

CREATIVE OFFICE FOR SALE  
**2240 FARADAY AVENUE**  
Carlsbad, CA



 CUSHMAN &  
WAKEFIELD

**±4,980 SF FOR SALE**

FARADAY SPECTRUM  
CARLSBAD RESEARCH CENTER

FREESTANDING  
CREATIVE OFFICE  
BUILDING

# PROPERTY HIGHLIGHTS

## Property

Highly desired freestanding creative office property in the heart of the prestigious Carlsbad Research Center

## Year Built: 2006

Newer, High-Image Construction

## Floor Plan

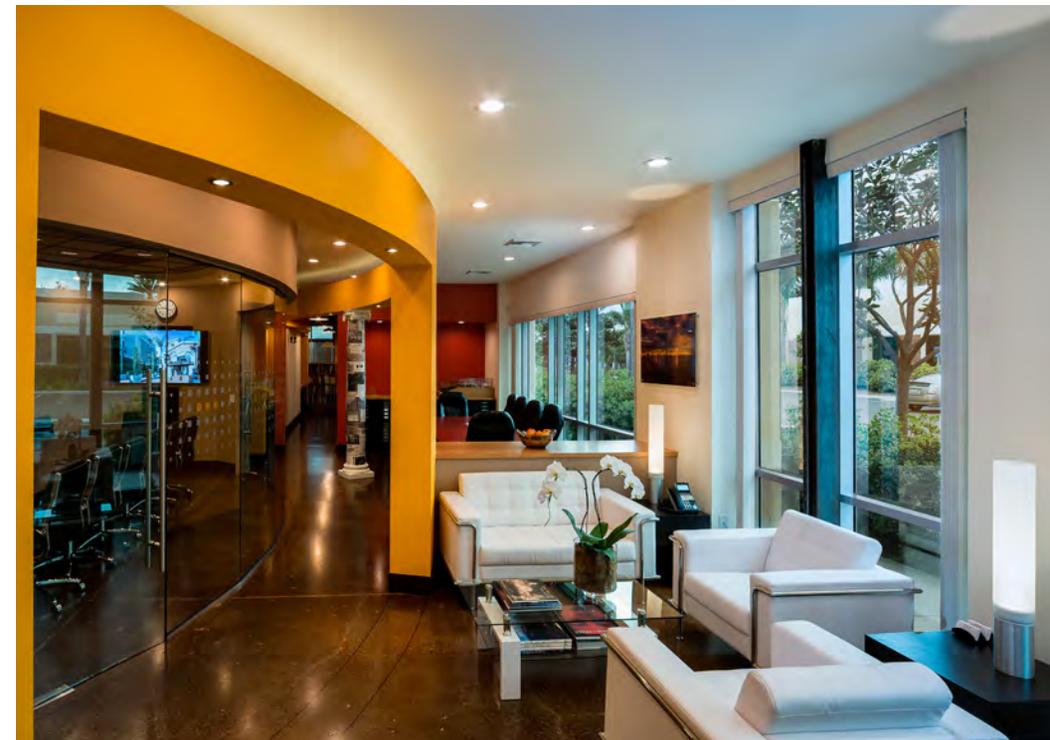
Extremely functional layout consisting of a mix of open and private offices, reception, conference room, two restrooms and kitchen

## Approx. 4.0/1,000 SF

Parking

## Sale Price:

\$2,540,000.00



# FLOOR PLAN



# PROPERTY PHOTOS



# NEARBY AMENITIES



EL CAMINO REAL



PALOMAR AIRPORT RD

FARADAY AVE

EL FUERTE ST



# SITE

Faraday Spectrum is a premier business park situated within the prestigious Carlsbad Research Center and home to North County's highest concentration of Fortune 500 companies. Located within convenient driving distance to the communities of Carlsbad, Encinitas, San Elijo Hills, La Costa, and Shadowridge, whose numerous retail and quality of life amenities are walkable, including hotels, banking, restaurants, fitness studios, and storefronts. Function meets form here at Faraday Spectrum.



# DEMOGRAPHICS



## College Education:

33%+ of residents (25+) hold a bachelor's degree or higher



## Employment Growth:

16% over the past 10 years



## 2025 Population:

246,773 | 5 Mile Radius



## 2025 Median Household Income:

\$115,207 | 5 Mile Radius



## 2025 Median Age:

40 | 5 Mile Radius



## 2025 Median Home Value:

\$924,124 | 5 Mile Radius

## Carlsbad

### A Desirable Place to Live

Located in the heart of southern California in North County San Diego, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

**A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.**

"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."

# North County

North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state which suggests that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent — making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.



**Population: 639,866**

From 2010-2025 the population grew by nearly 8% compared to 7% for entire County of San Diego and the State of California.



**Median Household Income: \$94,500**

Median household income is 5.6% higher than the state.



**Jobs: 361,274**

October 2025 unemployment rate is 4.3%. 20% of the county's labor force is located in North County.

## The Innovators: Carlsbad Employers



For more information, you may contact:

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