

OWNER/USER BUILDING

5807

VAN
ALLEN

CARLSBAD | CA, 92008



CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

5807

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OWNER/USER BUILDING

“Best of Class” high image pride of ownership building with excellent curb appeal and corporate identity within North San Diego’s prestigious Carlsbad Research Center.

WEBSITE www.pcplistings.com/5807VanAllen





* This map was prepared for assessment purposes only. Map not to scale.



ADDRESS

5807 VAN ALLEN WAY, CARLSBAD, CA 92008

ASKING PRICE

\$12,080,500 (\$250/PSF)

BUILDING SIZE

Total — ±48,322 SF
▷ Office — ±8,002 SF
▷ Warehouse — ±40,320 SF

LAND SIZE

±123,710 SF / ±2.84 ACRES

EXISTING LEASE EXPIRATION

OCTOBER 31, 2026, \$77,787 MONTHLY RENT (\$1.64/SF NNN).

5807
VAN ALLEN WAY

HIGH-IMAGE CORPORATE HQ INDUSTRIAL OWNER USER BUILDING

OWNER-USER ADVANTAGE | This is an ideal corporate headquarter investment that provides an attractive lease-saving trade-off. As opposed to leasing space, a purchase provides protection against future rental market uncertainty and rate hikes. It further offers occupancy control, certain tax benefits and after-tax equity accumulation.

BONUS DEPRECIATION ADVANTAGE | Given the new tax legislation passed July 2025, a buyer would not have any occupancy cost in the first year given the estimated depreciation benefits providing an approximate **\$60,890 monthly tax savings** or loss carry forward. See own vs. lease analysis on P. 22.



INVESTMENT SUMMARY



- The building is located **across the street from the only retail center within the Carlsbad Research Center “CRC”** which offer tenants a variety of food options and services. This is vital for increased value given the ease of retail access.
- Located across from the 600,000 SF Thermo Fisher Scientific campus and other life science/medical device neighbors, the buildings offer **tremendous reposition opportunities and flexibility** given the diverse tenant demand and strong corporate neighbors within the CRC.
- “Best of Class” high image pride of ownership with excellent curb appeal, prominent signage, and corporate identity within North San Diego’s prestigious Carlsbad Research Center (**North County’s highest concentration of Fortune 500 Companies**).

PRIME NORTH COUNTY CARLSBAD LOCATION

- Located in the heart of North County's premier business park environment – the Carlsbad Research Center. **Carlsbad boasts the largest concentration of credit tenants in North County due to its coastal location and superior quality of life.** The building is surrounded by North County's most recognizable companies such as Callaway Golf, Titleist, Taylor Made, Thermo Fisher Scientific, Novartis, Arrowhead Insurance, Mercedes Benz, Reef, Puma and ViaSat.
- Easy access to Palomar Airport Road, Carlsbad's largest east/west thoroughfare, which averages over 32,000 cars/day. The property is also located just 2.3 miles from Interstate 5 which provides access to all of Southern California.
- Adjacent to McClellan Palomar Airport, one of the busiest single runway airports in the country, with a recently upgraded passenger terminal providing convenient private & corporate travel options for the Carlsbad business community.
- Carlsbad's diverse economy is built upon a wide range of business clusters including life sciences, action sports, clean technology, information and communications technology (ICT), and hospitality and leisure.
- Ideal demographics for both executives and workers: within three miles of 64,831 people with an **average household income of \$129,084.**

  ±3.2 MI / 7 MIN MCLELLAN-PALOMAR AIRPORT	  ±36 MI / 40 MIN SAN DIEGO INTERNATIONAL AIRPORT	  ±35 MI / 35 MIN DOWNTOWN SAN DIEGO	  ±54 MI / 57 MIN JOHN WAYNE INTERNATIONAL AIRPORT
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* This map was prepared for assessment purposes only. Map not to scale.

