



JCA INTERNATIONAL REALTY

# BALFOUR CORPORATE CENTER

**5927 BALFOUR CT  
SUITE 207**  
CARLSBAD, CA 92008

## FOR SALE



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## PROPERTY OVERVIEW

Suite 207 is available for sale and is a professional office condominium located on the second floor of the Balfour Court Corporate Center in Carlsbad, California.

Situated within a well-maintained Class B, multi-tenant office building, this suite is well-suited for financial services firms, professional service providers, or general office users seeking a corporate environment in a prime North County location.





# PROPERTY HIGHLIGHTS

Address                   **5927 Balfour Court, Suite  
207, Carlsbad, CA 92008**

Type                      **Office Condominium  
(Individual Suite)  
*not suitable for medical use***

Asking Price           **\$899,000**

Building Size         **1,840 SF**

Year Built             **2005**

Zoning                  **Commercial Mixed (C-M) –  
City of Carlsbad**

Current / Known Use   **Professional office use**

HOA Monthly Due     **\$1,038.30**





# TENANT INFORMATION

The property is currently occupied by a professional financial services tenant under flexible lease terms, providing immediate income with short-term adaptability.

Tenant	<b>Ameriprise Financial</b>
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Lease Type	<b>Month-to-Month</b>
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Occupied Area	<b>150 SF</b>
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Monthly Rent	<b>\$850 (Gross)</b>
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Annual Rent	<b>\$10,200 (Gross)</b>
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# SALES COMPS

Recent sales within the Balfour Court office complex provide relevant market context for Suite 207. The following comparable transactions highlight pricing trends, buyer demand, and value benchmarks for similar office condominium units in the immediate area.

Property	SQ FT	Sold Price	Sold Price/SF	Sold Date
5927 Balfour Ct #203	1,745	\$895,000	\$513	12/12/2025
5927 Balfour Ct #113	1,097	\$480,000	\$438	11/5/2025







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## LOCATION HIGHLIGHTS

Located within the desirable Carlsbad Research Center area, the property offers convenient access to Palomar Airport Road, Interstate 5, and nearby professional and commercial developments. The location provides excellent regional connectivity and proximity to amenities, making it an attractive choice for office users.







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# PHOTO GALLERY

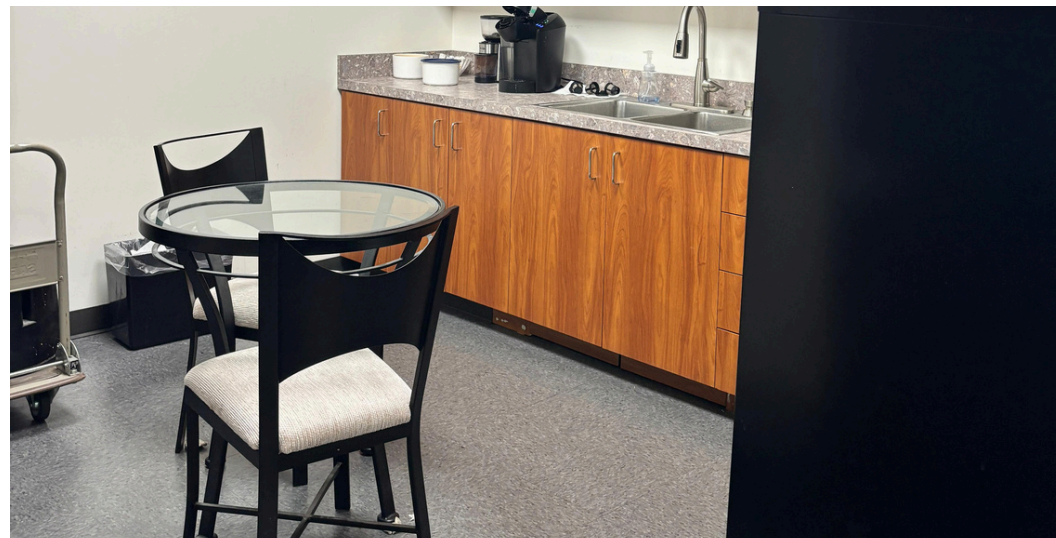






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# PHOTO GALLERY





**TO LEARN MORE ABOUT  
THIS LISTING &  
SCHEDULE A TOUR,**

**CONTACT:**



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