

# 5931

DARWIN COURT | CARLSBAD, CA 92008

PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING

ROBAK  
GROUP



TAKE A  
VIRTUAL TOUR



±31,200 SF FREESTANDING INDUSTRIAL BUILDING  
FOR SALE

# 5931

DARWIN COURT | CARLSBAD, CA 92008



## THE PROPERTY

- ± 31,200 SF Freestanding Industrial Building
- ± 10,200 SF Office and ± 21,000 SF Warehouse
- ± 2.16 Acre Parcel



## FEATURES

- Clear Height ±27' - 29'
- Heavy Power 800 amps 480/277 V
- Fire Sprinklers
- Lush Mature Landscaping
- Grade Level Door 12'x16'
- Dock Well 12'x12'



## PARKING

Large Concrete Parking Lot  
100 Spaces  
Parking Ratio: 3.21/1,000 SF



## YEAR BUILT

1998



## APN

212-120-14-00



## ZONING

C-M, Heavy Commercial, City of Carlsbad  
[\(Click to View\)](#)



## THE OPPORTUNITY

Sale Price: \$9,200,000 (\$294.87/SF)  
Seller Lease Back up to 2 Years  
Lease Terms Negotiable



# EXECUTIVE SUMMARY



**5931 Darwin Court, Carlsbad, CA 92008** presents a rare opportunity to acquire a **best-in-class, freestanding industrial manufacturing facility** located within the highly sought-after **Carlsbad Research Center**, North County San Diego's premier industrial and corporate hub. Built in **1998**, this **31,200-square-foot** concrete tilt-up facility sits on a **2.16-acre parcel** and has been meticulously maintained, reflecting true pride of ownership.



The property is ideally suited for an owner-user or investor seeking a **high-image corporate headquarters**. It offers **800 amps of 277/480V power**, **fire sprinklered**, **concrete construction**, and functional loading with **one oversized grade-level door and one truck well**, supporting a wide range of manufacturing, **R&D**, **manufacturing and distribution** uses. A **large concrete parking lot with over 100 parking spaces** provides excellent parking ratios for employees and visitors.



Distinctive features include **lush landscaping**, **prominent building signage**, and **strong curb appeal**, creating a professional corporate identity that aligns with the surrounding presence of numerous **Fortune 500 companies**. The facility's freestanding configuration allows for single-tenant occupancy and operational efficiency rarely available in this submarket.



