

2292 Faraday

WorkSpace

2292

OFFERING MEMORANDUM

2292 Faraday
Carlsbad, CA 92010

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THINK  BIG

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01 Executive Summary
Investment Summary

2292 FARADAY

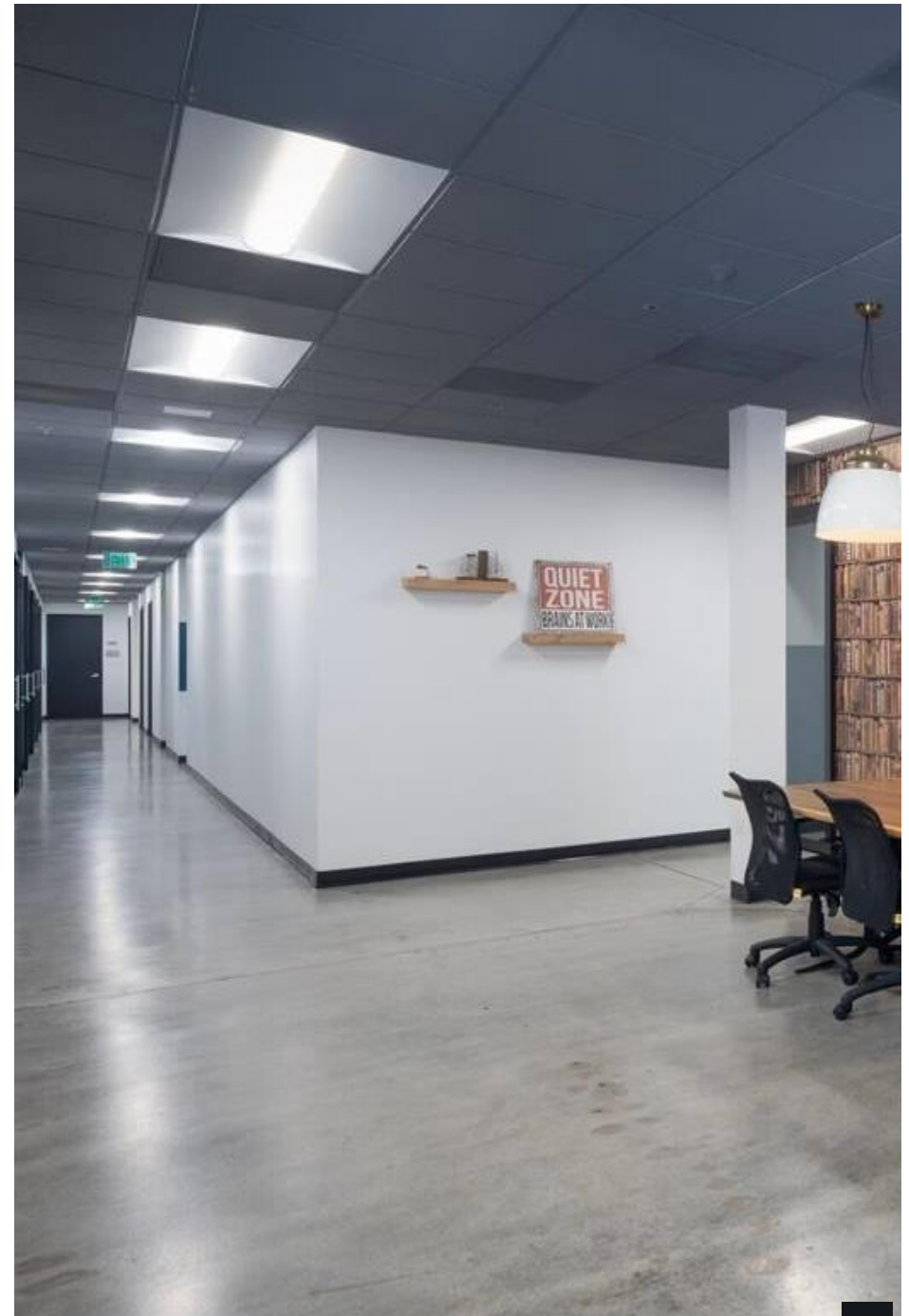
OFFERING SUMMARY

ADDRESS	2292 Faraday Carlsbad CA 92010
BUILDING SF	18,848 SF
LAND SF	59,677 SF
YEAR BUILT	1986