LEGOLAND



PACIFIC OCEAN

5807

VAN
ALLEN

ASTON POND/PARK

EMERALD LAKE
AND PARK

THE
ISLAND

ThermoFisher
SCIENTIFIC



PROPERTY

Two-Building Class A Industrial asset located across the street from the only retail center within the Carlsbad Research Center "CRC"



PROPERTY SUMMARY

ADDRESS	5807 Van Allen Way, Carlsbad, CA 92008
BUILDING SIZE	Total — ±48,322 SF ▷ Office — ±8,002 SF ▷ Warehouse — ±40,320 SF
LAND SIZE	±123,710 SF / ± 2.84 ACRES
PARKING	149 parking stalls* <small>*(Parking stalls shared with 5801 & 5807 Van Allen Way; 20 new spaces can be added per approved parking plan, available upon request)</small>
CLEAR HEIGHT	±21'-24' min clear
YEAR BUILT	1994
APN	212-120-02-00
DOCK DOORS	3 Docks, 2 Grade Level Doors
ZONING CODE	C-M Zone —Heavy Commercial, City of Carlsbad
LAND USE	Commercial/Industrial Warehouse
STORIES	Two/2

GROUNDS

Planted grass, shrubs and low trees around building perimeters and parking areas.

FOUNDATION

Poured concrete slab on grade.

STRUCTURE

Steel and masonry.

ROOFING SYSTEM

Flat roof.

EXTERIOR IMPROVEMENTS

Concrete block and brick walls with metal-framed glass windows and doors.

INTERIOR IMPROVEMENTS

Standard improvements for warehouse/commercial uses.

ELECTRICAL/POWER SYSTEM

2,000 amps, 277/480V

HVAC SYSTEM

Packaged rooftop units.

LIFE SAFETY/FIRE PROTECTION

Standard, up-to-code life safety and protection.

POTENTIAL UTILITIES PROVIDERS

Gas San Diego Gas & Electric (SDG&E)

Electric San Diego Gas & Electric (SDG&E)

Water Carlsbad Municipal Water District

Waste Services Republic Services

Telecommunications Various Providers







APN 212-120-02-00

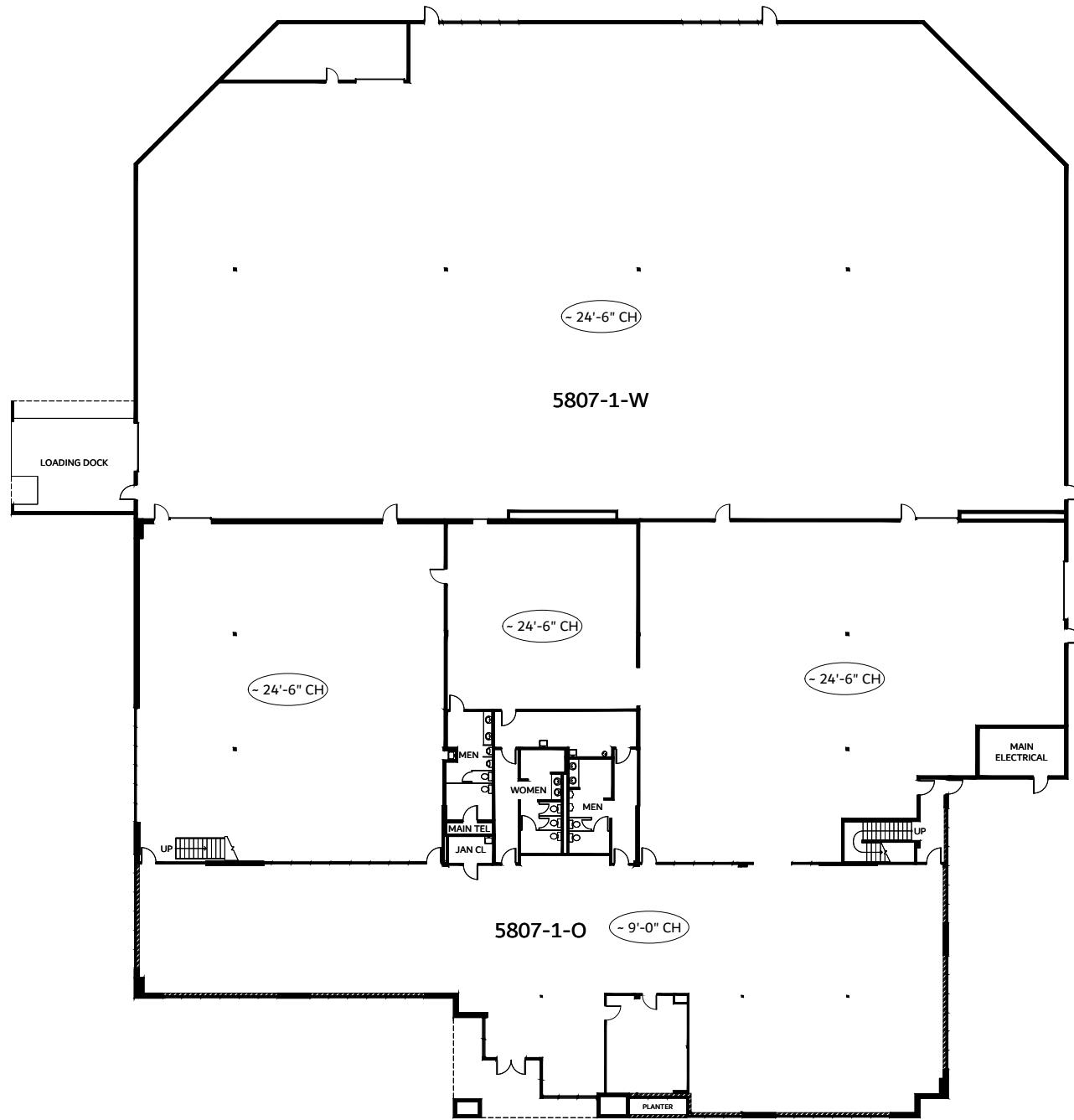
ZONING CODE C-M Zone (Heavy Commercial) (City of Carlsbad)