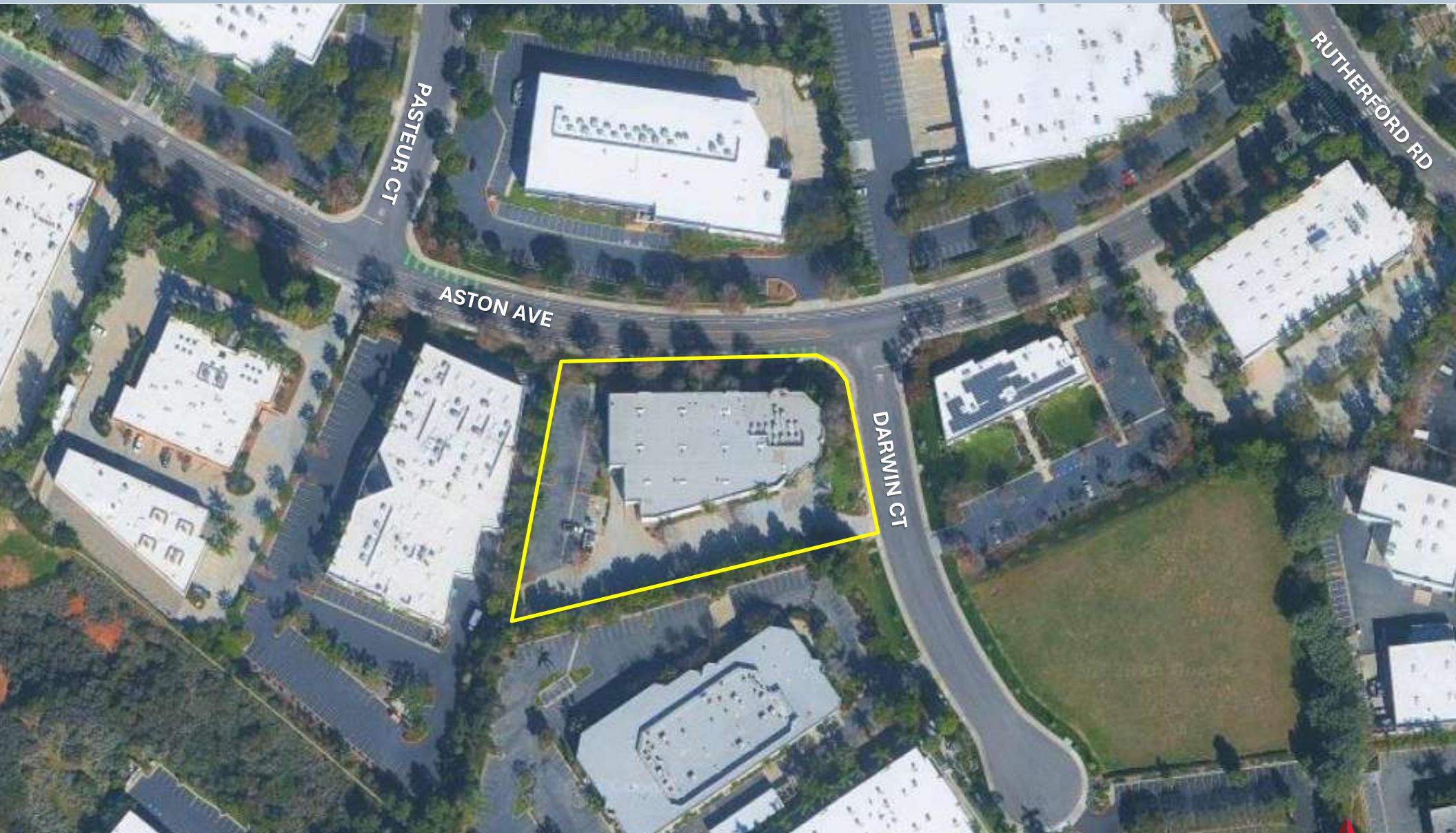
Strategically located just off **Palomar Airport Road**, Carlsbad's primary east-west corridor with traffic counts exceeding **32,000 cars per day**, the property benefits from exceptional visibility and accessibility. Additionally, **Interstate 5 is only 2.3 miles away**, providing seamless connectivity throughout **San Diego County and greater Southern California**.