FINANCIAL SUMMARY

PRICE	\$5,999,999
PRICE PSF	\$318.34

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	989	75,286	244,199
2026 Median HH Income	\$173,949	\$148,473	\$123,115
2026 Average HH Income	\$232,356	\$185,165	\$167,725



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530 South Lake Ave #936, Pasadena, CA 91101

Investment Summary | 2292 Faraday

- ❖ VFCRE is pleased to exclusively present 2292 Faraday Avenue comprises an 18,848-square-foot, single-story, multi-tenant flex and R&D building located within the prestigious Carlsbad Research Center. Offered for sale, the property is approximately 50% occupied with all tenants on month-to-month leases, creating an ideal opportunity for an owner-user to establish a corporate headquarters presence. SBA loan financing is available. Zoned CM (Commercial Manufacturing) by the City of Carlsbad, the property accommodates a wide range of industrial uses. The building offers significant value-add potential, with multiple suites featuring drop ceilings beneath approximately 18-foot clear heights, enabling ceiling openings for enhanced warehouse functionality. Existing industrial specifications include an 11- by 11-foot drive-in door, wet sprinklers, 68 surface parking, and robust power capacity with 800 amps, 277/480-volt, 3-phase service.
- ❖ The property features prominent top and projected monument signage, providing strong corporate identity and visibility along Faraday Avenue, which sees approximately 16,948 vehicles per day. Additional amenities include an outdoor courtyard and seating area, shower and locker facilities, a security system, on-site property management, and 24-hour access. Ideally positioned between Interstate 5 and Highway 78, the property offers convenient access to North County beaches to the west and Escondido to the east. McClellan-Palomar Airport is located approximately 1.5 miles away from 2292 Faraday Avenue, providing domestic and international connections through a less congested regional airport. The surrounding Carlsbad Research Center is home to a dense concentration of life science, biotechnology, medical devices, diagnostic, and technology companies.



