



JCA INTERNATIONAL REALTY

BALFOUR CORPORATE CENTER

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

FOR SALE



Kay Wolf

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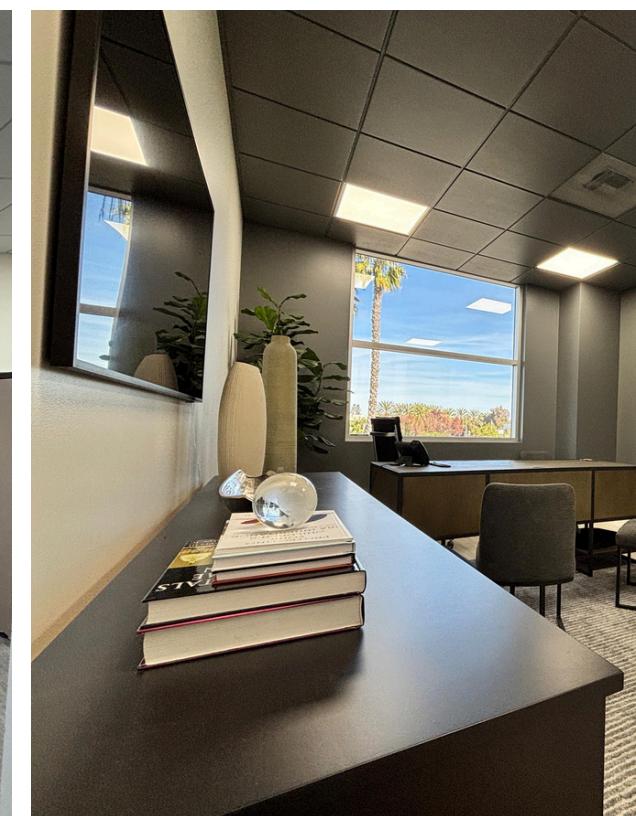


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PROPERTY OVERVIEW

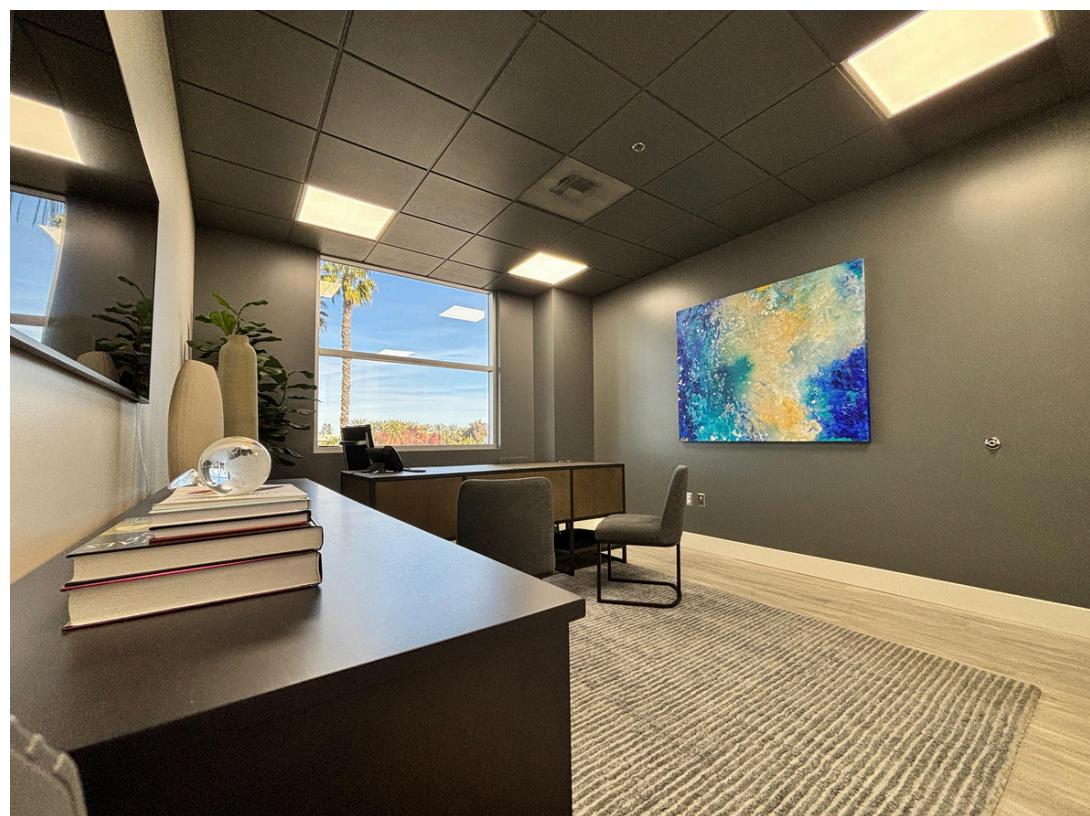
Suite 207 is available for sale and is a professional office condominium located on the second floor of the Balfour Court Corporate Center in Carlsbad, California.