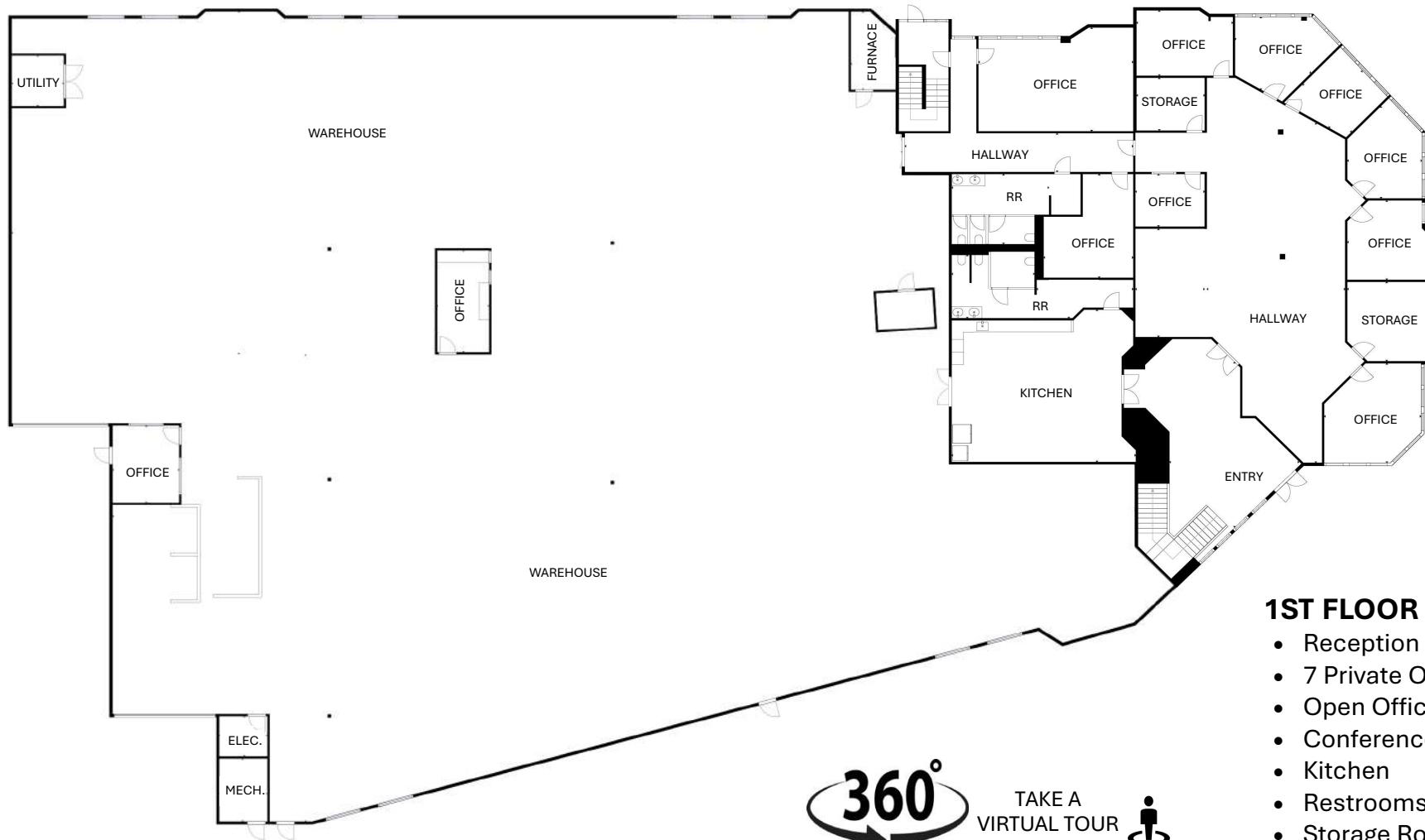
Overall, 5931 Darwin Court represents a **premier acquisition opportunity** in one of North San Diego County's most desirable industrial markets—combining location, functionality, and image in a truly **best-of-class asset**.