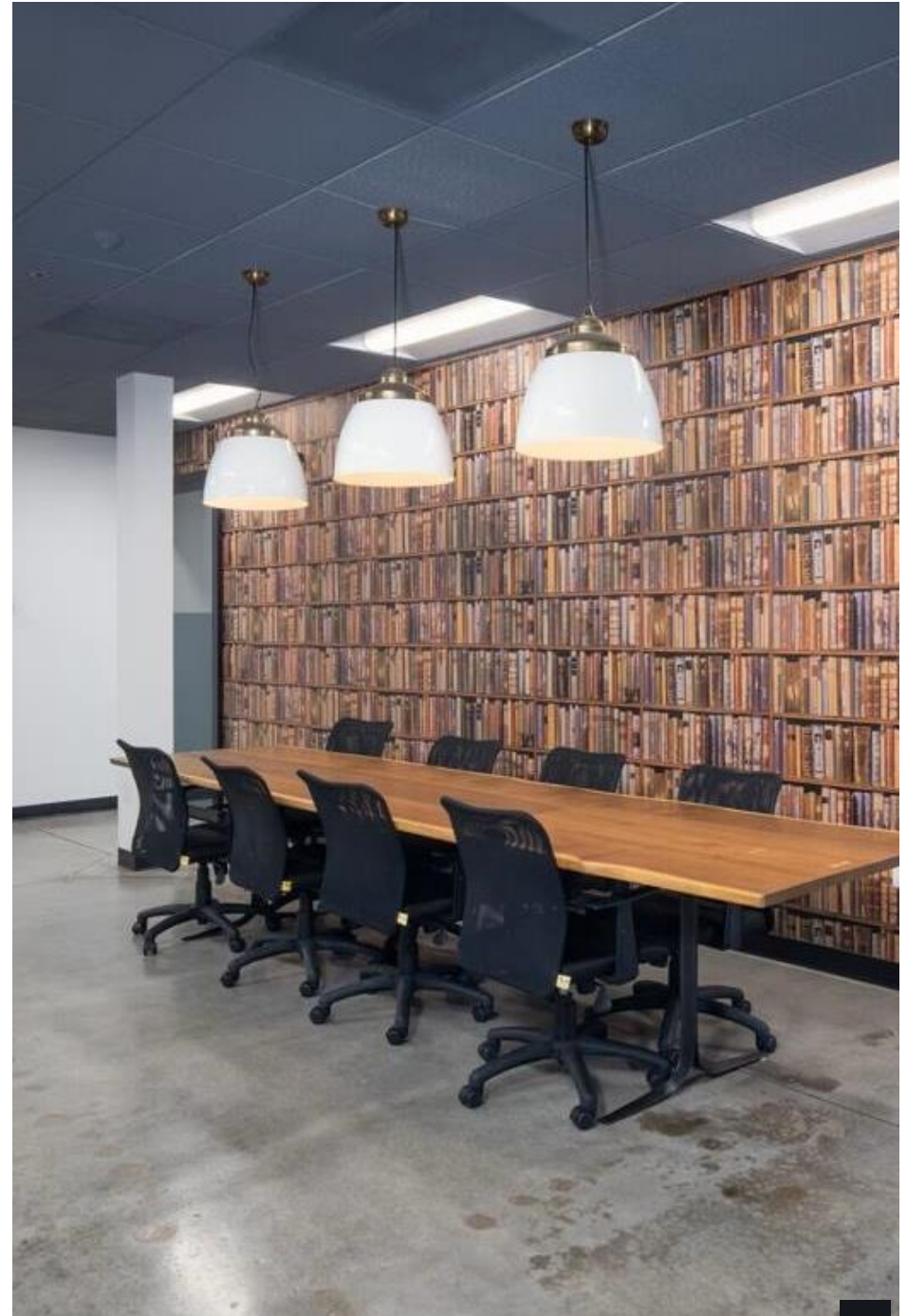
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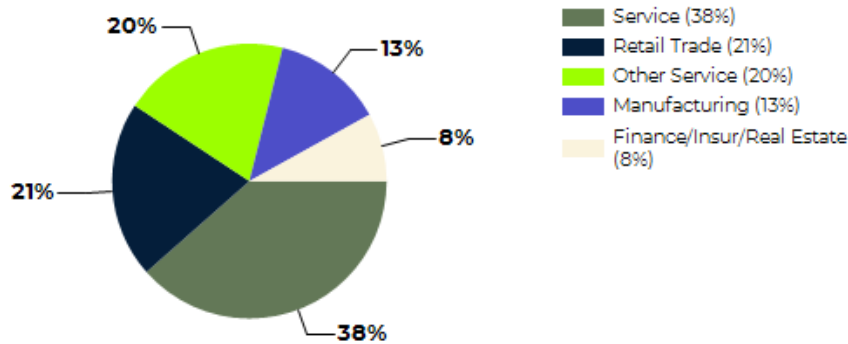
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Location

- Location Summary
- Major Employers Map

- ❖ 2292 Faraday Avenue offers SBA financing and is 50% leased on a month-to-month basis, allowing an owner/user to occupy as much space as desired.
- ❖ Featuring a drive-in door, monument signage, expandable 18-foot ceiling height, and heavy power from an 800-amp, 277/480-volt, 3-phase system.
- ❖ Purchasing opportunity for an 18,848 SF R&D facility with high visibility, value-add potential, owner/user capability, and flexible industrial use.
- ❖ Join key life science and technology players at Carlsbad Research Center, including Scripps, Thermo Fisher Scientific, Abbott, and Navigate Biopharma.
- ❖ Superior highway connectivity to the Interstate 5 and 78 Highways, conveniently routing to North Bay Beaches, San Diego, and Los Angeles.

