Faraday Avenue

RARE SINGLE-STORY CORP HQ/CREATIVE OFFICE/R&D/OWNER-USER

Recent High-End Renovation: No expense was spared in a recent \$800,000 remodel, featuring new exterior paint, updated HVAC units, and a complete interior renovation, including ceilings, lighting, flooring, and a modern café area with an outdoor patio.





- # Highlights
- Efficient parcel layout with ample parking 4/1000 psf ratio
 - Existing showers and lockers
 - 1 of only 3 buildings in the Carlsbad Research Center under 20,000 SF on its own lot
 - Excellent ingress/egress with quick access to El Camino Real and Palomar Airport Rd
 - Ideal demographics for both executives and workers: within 3 miles of 73,603 people with an average household income of \$147,754

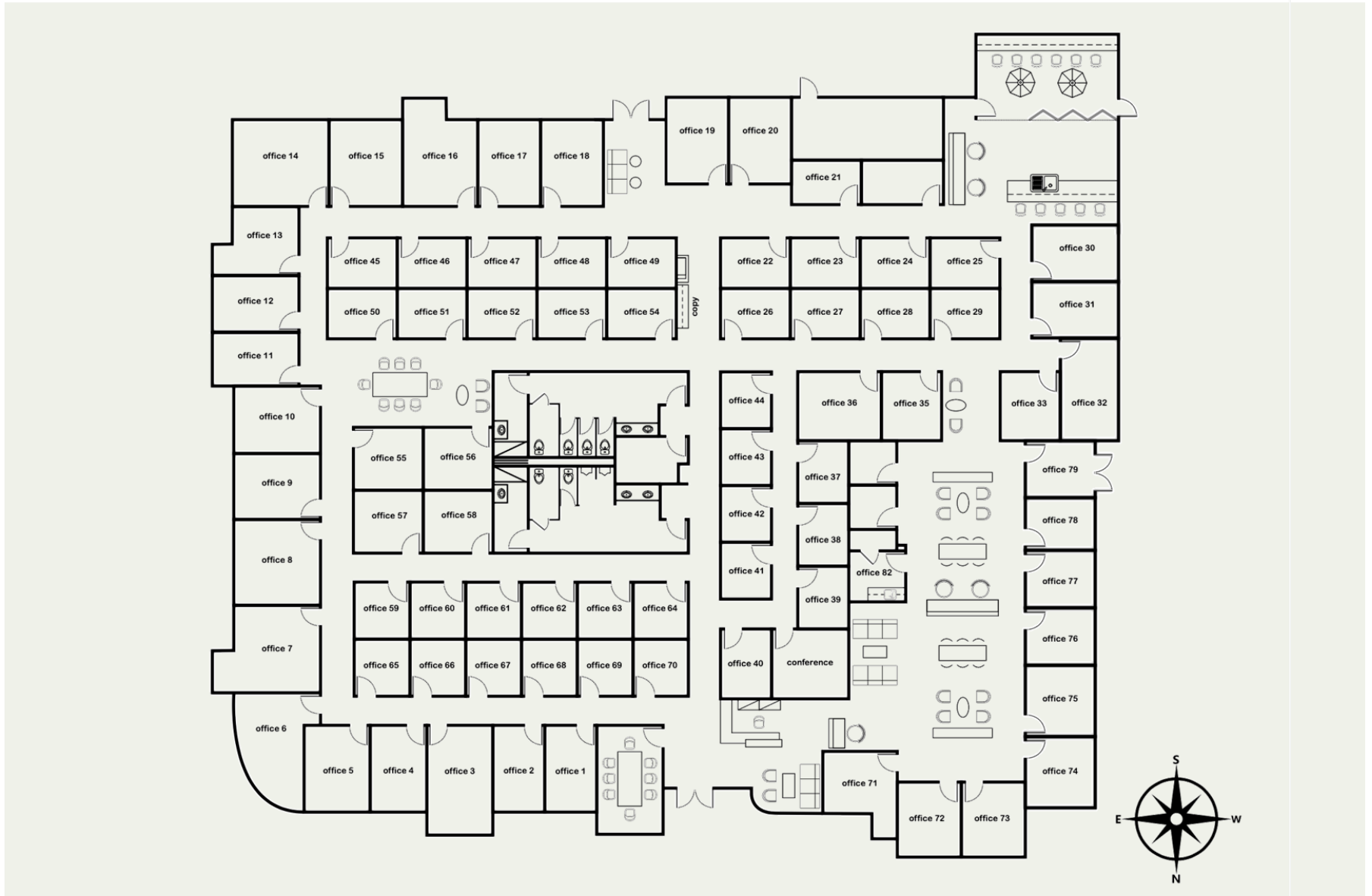


2292 Faraday Avenue



Carlsbad, CA | 9

Floor Plan



RARE SINGLE-STORY CORP HQ/CREATIVE OFFICE/R&D/OWNER-USER



SECTION 2

LOCATION OVERVIEW

PREMIER COASTAL LOCATION

This charming beachside city has beautiful sandy beaches, three natural lagoons, outstanding shopping and world-class sporting events. It also boasts the LEGOLAND® theme park, the Flower Fields of Carlsbad Ranch, and the Carlsbad Premium Outlets. Home to many world-renowned golf equipment manufacturers, Carlsbad also features the storied La Costa golf courses with their long list of legendary tournaments and players.