# SITE MAP



5931 DARWIN COURT | CARLSBAD

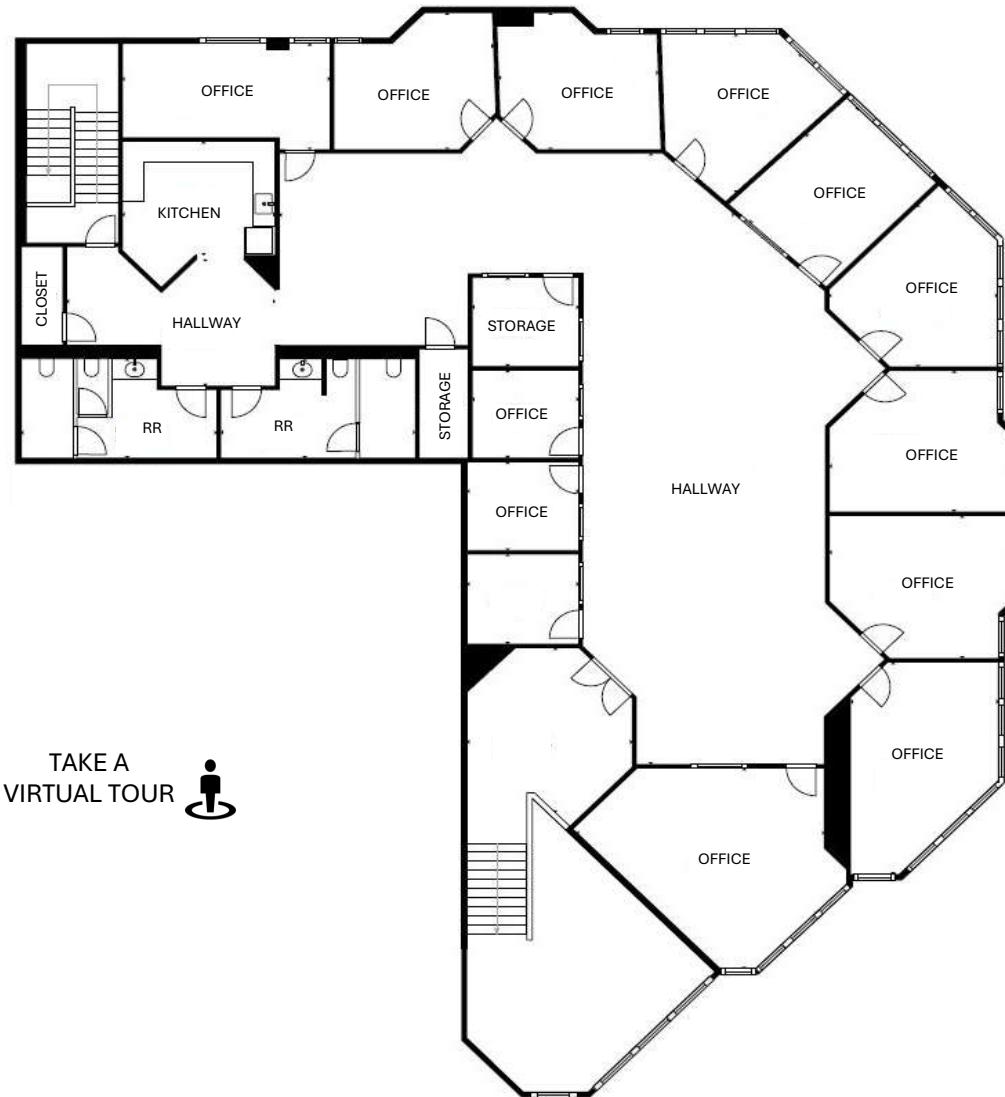
**1ST FLOOR | FEATURES**

- Reception / Lobby Area
- 7 Private Offices
- Open Office Area
- Conference Room
- Kitchen
- Restrooms
- Storage Room
- IT Closet
- Large Warehouse ± 21,000 SF

## 2ND FLOOR | FEATURES

- 13 Private Offices
- Open Office Area
- Kitchen
- Restrooms
- Storage Room

360°  
TAKE A  
VIRTUAL TOUR 



## TENANT PROFILE & LEASE BACK OPPORTUNITY

### TENANT PROFILE: Anchor Audio, Inc.

Established in 1973, **Anchor Audio** is the premier manufacturer of portable sound systems, speaker monitors, and intercoms. Headquartered in Carlsbad, California, the company has grown from producing the first portable sound system in a small Torrance facility to occupying a large, dedicated 31,200-square-foot manufacturing plant.

Anchor Audio is a trusted brand within education, government, military, and commercial sectors, with products frequently used at NFL events, in school districts, and at the White House. Known for dependability and “made in the USA” quality, they manufacture their own components—including circuit boards—in-house. Their product line, which features durable, battery-powered PA systems (such as the Liberty and Bigfoot), is sold through a comprehensive network of authorized B2B dealers.

As a tenant, [Anchor Audio](#) demonstrates high financial stability and commitment, offering industry-leading 6-year warranties. They are a proactive partner that prioritizes “total quality” in manufacturing, making them a secure and reputable tenant in the industrial and commercial marketplace.