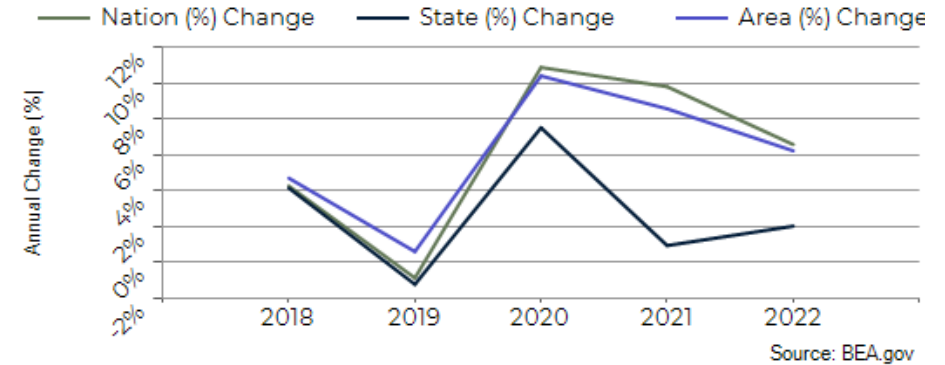
Major Industries by Employee Count



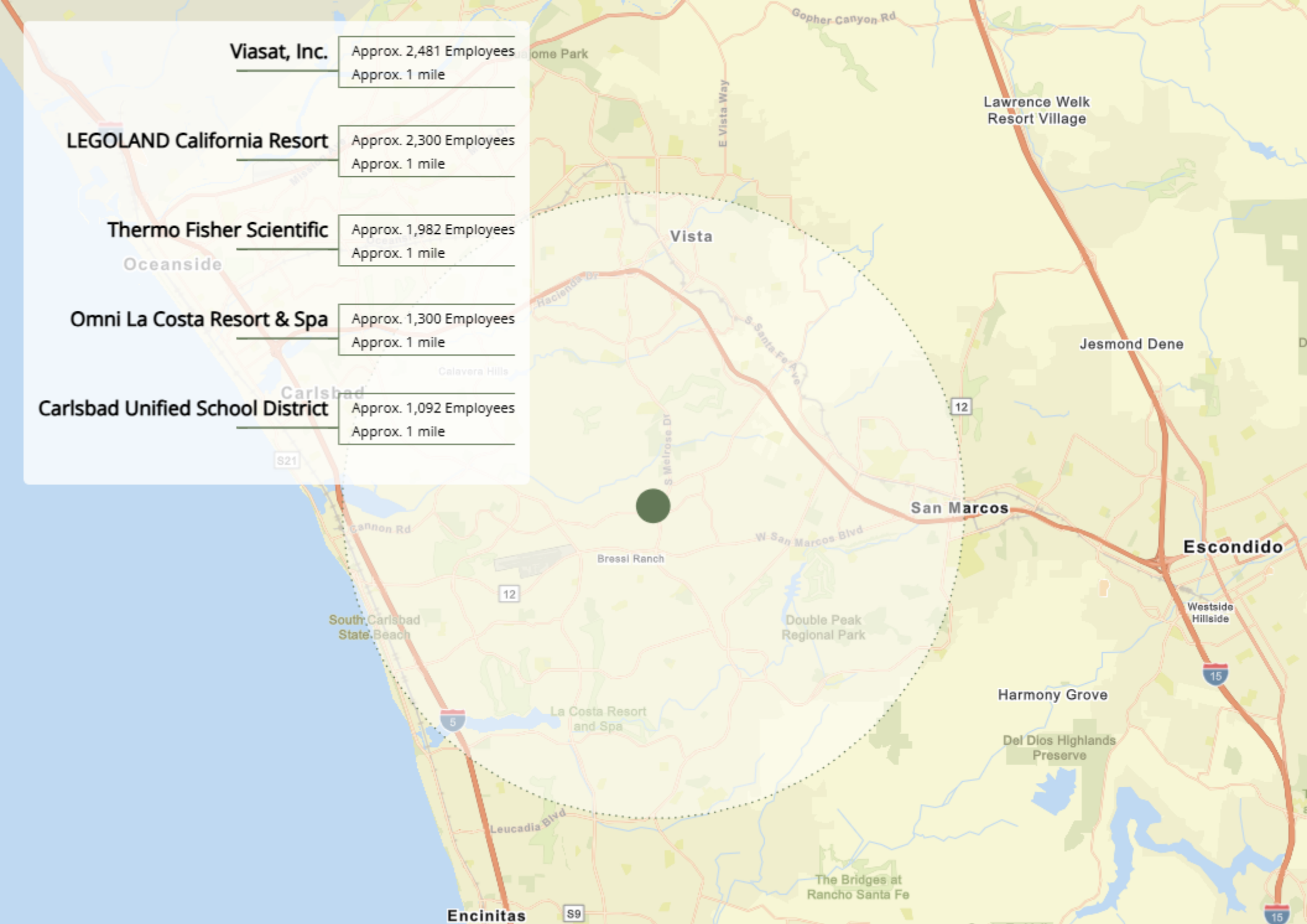
Largest Employers

Viasat, Inc.	7,000
LEGOLAND California Resort	2,300
Omni La Costa Resort & Spa	1,300
TaylorMade-Adidas	1,200
Carlsbad Unified School District	1,092
Callaway Golf	900
Gemological Institute of America	500
OptumRx	500

San Diego County GDP Trend



Viasat, Inc.	Approx. 2,481 Employees Approx. 1 mile
LEGOLAND California Resort	Approx. 2,300 Employees Approx. 1 mile
Thermo Fisher Scientific	Approx. 1,982 Employees Approx. 1 mile
Omni La Costa Resort & Spa	Approx. 1,300 Employees Approx. 1 mile
Carlsbad Unified School District	Approx. 1,092 Employees Approx. 1 mile



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03 Property Description
Property Features