Carlsbad, CA, has a diverse and thriving economy driven by several key industries. Carlsbad is a coastal city in northern San Diego County, California. It's known for its beautiful beaches, scenic lagoons, and family-friendly attractions.

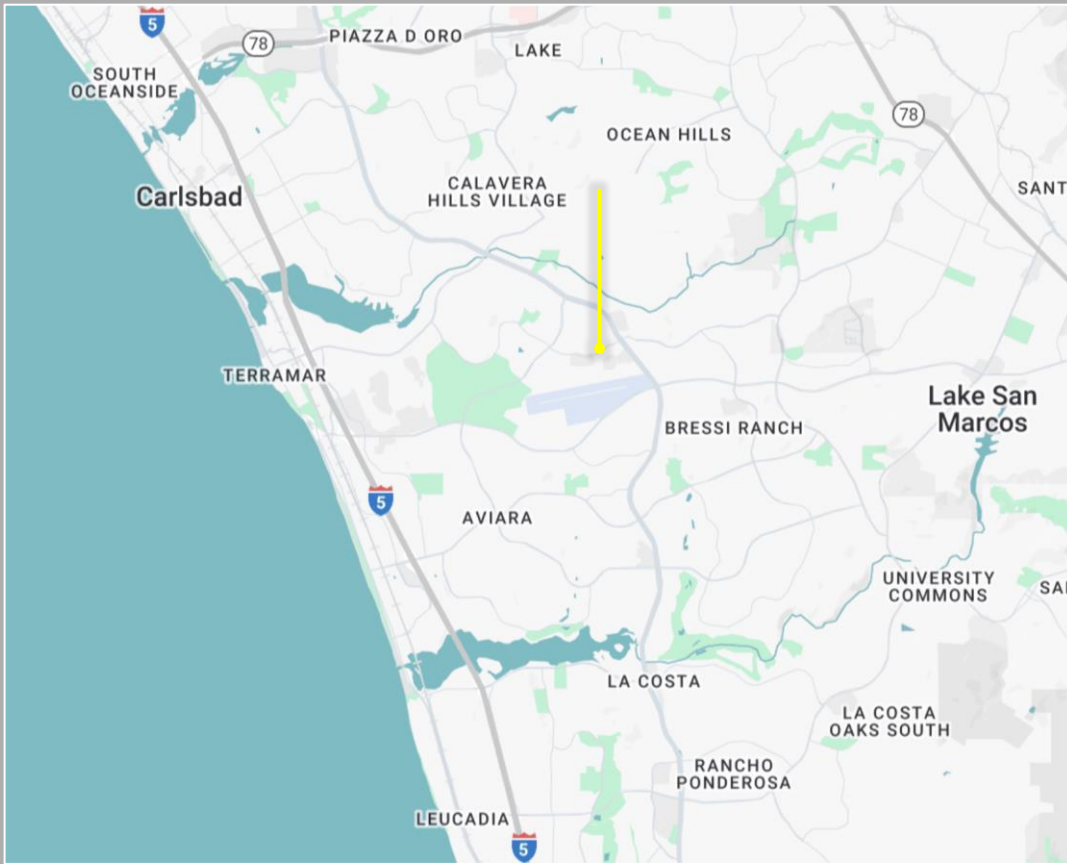


City of
Carlsbad
California
Home of Innovation

#	EMPLOYER	EMPLOYEES
1	Viasat, Inc.	2,481
2	Legoland, CA	2,300
3	Life Technologies Corporation	1,982
4	Omni La Costa Resort and Spa	1,300
5	Carlsbad Unified School District	1,092
6	TaylorMade Golf Company	960
7	City of Carlsbad	748
8	Nortek Security Control	637
9	HM Electronics	571
10	Gemological Institute of America	555

Economic Snapshot

In 2022, Carlsbad had the second largest gross regional production San Diego County at more than \$17.1B (revised), only trailing the City of San Diego. From 2021 to 2022, Carlsbad's GRP grew by \$1.5B. This growth was seen across almost all industry categories, and was led by manufacturing, wholesale trade, hospitality, and professional, scientific, and technical services.