### THE POWERFUL, RUGGED, PORTABLE LINE UP



**BIGFOOT**



**BEACON**



**LIBERTY 3**



**MEGAVOX**



**GO BETTER**



**MINI**



126 dB



123 dB



123 dB



119 dB



109 dB



100 dB



150' x 150' Area



90' x 175' Area



90' x 175' Area



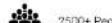
75' x 150' Area



85' x 75' Area



20' x 30' Area



2500+ People



1500+ People



1500+ People



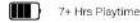
1000+ People



500+ People



100+ People



7+ Hrs Playtime



7+ Hrs Playtime



7+ Hrs Playtime



7+ Hrs Playtime



11+ Hrs Playtime



11+ Hrs Playtime

\* MSRP \$4,500

\* MSRP \$3,300

\* MSRP \$2,079

\* MSRP \$1,050

\* MSRP \$670

\* MSRP \$400

### SELLER LEASE BACK:

Seller (Anchor Audio) to lease back the property to maintain operations while transitioning their manufacturing processes off-site. Lease term and rate to be negotiable with a minimum of 1 year lease back.

# PLAT MAP

PLAT MAP IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

09

212-12

1"=400'  
N



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

1\* NO ACCESS  
2\* SEE DETAIL "C"  
3\* SEE PARCEL MAP FOR BROS & DST.

A N12°16'36"E 132.04 H S7°13'54"W 45.26  
B N21°47'40"E 53 I N63°15'53"N 235.72  
C N16°13'25"E 106.28 J N71°05'26"W 37.05  
D N29°16'25"E 9.36 K R-34 116.09  
E N0°40'35"E 78.16 L N55°26'21"N 27.05  
F N89°19'21"W 21.39 M N63°15'53"N 40.75  
G N0°40'39"E 91.08

CHANGES			
BLK	OLD	NEW	YR CUT
120	1-26	88	72
	27-32	88	71
028	3	88	10000
31&32	34	97	1433
28&29	35&36	99	1230
4	4	01	4680
34	37-40 A	05	1727
11	11	06	4682
37-40	41-47	05	1631
33	46-54	06	1557
42-43	55	06	1748
43&46	PO 26	07	06
4	56-59	07	1373

CHANGES			
BLK	OLD	NEW	YR CUT
120	1-26	88	72
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31&32	34	97	1433
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4	4	01	4680
34	37-40 A	05	1727
11	11	06	4682
37-40	41-47	05	1631
33	46-54	06	1557
42-43	55	06	1748
43&46	PO 26	07	06
4	56-59	07	1373

USE OTHER CHG BOX

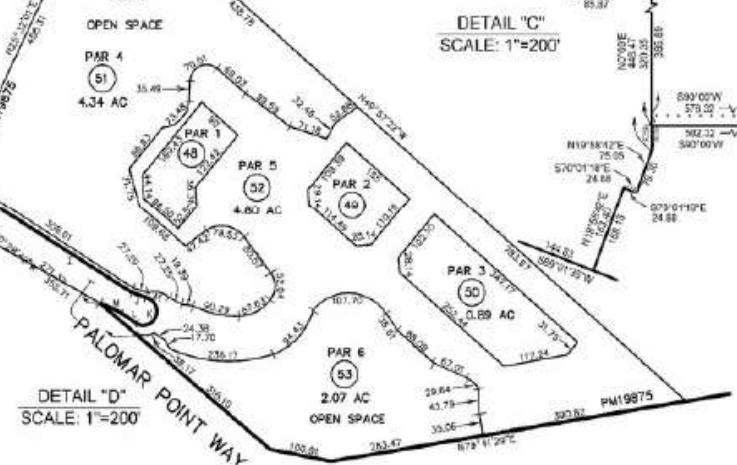
NH22710E 0.56  
NUTCF 221.48  
NUTCF 234.66  
NUTCF 52.64  
N415449E 22.44

N60300W 85.87  
N60300W 85.87  
N60300W 85.87

899.07W 579.20  
592.12  
590.00W  
N191817E 75.05  
570.01  
24.88  
029.0110E 24.88

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N191817E 75.05  
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029.0110E 24.88