LAND USE Commercial/Industrial Warehouse



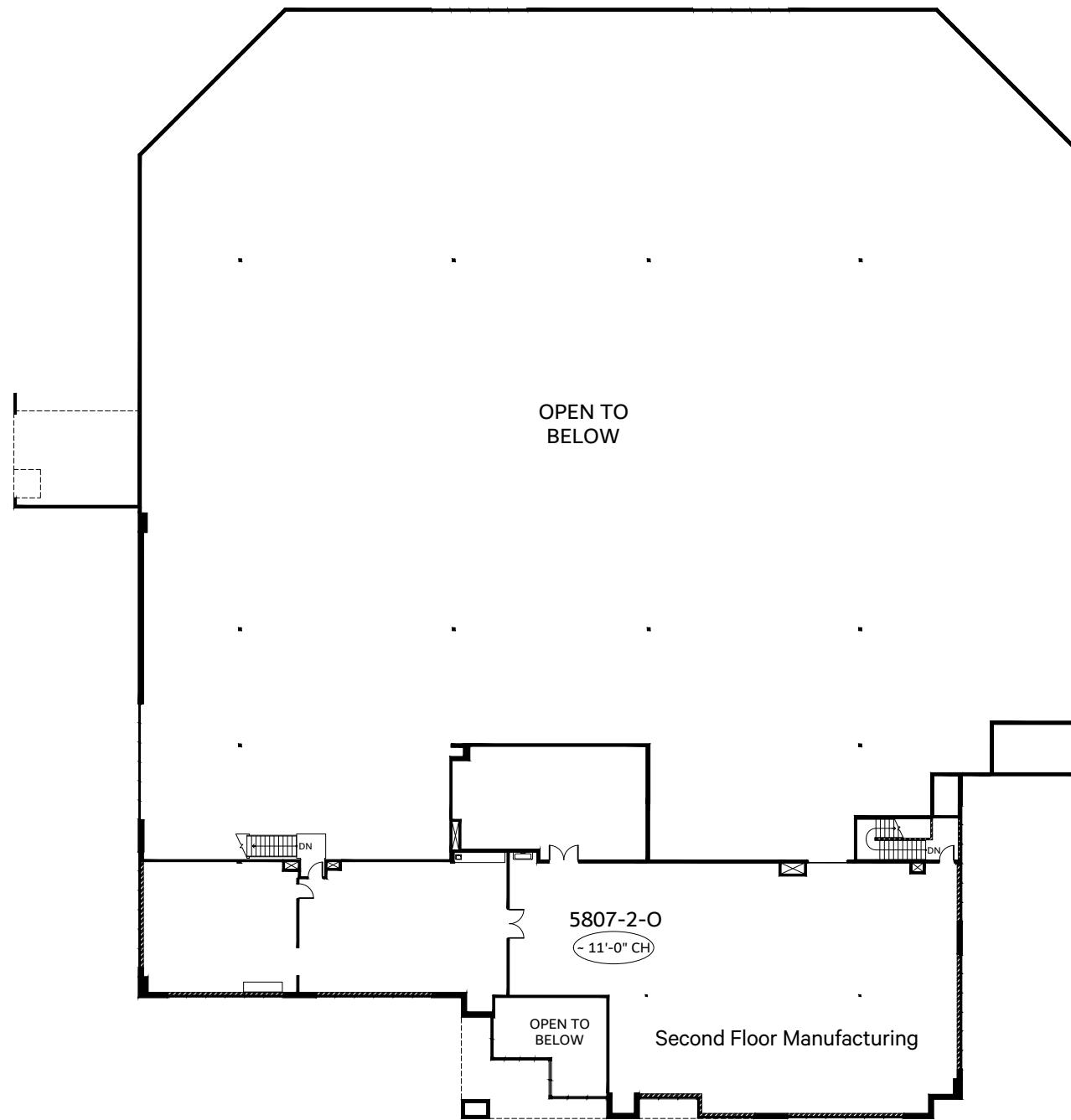
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**FLOOR PLAN
FIRST FLOOR**