\$17.1B

**GROSS REGIONAL
PRODUCT**

4%

**UNEMPLOYMENT
RATE**

60%

**BACHELOR'S
DEGREE +**

Nearby public and private universities offer top-notch programs. Within a 30-mile radius, more than a half-dozen universities and colleges confer more than 40,100 degrees annually, a number which continues to rise on every campus in the region.

TALENT + WORKFORCE

Carlsbad has established itself as having the right workforce to fuel innovation in tech and life sciences fields. Carlsbad businesses can access talent from San Diego County, Orange County, and even southwest Riverside County. More than 60% of working-age residents hold a bachelor's degree, with nearly 25% attaining an advanced degree. Outside of some communities in central San Diego, Carlsbad has the heaviest concentration of households with degrees in science, technology, engineering, and math (STEM degrees). This local talent mix is among the leading reasons that firms choose Carlsbad.

Life Sciences

Life Sciences are the biotech, medical devices, diagnostic and pharmaceutical companies that support research and development. Carlsbad companies are a major part of the thriving San Diego life sciences ecosystem, making groundbreaking discoveries, constantly innovating, and improving lives. A few notable Carlsbad Companies: Ionis, Thermo Fisher, Medtronic, Alphatec Spine

Technology

Carlsbad's largest industry includes software and video game design, satellite communication, electronic device development, radio and wireless communication and robotics. ICT is also our fastest growing industry cluster—with companies intent on collaboration and connectivity. A few notable Carlsbad Companies: Viasat, Nordson, Walmart Global Tech, Airspace Technologies.

Sport Innovation

From surfing to cycling, Carlsbad is a leader in the sports innovation & design industry including training gear, outdoor equipment and active apparel. We're not just the home of the biggest brands in golf; our companies are at the cutting edge of sports science and advanced manufacturing. A few notable Carlsbad Companies: TaylorMade, Callaway, PrAna, Blast Motion



CARLSBAD BY THE NUMBERS

POPULATION

114,191

TOTAL REGIONAL
EMPLOYMENT

84,954

AVG EARNINGS
PER JOB

\$97.4K

Business Park West

West of El Camino Real and along Palomar Airport Road, you'll find a large part of the industrial core that's home to Carlsbad's high-powered business community. These companies benefit from easy access to Palomar Airport and the Interstate 5 while offering plenty of lodging for out-of-town visitors, customers and business partners including all the amenities talent will need to enjoy time spent outside of the office.

In the heart of this area is Carlsbad Research Center, where you'll find hundreds of companies in industries like ICT, Life Sciences, Sports Innovation & Design, Clean Technology and everything in between. Some spots boast spectacular ocean views unlike any business community in the world and companies here are at the forefront of breakthroughs in their respective fields.

CARLSBAD CORPORATE HQ

Medtronic

Titleist



ThermoFisher
SCIENTIFIC



Mercedes-Benz



 **Abbott**

US.
FOODS

TaylorMade


CISCO

IONIS



J+D LABS
pharma manufacturing



Qualcomm

ProFlowers®

petco illumina



Viasat



Sempra Energy®

San Diego is home to the fifth best rated business community in the country, according to Forbes.

The backbone of San Diego's economy: international trade, manufacturing, military and tourism

San Diego has the highest concentration of life sciences lab space in the U.S. – more than San Francisco and Boston combined

Adding to the quality of life, San Diego has the third lowest average commute time in the U.S.

Rated #1 in concentration of military/defense assets in the world

Business Snapshot

3

**Fortune 500
Companies**

39

**Fortune 1000
Companies**

35M

**SF of Class A
Office Space**

HOSPITALITY & TOURISM

Carlsbad's attractions, like Legoland, beaches, golf courses, and hotels draw more than 3.5 million visitors annually, keeping the city top of mind for potential talent and giving current residents a myriad of activities to enjoy year-round.

Major Attractions: Carlsbad is home to popular tourist destinations like Legoland California Resort, the Flower Fields, and Carlsbad State Beach, which draw visitors from around the world. The tourism industry supports many local businesses, including hotels, restaurants, and retail shops.

Economic Impact: Tourism is a significant contributor to the local economy, generating substantial revenue and employment opportunities.

VISTING CARLSBAD

STAY: Carlsbad is the ultimate coastal playground, embodying the Southern California lifestyle. Whether you want an action-packed getaway or relaxing retreat, you'll find the perfect place to stay in Carlsbad.

BEACHES: No matter what activity you enjoy, you'll find a beach that's perfect for it. Hiking, biking, diving, surfing, birdwatching, rock hunting and more.

GOLF: Carlsbad is home to top golf resort destinations Omni La Costa Resort & Spa and Park Hyatt Aviara, along with The Crossings at Carlsbad and Rancho Carlsbad Golf Club.

LANDMARKS



LEGOLAND CALIFORNIA



SEA LIFE AQUARIUM



CARLSBAD PREMIUM OUTLETS



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