# Why LEASE when you can OWN?

OWN		
<b>Purchase Assumptions</b>		
Size (Square Feet)		31,200
Price per square foot		\$295
Total Project Cost		\$9,200,000
<b>Start-Up Costs:</b>		
10% Down Payment		\$920,000
Loan Fee/Costs		\$97,520
<b>Total Start-Up Costs</b>		<b>\$1,017,520</b>
<b>Monthly Costs</b>		
Mortgage Payment (P&I)	\$1.79	\$55,851
Operating Expenses	\$0.30	\$9,787
Property Taxes		\$9,200
HOA	\$0.03	\$936
<b>Total Monthly Costs</b>		<b>\$75,774</b>
<b>Monthly Ownership Benefits (Estimated)</b>		
<b>Tax Benefits</b>		
Depreciation Benefit		\$6,291
Operating Expense Deduction		\$3,680
Property Tax Deduction		\$9,200
Interest Deduction (7 yr Avg.)		\$41,212
<b>Other Benefits</b>		
Rental Income		\$0
Avg. Appreciation	2.0%	\$15,333
<b>Total Ownership Benefits</b>		<b>\$75,716</b>
<b>TOTAL EFFECTIVE MONTHLY COST:</b>		
		<b>\$58</b>

LEASE		
<b>Lease Assumptions</b>		
Size (Square Feet)		31,200
Lease rate per sq ft/mth NNN		\$1.40
NNN		\$0.59
<b>Start-Up Costs</b>		
Prepaid Rent		\$62,088
Security Deposit		\$62,088
<b>Total Start-Up Costs</b>		<b>\$124,176</b>
<b>Monthly Costs</b>		
Lease Payment	\$1.40	\$43,680
Operating Expense	\$0.30	\$9,787
Property Taxes	\$0.29	\$9,200
HOA	\$0.03	\$936
<b>Total Monthly Costs</b>		<b>\$63,603</b>
<b>Monthly Lease Benefits (Estimated)</b>		
<b>Tax Benefits</b>		
Depreciation Benefit		n/a
Operating Expense Deduction		\$0
Lease Deduction		\$24,835
Interest Deduction		n/a
<b>Other Benefits</b>		
Rental Income		\$0
Avg. Appreciation		n/a
<b>Total Lease Benefits</b>		<b>\$24,835</b>
<b>TOTAL EFFECTIVE MONTHLY COST:</b>		
		<b>\$38,768</b>

## Ownership Analysis Summary

Annual Effective Cost Difference	<b>\$464,512</b>
Average Annual Principal Pay down	<b>\$108,845</b>
<b>Annual Wealth Creation</b>	<b>\$573,357</b>
<b>15 Year Wealth Creation</b>	<b>\$8,600,360</b>

Quick Response (48 Hour Pre-Qualification Available)

### For more information contact:

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## PRIME NORTH COUNTY - CARLSBAD LOCATION

Situated in the **Carlsbad Research** Center, this property sits at the center of North County's most prestigious business park. Carlsbad attracts a high concentration of credit tenants thanks to its coastal setting and exceptional quality of life. Nearby major employers include Callaway Golf, Titleist, TaylorMade, Thermo Fisher Scientific, Novartis, Arrowhead Insurance, Mercedes-Benz, Reef, Puma and ViaSat.

Excellent transportation links: the site offers quick access to **Palomar Airport Road**, the city's primary east-west corridor carrying over 32,000 vehicles per day and is only 2.3 miles from Interstate 5, providing convenient routes throughout Southern California. The property is adjacent to McClellan-Palomar Airport, one of the nation's busiest single-runway airports, which recently upgraded its passenger terminal to better serve private and corporate travelers.

