

5931

DARWIN COURT | CARLSBAD, CA 92008


PACIFIC COAST
COMMERCIAL
SALES • MANAGEMENT • LEASING



±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



YEAR BUILT

1998



APN

212-120-14-00



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'



ZONING

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



PARKING

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



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**.



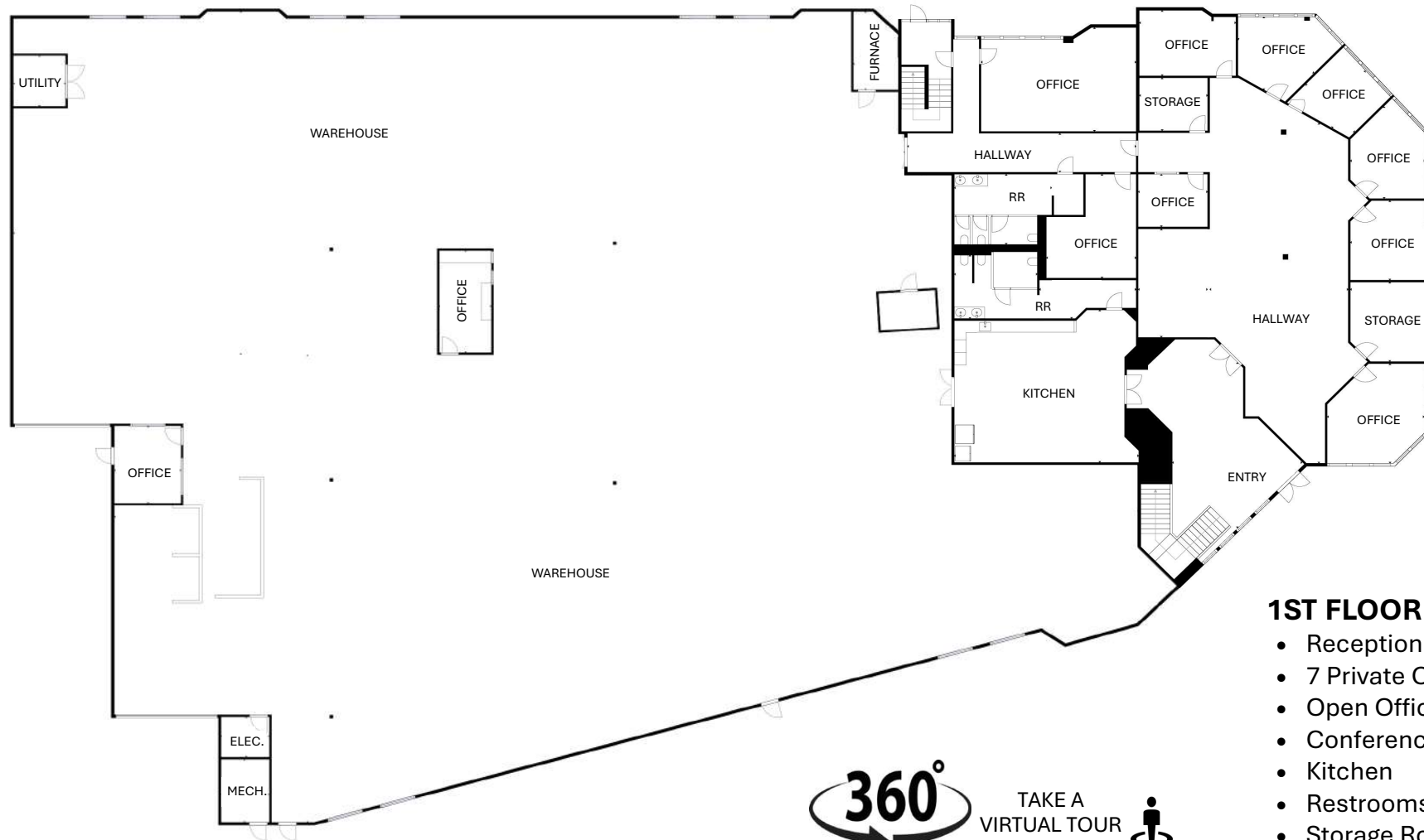
SITE MAP



5931 DARWIN COURT | CARLSBAD

FLOORPLAN: 1ST FLOOR

FLOORPLANS ARE NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.



