

BALFOUR CORPORATE CENTER

5927 BALFOUR COURT, CARLSBAD, CA 92008

±1,323 SF OFFICE SPACE FOR LEASE

**\$1,500 BROKER BONUS TO TENANT BROKER
(SUBJECT TO 3-YEAR MINIMUM TERM)**



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REAL ESTATE SERVICES



SUITE 114: ±1,323 SQUARE FEET FOR LEASE



PROJECT NAME
Balfour Corporate Center

ADDRESS
5927 Balfour Court, Carlsbad, CA 92008

TOTAL BUILDINGS SIZE
±49,186 Square Feet

AVAILABLE SIZE
±1,323 Square Feet

LOT SIZE
±3.05 Acres

ZONING
CM, Carlsbad

YEAR BUILT
2005

PARKING RATIO
4.00/1,000 SF

STORIES
Two (2)

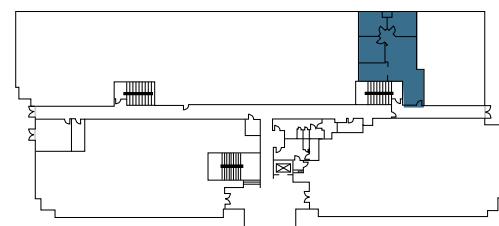
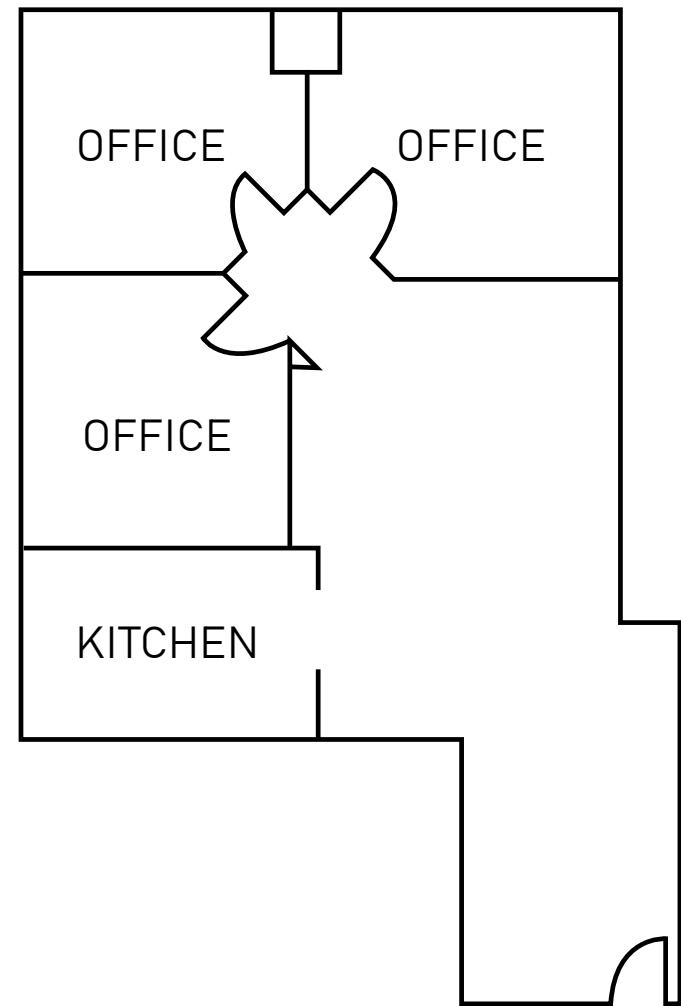


SUITE 114: ±1,323 SF \$1.95/SF + ELECTRICITY AND JANITORIAL

Suite features a reception area, kitchen/break room, 3 private offices, and an open office area.

PROPERTY FEATURES

- » 24 Hour Access
- » Air Conditioning
- » Kitchen
- » Bus Line
- » Natural Light
- » 6 Car Charging Stations
- » Outdoor Seating Area
- » Controlled Access
- » Showers and Lockers
- » Walkable Amenities



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	796	68,366	228,084
2029 POPULATION PROJECTION	778	67,902	226,336
2024 HOUSEHOLDS	283	26,538	86,682
2029 HOUSEHOLD PROJECTION	276	26,310	85,925
MEDIAN HOUSEHOLD INCOME	\$154,918	\$127,788	\$109,712
MEDIAN HOME VALUE	\$849,999	\$957,899	\$881,707
MEDIAN YEAR BUILT	1995	1992	1986



TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
Palomar Airport Road	El Camino Real	35,547
Palomar Airport Road	Yarrow Drive	33,960
Faraday Avenue	Priestly Drive	17,895
Faraday Avenue	Rutherford Road	13,730





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