

± 1,476 SF OFFICE CONDO FOR SALE | CARLSBAD, CA

BALFOUR CORPORATE CENTER

5927 BALFOUR COURT

SUITE 209 - CARLSBAD, CA 92008



**CONTACT OUR
EXPERT BROKERS**
FOR MORE INFORMATION



Christian Thompson

Associate

760.481.1016

cthompson@lee-associates.com

Trent France

Principle

760.929.7838

tfrance@lee-associates.com

Nick Guerena

Junior Associate

760.525.6854

nguerena@lee-associates.com

PROPERTY HIGHLIGHTS

5927 BALFOUR COURT, SUITE 209

SALE PRICE: \$649,000



TOTAL SQUARE FEET:
± 1,476 SF



YEAR BUILT:
2005



STORIES:
2



ELEVATOR SERVED



ZONING:
Commercial Mixed (C-M)
City of Carlsbad



HOA MONTHLY DUES:
\$768/Mo.



PARKING:
Large Parking Ratio of 4.0/1,000SF
(includes several EV charging stations)



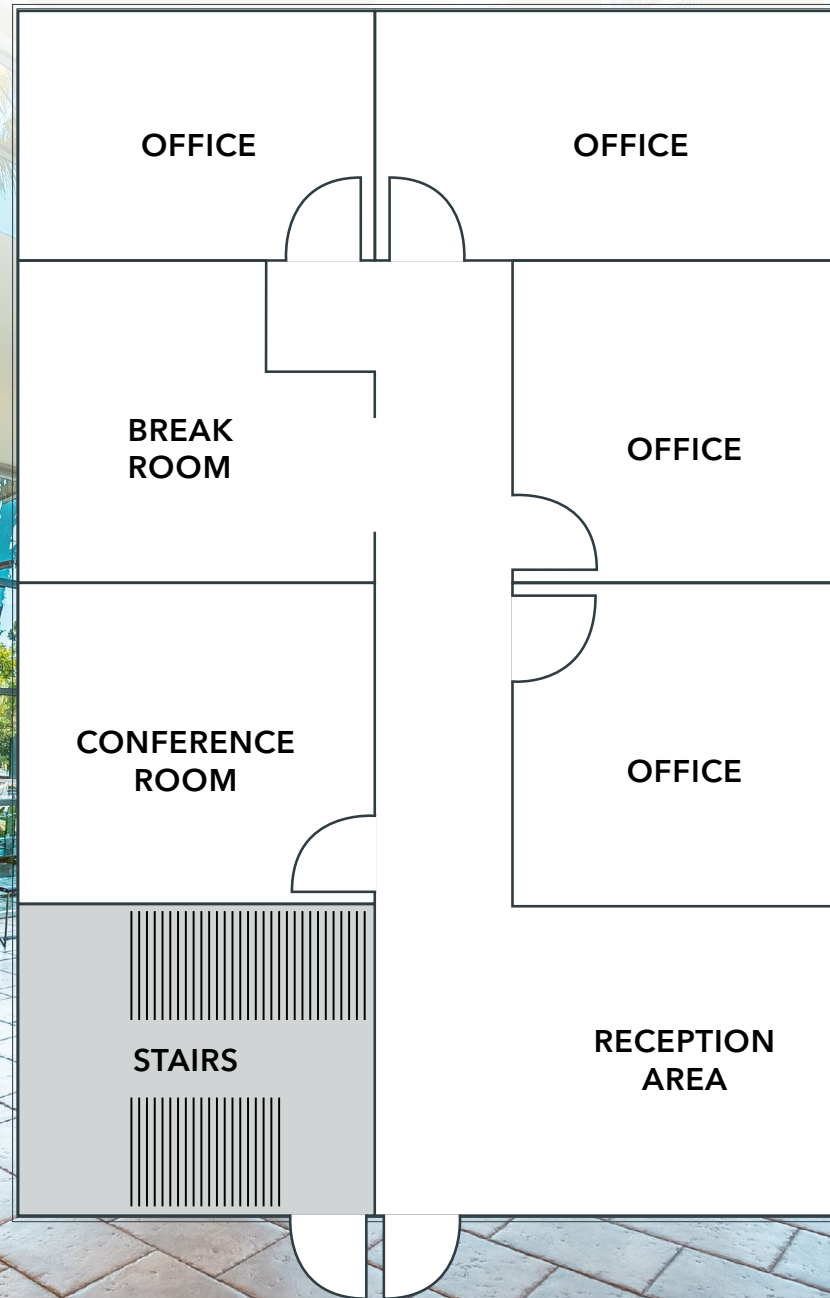
AMENITIES:
5 Private Offices, Reception Area &
Breakroom