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) <i>not suitable for medical use</i> |
| 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.

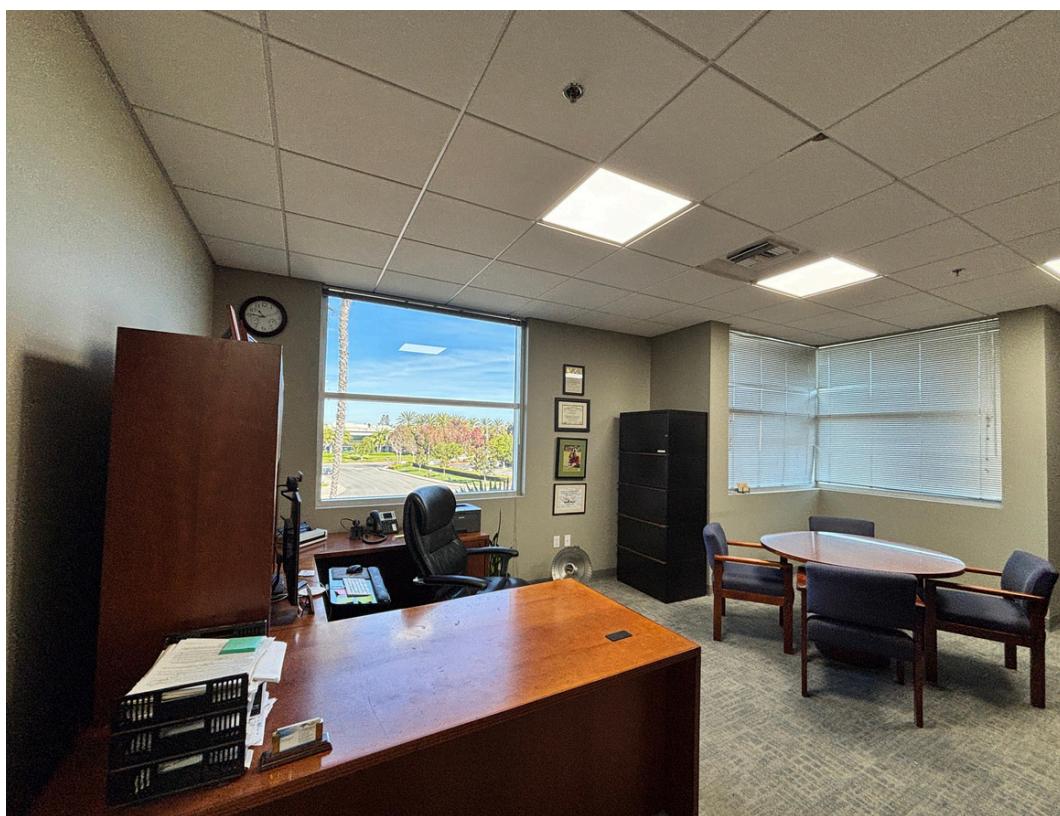
Tenant **Ameriprise Financial**

Lease Type **Month-to-Month**

Occupied Area **150 SF**

Monthly Rent **\$850 (Gross)**

Annual Rent **\$10,200 (Gross)**



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

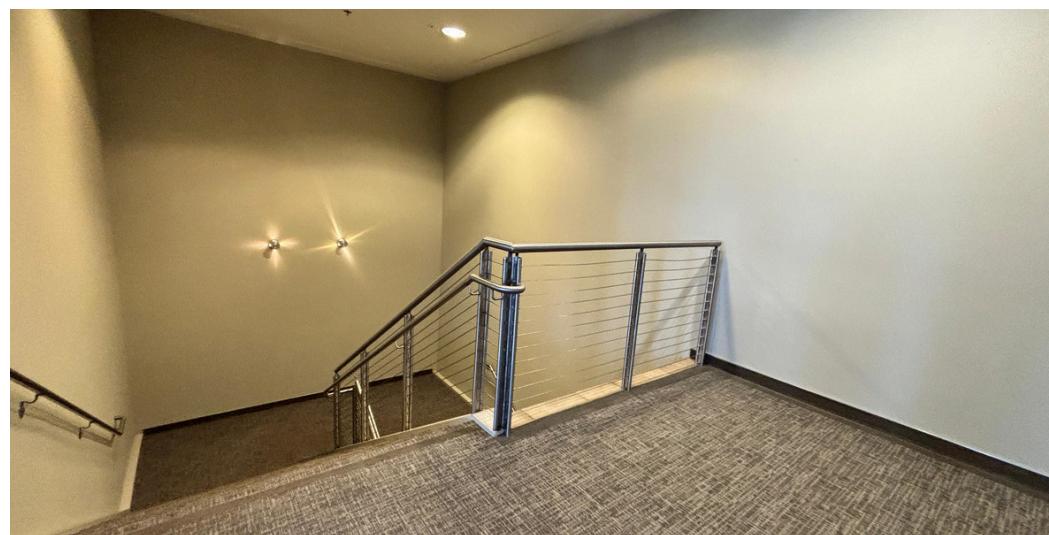
Located within the desirable Carlsbad Research Center area, the property offers convenient access to Palomar Airport Road, Interstate 5, and nearby professional and commercial developments. The location provides excellent regional connectivity and proximity to amenities, making it an attractive choice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