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FLOOR PLAN
SECOND FLOOR



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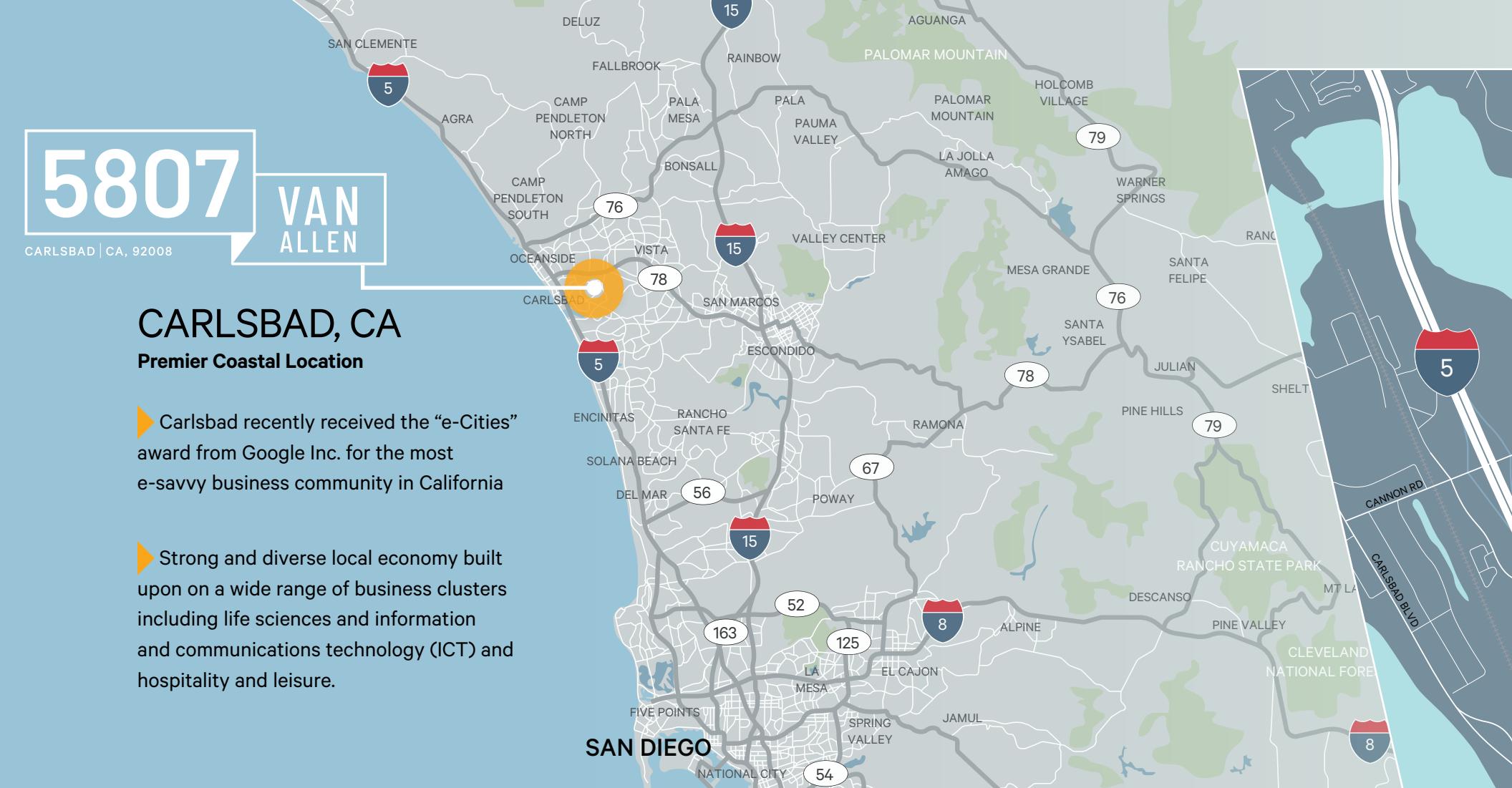
CARLSBAD, CA