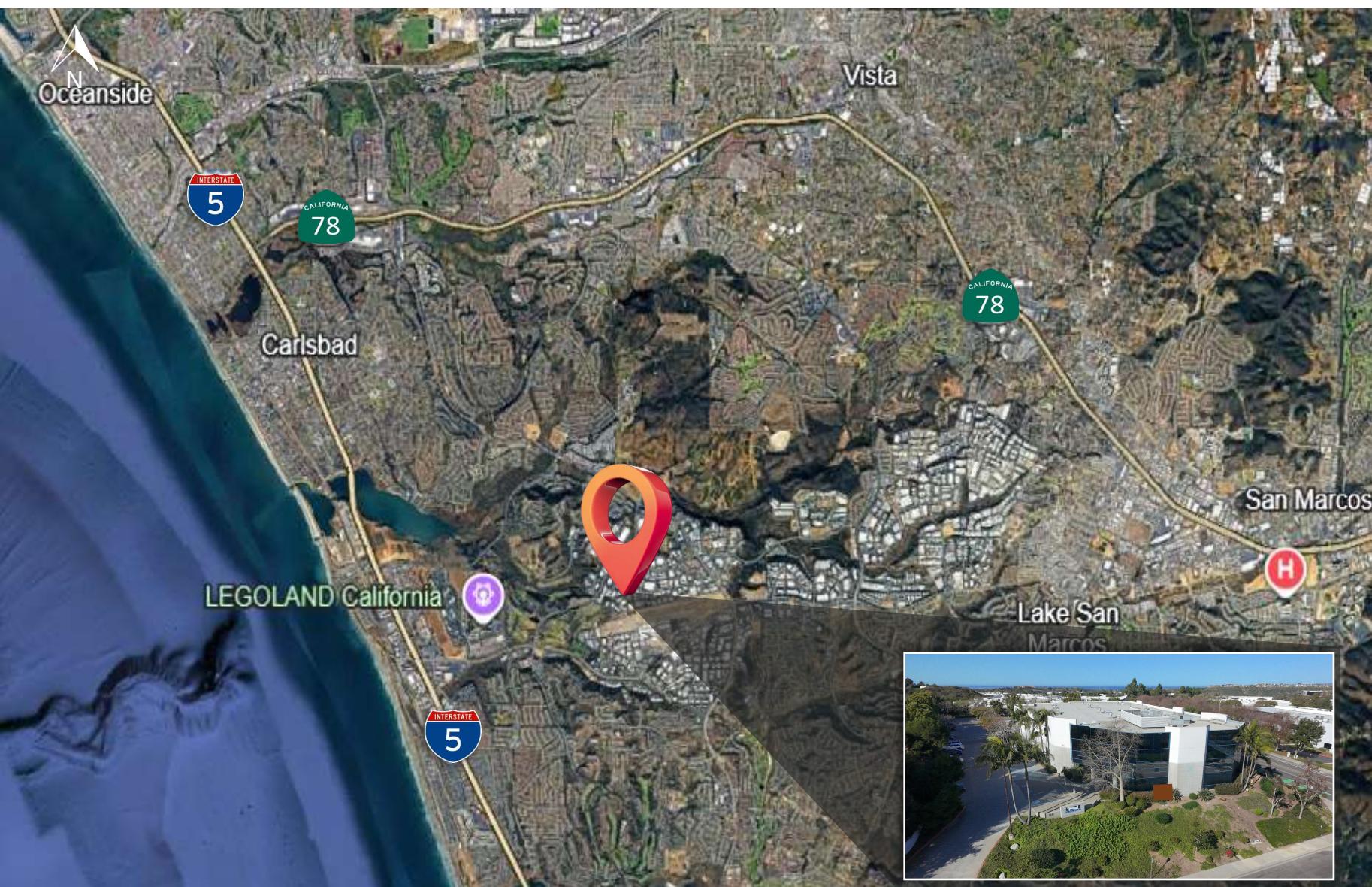
A diverse local economy supports a range of industries, including life sciences, action sports, clean technology, information & communications technology (ICT), and hospitality/leisure. The surrounding demographics are attractive for both executives and employees: within a **three-mile radius there are approximately 64,831 residents with an average household income of \$129,084**.

Carlsbad recently received the “**e-Cities**” award from **Google Inc.** for the most e-savvy business community in California