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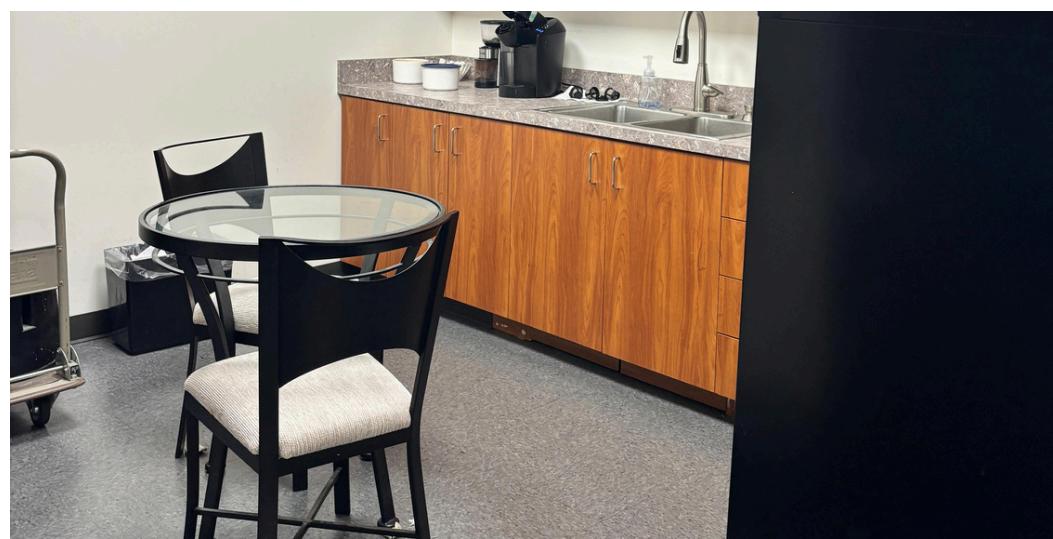
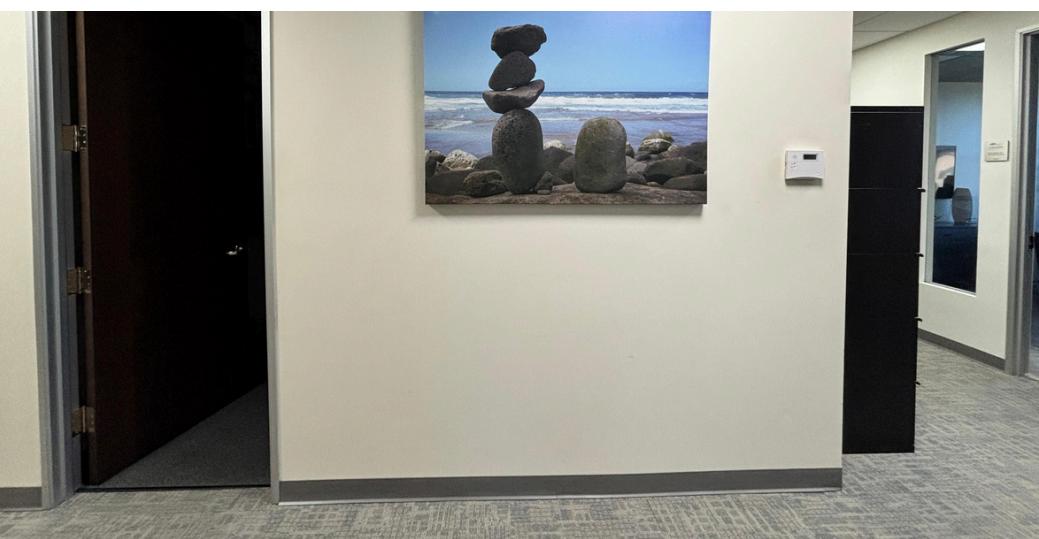
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PHOTO GALLERY



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

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