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PROPERTY FEATURES

BUILDING SF	18,848
LAND SF	59,677
YEAR BUILT	1986
ZONING TYPE	C-M



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04

Demographics

General Demographics

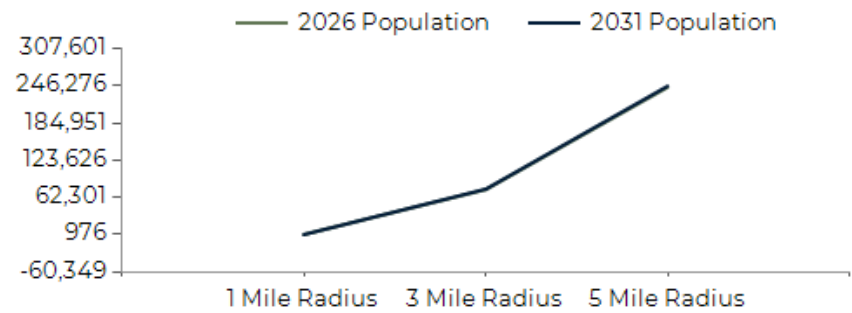
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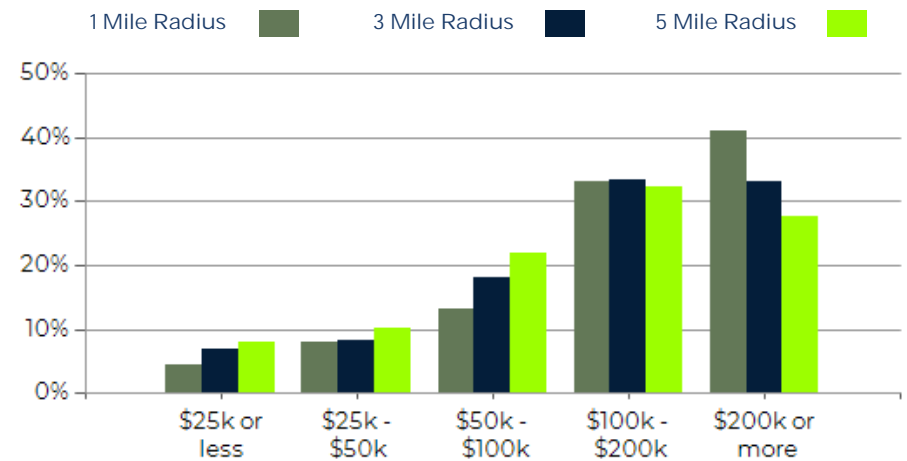
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	643	50,354	193,161
2010 Population	910	69,216	228,208
2026 Population	989	75,286	244,199
2031 Population	976	75,983	246,276
2026 African American	29	1,135	4,471
2026 American Indian	7	454	2,619
2026 Asian	84	7,740	18,452
2026 Hispanic	174	12,940	68,206
2026 Other Race	43	4,269	30,360
2026 White	657	51,152	149,894
2026 Multiracial	166	10,393	37,414
2026-2031: Population: Growth Rate	-1.30%	0.90%	0.85%