Premier Coastal Location

- Carlsbad recently received the “e-Cities” award from Google Inc. for the most e-savvy business community in California
- Strong and diverse local economy built upon a wide range of business clusters including life sciences and information and communications technology (ICT) and hospitality and leisure.

AREA

The asset is uniquely adjacent to the Greater Airport Area's business district—an area the center of a dynamic and increasingly urbanized business core





CARLSBAD



323,406
POPULATION

69,330
COLLEGE-EDUCATED
POPULATION

41.9
MEDIAN AGE

CARLSBAD — PREMIER COASTAL LOCATION

CARLSBAD has a strong and diverse local economy built upon a wide range of business clusters including life sciences, action sports manufacturing, clean technology, information and communications technology (ICT) and hospitality and leisure. An abundance of new wave technology, multi-media, semiconductor, healthcare and biotech companies are located here as well as more than 30 industry-leading golf companies. Over 150 manufacturing plants are located in the area, many of which produce sports equipment, electronics, computer components and other high-tech products.

\$887,806
AVERAGE / MEDIAN
PROPERTY VALUE

\$149,281
AVERAGE HOUSEHOLD
INCOME

159,578
NUMBER OF
EMPLOYEES

12,766
NUMBER OF
EMPLOYERS

Source: Data USA, Orange County CA; CBRE Location Analytics & Mapping, 2023; U.S. Census Bureau, U.S. Bureau of Economic Analysis

TOP EMPLOYERS



MAJOR TRANSPORTATION INFRASTRUCTURES



LOCAL ECONOMY

Carlsbad recently received the “e-Cities” award from Google Inc. for the most e-savvy business community in California and is well positioned to maintain its status as the location of choice for technology companies. This is particularly true when combined with the quality of life advantage that provides local firms with the ability to recruit and retain local talent. Further encouraging tech tenant migration, Carlsbad opened a community biotechnology incubator for upstart bioentrepreneurs and “citizen scientists.” The city partnered with its Chamber of Commerce to offer a four-week business academy to provide local businesses with a better understanding of city government and the services available to them.