LOCATION:
Less than five minutes from I-5 freeway
at Palomar Airport Rd. & Cannon Rd



PROPERTY FLOOR PLAN



EXTERIOR PHOTOS



AVAILABLE FOR SALE

5927 Balfour Court Suite 209 | Carlsbad, CA 92008

INTERIOR PHOTOS



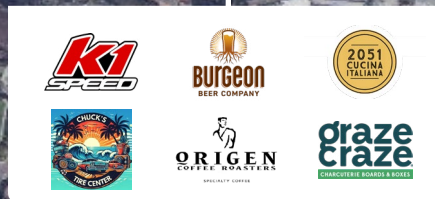
INTERIOR PHOTOS



PROPERTY LOCATION



SUBJECT PROPERTY
5927 BALFOUR COURT
SUITE 209 - CARLSBAD, CA 92008



MCCLELLAN-PALOMAR AIRPORT

SUBJECT PROPERTY

5927 BALFOUR COURT
SUITE 209 - CARLSBAD, CA 92008



WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS
35,926 ADT
*PALOMAR AIRPORT ROAD



POPULATION
243,491



HOUSEHOLDS
90,739



MEDIAN HH INCOME
\$142,280



MEDIAN AGE
41.8

ABOUT CARLSBAD

Carlsbad is a coastal North County hub that pairs beach-town lifestyle with a strong business ecosystem, making it an easy sell for a new office. It sits about 35 miles north of downtown San Diego with roughly 7 miles of coastline, giving convenient access to both the 5 freeway and the beach. With around 115,000 residents, it's big enough for amenities and a solid talent pool yet still more relaxed than a major city. The economy spans tech, life sciences, clean tech, action sports, and advanced manufacturing, so you're joining a true employment center rather than a bedroom community.

For your team, Carlsbad offers classic North County living: mild, sunny coastal weather, preserved open space, and easy access to parks, trails, lagoons, and beaches for lunch breaks or after-work outings. Attractions like LEGOLAND, resort-style golf, and high-end coastal resorts add a vibrant hospitality scene and convenient client venues. A growing mix of traditional offices and flexible coworking—especially in Carlsbad Village and near Palomar Airport Road—provides options from turnkey private suites to outdoor work areas with strong amenities. Combined with the Coaster commuter rail, local transit, and McClellan-Palomar Airport, it's easy to pitch a Carlsbad office as a recruiting asset: serious work, strong industry neighbors, and a "work near the beach" culture.



WITHIN 5 MILES OF PROPERTY



189,530
POPULATION



40.1
AVERAGE AGE



\$145,410
AVERAGE HH INCOME



10,544
TOTAL BUSINESSES



103,660
TOTAL EMPLOYEES

± 1,476 SF OFFICE CONDO FOR SALE | CARLSBAD, CA

BALFOUR CORPORATE CENTER

5927 BALFOUR COURT

SUITE 209 - CARLSBAD, CA 92008



**CONTACT OUR
EXPERT BROKERS**
FOR MORE INFORMATION



Christian Thompson

Associate

760.481.1016

cthompson@lee-associates.com

Trent France

Principle

760.929.7838

tfrance@lee-associates.com

Nick Guarena

Junior Associate

760.525.6854

nguarena@lee-associates.com

Lee & Associates | North San Diego County A Member of the Lee & Associates® Group of Companies

1902 Wright Place, Suite 180, CA 92008 | Office: (760) 929-9700