1ST FLOOR | FEATURES

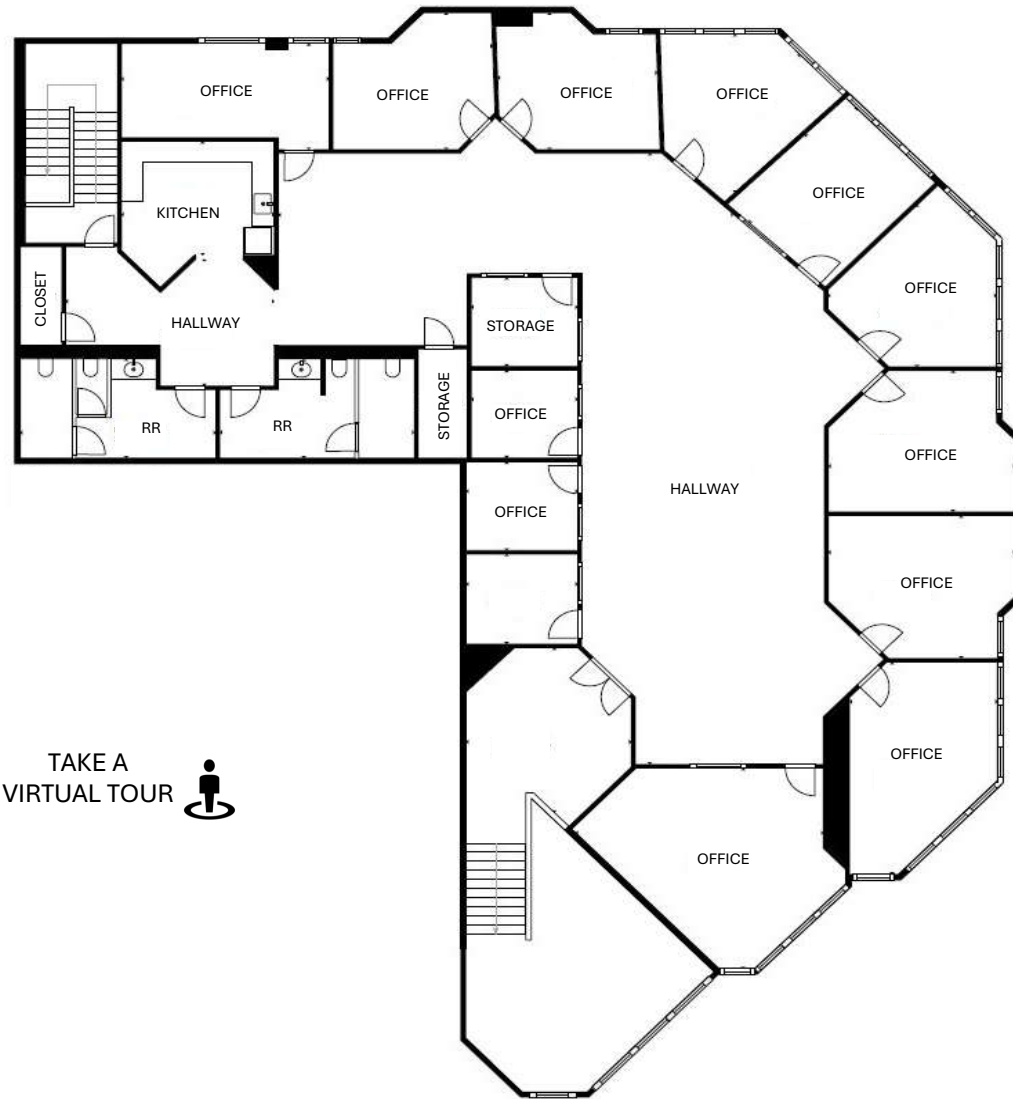
- Reception / Lobby Area
- 7 Private Offices
- Open Office Area
- Conference Room
- Kitchen
- Restrooms
- Storage Room
- IT Closet
- Large Warehouse ± 21,000 SF

FLOORPLAN: 2ND FLOOR

FLOORPLANS ARE NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

2ND FLOOR | FEATURES

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



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 GETTER	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 80' 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.