FINANCIALS

LEASE VS. OWN ANALYSIS

**ESTIMATED YEAR 1 MONTHLY
TAX SAVINGS OF \$60,890
OR \$1.26/PSF (TAX SAVINGS
OUTWEIGH MORTGAGE AND
OPERATING EXPENSES).**

BENEFITS OF OWNERSHIP

FAVORABLE TAX DEDUCTIONS TO IMPROVE THE BOTTOM LINE

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (WEALTH BUILDER)

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

BENEFITS OF OWNING PROPERTY

- Space can be modified to accommodate changes in the business

NOTES:
 [1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate.
 [2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.

[3] Depreciation assumes Cost Segregation Study with break down of Improvements into 4 different asset classes with mid-year convention: 18.00% for a 5 Yr asset, 2.00% for a 7 Yr asset, 13.00% for a 15 Yr asset, 67.00% for a 39 Yr asset resulting in roughly 22 years of depreciation during hold period.

PURCHASE ASSUMPTIONS			
Unit Size	48,322 SF	Base Purchase Price	\$12,080,500
Address	5807 Van Allen Way Carlsbad, CA	Base Price Per Square Foot	\$250.00
		Tenant Improvement Costs	\$386,576
		Tenant Improvement Costs Per Square Foot	\$8.00
		Total Investment	\$12,467,076
		Total Investment Per Square Foot	\$258.00

GLOBAL ASSUMPTIONS			
LEASE ALTERNATIVE	OWN ALTERNATIVE		
Analysis Period	10 Years	Combined Federal and State Tax Rate [1]	45.38%
Operating Expense Growth Rate	3.00%	Effective Blended Capital Gains Rate [2]	41.60%
Lease Assumptions		Loan Assumptions	
Size of Leased Premises	48,322 SF	Loan Amount	60.00% LTV
Monthly NNN Rent	\$1.20 PSF	Interest Rate	6.50%
Annual Rent Increases	3.00%	Amortization Period	30 Years
Monthly NNN Charges	\$0.31 PSF	Loan Fees/Costs	1.00%
		Total Equity Investment (Down Pymt & Fees)	\$5,061,633
Equity Available for Investment	\$5,061,633	Monthly Operating Expenses	\$0.31 PSF
After-Tax Equity Investment Rate	3.00%	Annual Growth / Appreciation of Property	0.00%
		Depreciable Basis (Non Land Portion)	70% \$8,726,953

LEASE	OWN
Monthly Year 1	Per SF
1st Year Monthly Rent	(\$1.20)
1st Year Monthly NNN Charges	(\$0.31)
Tax Savings on Rent Expense	\$0.54
Tax Savings on NNN Charges	\$0.14
After-Tax Investment Income	\$0.26
Monthly Year 1 After-Tax Costs	(\$0.56)
	(\$27,178)
Monthly Year 1	Per SF
1st Year Loan Payments	(\$0.98)
1st Year Operating Expenses	(\$0.31)
Tax Savings on Operating Expenses	\$0.14
Tax Savings on Interest Expense	\$0.38
Tax Savings on Depreciation	\$2.03
Building Appreciation	\$0.00
Monthly Year 1 After-Tax Savings	\$1.26
	\$60,890

10-Year Total	Total
Total Rent (Effective \$1.38 Over 10 Yrs)	(\$7,976,989)
Total NNN Charges (Effective \$0.35 Over 10 Yrs)	(\$2,055,104)
Tax Savings on Rent Expenses	\$3,619,878
Tax Savings on NNN Charges	\$932,585
After-Tax Investment Income	\$1,740,778
Total After-Tax Cash Flow	(\$3,738,851)
10-Year Total	Total
Total Loan Payments	(\$5,748,431)
Total Operating Expenses	(\$2,055,104)
Tax Savings on Operating Expenses	\$932,585
Tax Savings on Interest Expense	\$2,091,812
Tax Savings on Depreciation	\$1,791,500
Building Appreciation	\$0
Principal Paydown	\$1,138,783
Capital Gains Tax	(\$1,640,004)
Total After-Tax Cash Flow	(\$3,488,858)

Savings as Owner in Monthly After-Tax Costs Year 1 \$88,068

Savings as Owner in Total After-Tax Cash Flows \$249,993



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INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

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