## LOCATION AERIAL

PACIFIC COAST  
COMMERCIAL  
SALES - MANAGEMENT - LEASING



N NEOTech



Titleist®

**IONIS**

City of  
Carlsbad  
California

**ls**  
biosyn

**ups**

**COSTCO**  
WHOLESALE

**ARGONAUT**  
MANUFACTURING SERVICES

**CARLSBAD**  
PREMIUM OUTLETS®  
A SIMON CENTER

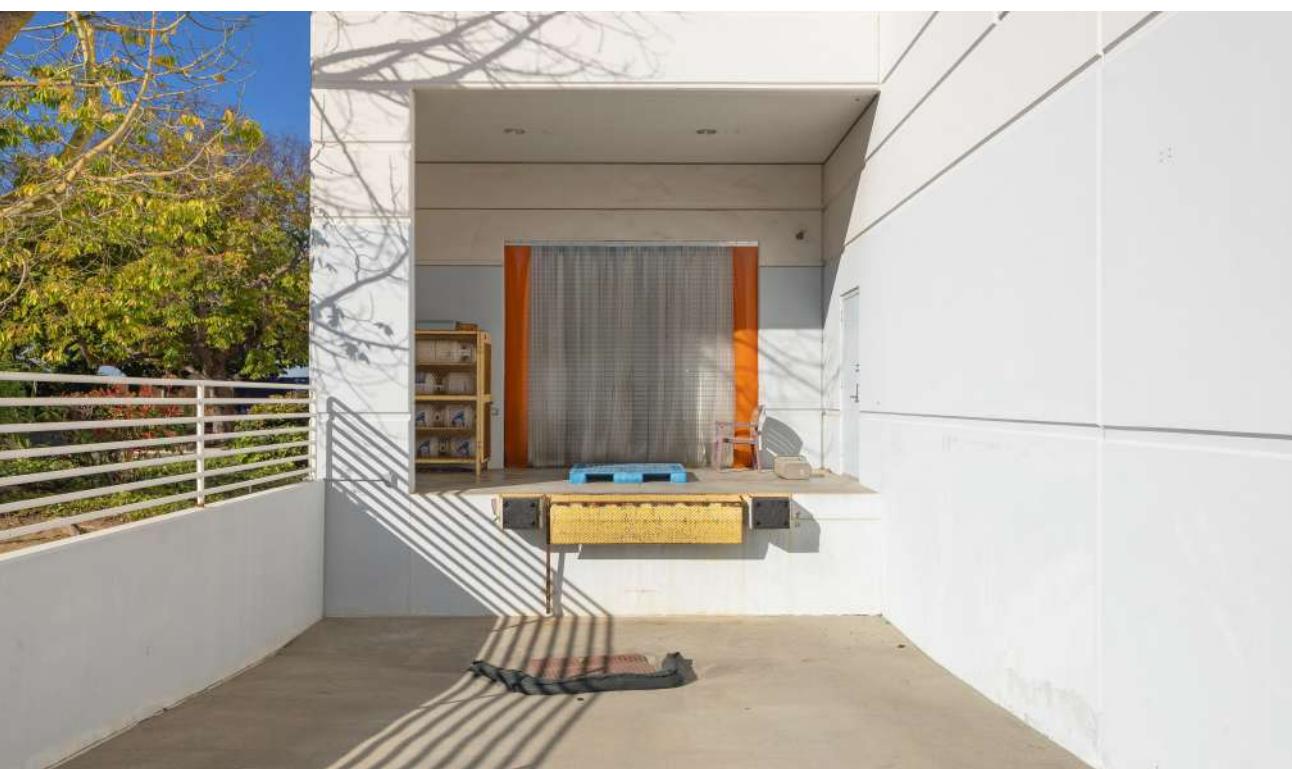
**ThermoFisher**  
SCIENTIFIC

**L3HARRIS™**

**carbon by design**

**LEGOLAND**  
CALIFORNIA RESORT

**TaylorMade®**



## DEMOGRAPHICS (2 MILE RADIUS)



**24,307**

2024 POPULATION



**9,253**

2024 HOUSEHOLDS



**44.2**

2024 MEDIAN AGE



**\$1,015,534**

2024 MEDIAN HOME VALUE



**1997**

2024 MEDIAN YEAR BUILT



**\$153,156**

2024 AVG HOUSEHOLD INCOME

Source: Costar.com

## DRIVE TIMES

McClellan-Palomar Airport	5 Mins
Carlsbad Premium Outlets	8 Mins
LEGOLAND California	8 Mins
Del Mar	22 Mins
Downtown San Diego	38 Mins
San Diego Intl Airport	46 Mins

# 5931

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