09

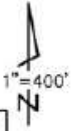
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

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

A	N12°14'36"E	132.04	H	S71°33'54"W	45.25
B	N21°47'40"E	63	I	N63°15'53"W	295.72
C	N18°13'20"E	106.28	J	N71°00'26"W	27.05
D	N29°18'22"E	9.36	K	R=34	116.09
E	N5°40'59"E	78.16	L	N55°26'21"W	27.05
F	N89°19'21"W	21.39	M	N63°15'53"W	40.74
G	N0°40'30"E	01.08			

CHANGES	BLK	PROG	APN	ASSN	YR	CUT	NO
	120	41A44	00	17	1432		
		589	01	17	1424		

212-12



CHANGES	BLK	OLD	NEW	YR	CUT
	120	1-26	88	72	
		27-32	88	71	
		33	88	10009	
		31A:32	34	97	1433
		28A:29	35B:36	99	1230
		4	100	01	4680
		34	100	05	1727
		11	100	06	4682
		37-40	41-47	00	1031
		33	46-54	06	1557
		42-49	55	06	1748
		43-46	PG 28	07	88
		4	58-59	07	1373

USE OTHER CHG BOX

DETAIL "C"
SCALE: 1"=200'

DETAIL "D"
SCALE: 1"=200'

MAP 11811 - CARLSBAD TCT. NO. 85-24 UNIT NO. 4
MAP 11810 - CARLSBAD TCT. NO. 85-24 UNIT NO. 3
ROS 8467



Why LEASE when you can OWN?

OWN

Purchase Assumptions

Size (Square Feet)	31,200
Price per square foot	\$295
Total Project Cost	\$9,200,000

Start-Up Costs:

10% Down Payment	\$920,000
Loan Fee/Costs	\$97,520
Total Start-Up Costs	\$1,017,520

Monthly Costs

Per Sq. ft.

Mortgage Payment (P&I)	\$1.79	\$55,851
Operating Expenses	\$0.30	\$9,787
Property Taxes		\$9,200
HOA	\$0.03	\$936
Total Monthly Costs		\$75,774

Monthly Ownership Benefits (Estimated)

Tax Benefits

Depreciation Benefit	\$6,291
Operating Expense Deduction	\$3,680
Property Tax Deduction	\$9,200
Interest Deduction (7 yr Avg.)	\$41,212

Other Benefits

Rental Income		\$0
Avg. Appreciation	2.0%	\$15,333

Total Ownership Benefits	\$75,716
---------------------------------	-----------------

TOTAL EFFECTIVE MONTHLY COST:	\$58
--------------------------------------	-------------

LEASE

Lease Assumptions

Size (Square Feet)	31,200
Lease rate per sq ft/mth NNN	\$1.40
NNN	\$0.59

Start-Up Costs

Prepaid Rent	\$62,088
Security Deposit	\$62,088
Total Start-Up Costs	\$124,176

Monthly Costs

Per Sq. ft.

Lease Payment	\$1.40	\$43,680
Operating Expense	\$0.30	\$9,787
Property Taxes	\$0.29	\$9,200
HOA	\$0.03	\$936
Total Monthly Costs		\$63,603

Monthly Lease Benefits (Estimated)

Tax Benefits

Depreciation Benefit	n/a
Operating Expense Deduction	\$0
Lease Deduction	\$24,835
Interest Deduction	n/a

Other Benefits

Rental Income	\$0
Avg. Appreciation	n/a

Total Lease Benefits	\$24,835
-----------------------------	-----------------

TOTAL EFFECTIVE MONTHLY COST:	\$38,768
--------------------------------------	-----------------

Ownership Analysis Summary

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

Quick Response (48 Hour Pre-Qualification Available)

For more information contact:

Matt Boisseree, Vice President | (619) 249-1705
matthew.boisseree@cnb.com
City National Bank | 4275 Executive Square, Ste 100, La Jolla, CA 92037

This document is for discussion purposes only and is not meant to be, nor shall it be construed as a commitment by Bank, Pacific Coast Commercial or of its affiliates to extend credit. It is intended to serve only as a basis for discussion of a potential transaction. It does not attempt to describe all the terms and conditions that would pertain to an SBA 504 loan or commercial property purchase. Instead, it is intended to outline certain basic points of a property purchase using an SBA 504 product and general estimated values and fees.