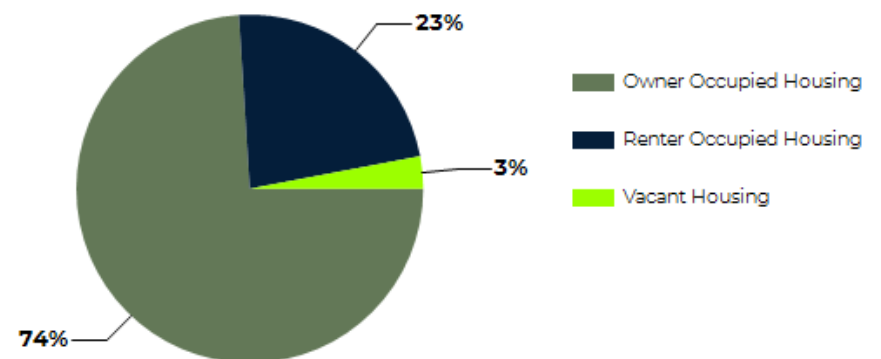
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8	1,355	4,316
\$15,000-\$24,999	10	723	3,039
\$25,000-\$34,999	11	1,081	3,656
\$35,000-\$49,999	21	1,409	5,760
\$50,000-\$74,999	25	2,836	10,495
\$75,000-\$99,999	28	2,511	10,052
\$100,000-\$149,999	49	5,014	16,512
\$150,000-\$199,999	83	4,866	13,567
\$200,000 or greater	163	9,843	25,922
Median HH Income	\$173,949	\$148,473	\$123,115
Average HH Income	\$232,356	\$185,165	\$167,725