LENDER AND BORROWER UNDERSTAND AND AGREE THAT THIS DOCUMENT IS BASED ON ESTIMATED VALUES. In addition, the specific elements of this discussion document may be revised or otherwise altered as the result of further discussions or information gathered during the due diligence process. Therefore, this document shall not be deemed a legally binding agreement between the parties for any purpose whatsoever.

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.

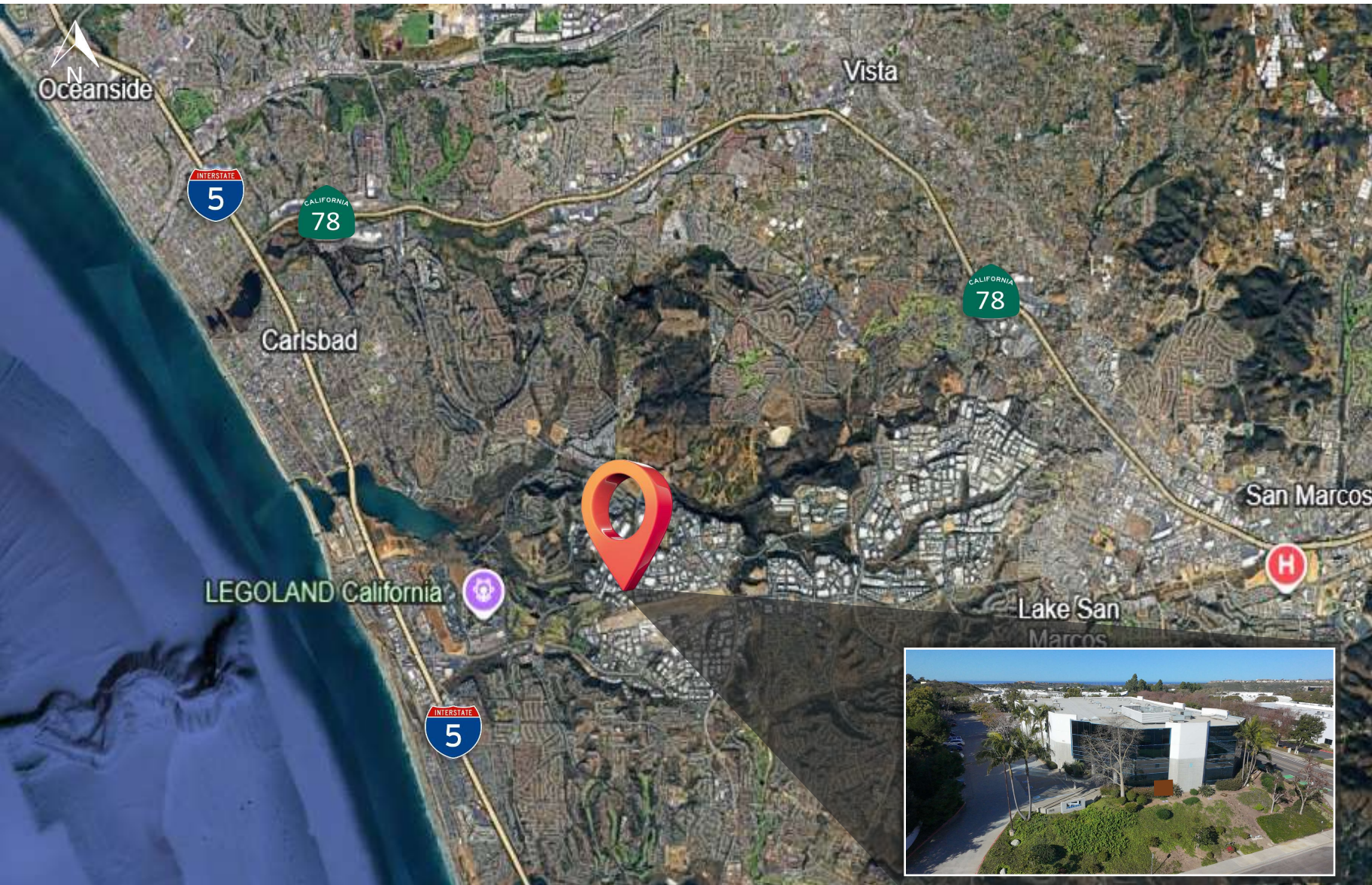
Excellent transportation links: the site offers quick access to **Palomar Airport Road**, the city's primary east-west corridor carrying over 32,000 vehicles per day and is only 2.3 miles from Interstate 5, providing convenient routes throughout Southern California. The property is adjacent to McClellan-Palomar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

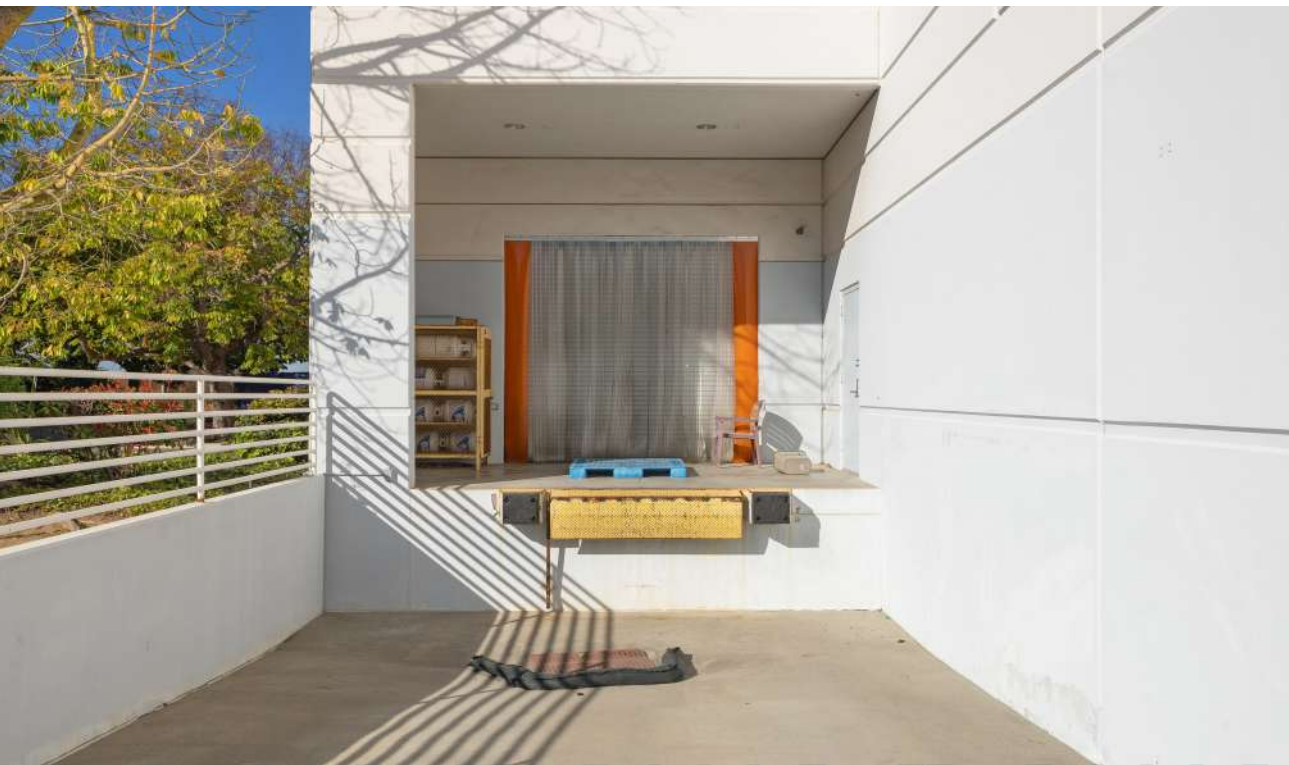
A diverse local economy supports a range of industries, including life sciences, action sports, clean technology, information & communications technology (ICT), and hospitality/leisure. The surrounding demographics are attractive for both executives and employees: within a **three-mile radius there are 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





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

DARWIN COURT | CARLSBAD, CA 92008



ROBAK
GROUP

NICK MANE

Director - Sales & Leasing
(760) 840-7140

Nick@PacificCoastCommercial.com
Lic. 01939391

KEN ROBAK

Executive Director | Brokerage
(619) 469-3600

Ken@PacificCoastCommercial.com
Lic. 01236527

JASMINE GOLIA

Sales & Leasing Associate
(619) 469-3600

Jasmine@PacificCoastCommercial.com
Lic. 012131001



PACIFIC COAST
COMMERCIAL

SALES - MANAGEMENT - LEASING

Office (619) 469-3600 | 10721 Trenea Street, Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.