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

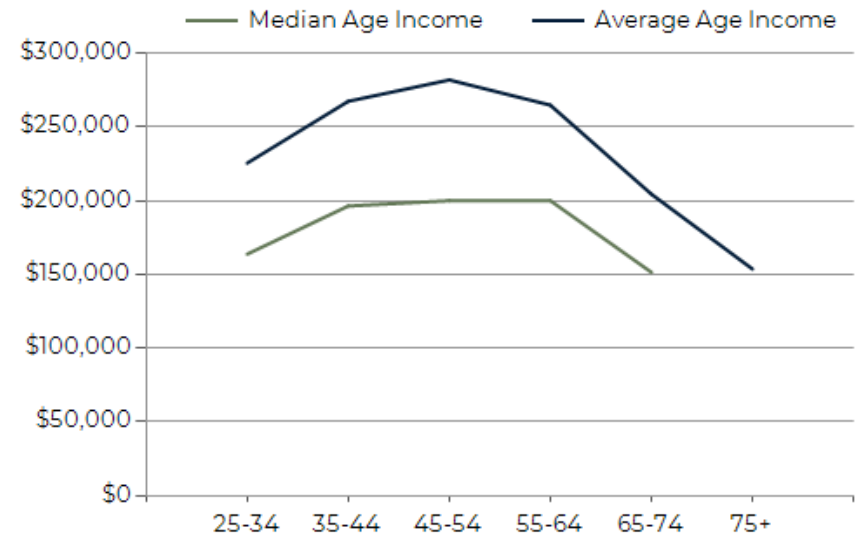
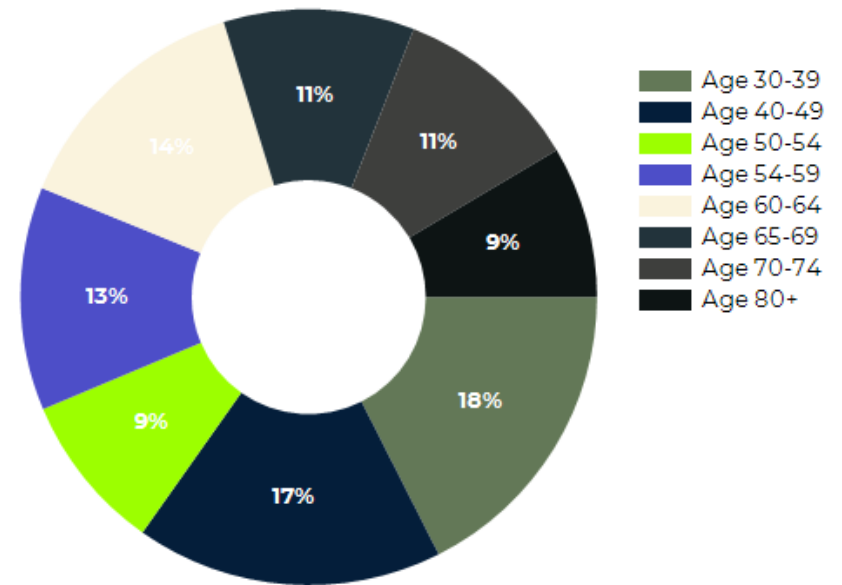


Source: csi

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	51	3,708	15,960
2026 Population Age 35-39	54	4,027	15,510
2026 Population Age 40-44	55	4,984	16,502
2026 Population Age 45-49	48	4,866	15,645
2026 Population Age 50-54	53	5,251	15,804
2026 Population Age 55-59	75	4,963	15,323
2026 Population Age 60-64	84	5,281	15,630
2026 Population Age 65-69	64	4,754	14,494
2026 Population Age 70-74	63	4,293	12,725
2026 Population Age 75-79	51	3,789	10,587
2026 Population Age 80-84	53	2,433	6,643
2026 Population Age 85+	39	2,089	6,920
2026 Population Age 18+	827	60,289	196,194
2026 Median Age	49	45	43
2031 Median Age	51	46	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$163,692	\$134,892	\$110,593
Average Household Income 25-34	\$225,483	\$173,953	\$148,179
Median Household Income 35-44	\$196,407	\$172,029	\$153,988
Average Household Income 35-44	\$267,447	\$211,069	\$190,130
Median Household Income 45-54	\$200,001	\$195,666	\$172,406
Average Household Income 45-54	\$281,931	\$235,446	\$214,260
Median Household Income 55-64	\$200,001	\$186,517	\$160,389
Average Household Income 55-64	\$264,858	\$225,253	\$199,732
Median Household Income 65-74	\$151,353	\$118,259	\$107,256
Average Household Income 65-74	\$204,456	\$161,814	\$150,003
Average Household Income 75+	\$153,588	\$106,042	\$103,027

Population By Age



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