

100%
OCCUPIED

6%
CAP RATE

FOR SALE ±17,160 SF | HIGH IMAGE OFFICE



5946 PRIESTLY DRIVE | CARLSBAD | CALIFORNIA

PRIME LOCATION SITUATED IN THE MIDDLE OF A NINE BUILDING SINGLE & MULTI TENANT CAMPUS SETTING

FOR MORE INFORMATION PLEASE CONTACT:

KEN HULBERT | EXECUTIVE VICE PRESIDENT

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E: KEN.HULBERT@DAUMCOMMERCIAL.COM

CA LICENSE: #00664146

D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

GENESIS

CORPORATE CENTRE

FOR SALE ±17,160 SF
HIGH IMAGE OFFICE



ADDRESS

5946 PRIESTLY
DRIVE, CARLSBAD,
CA 92008



OFFERING PRICE

\$4,437,000



TOTAL RBA

17,160 SF



TOTAL LOT SIZE

0.21 AC



TENANCY

MULTI



STORIES

2



PARKING

68 SPACES



APN

212-240-02

PROPERTY FEATURES

- Prime Location Situated in the Middle of a Nine Building Single and Multi Tenant Campus Setting
- One Mile North of McClellan-Palomar Airport
- Outstanding Landscaping with Common Area Rose Garden
- Prime Location on Major Thoroughfare
- RBA 17,160 SF
- Stories 2
- Typical Floor 8,580 SF
- Class B
- Construction CTU
- Year Built Nov 2001
- Tenancy: Multi
- Owner Occup: No
- Elevators: 1
- Slab to Slab: 8'
- Sprinklers: Wet
- Outstanding Landscaping with Common Area Rose Garden
- Prime Carlsbad Location on Major Thoroughfare
- 100% Occupancy

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Ordinary Income/Expense		
Income		
CAM Income		
Reimbursements	18,407.52	
Total CAM Income	18,407.52	
Rental Income		
Total Rental Income	404,423.96	
Total Income	422,831.48	
Gross Profit		
	422,831.48	
Expenses		
Carlsbad CAM Expenses		
Elevator and Elevator Phone	6,186.50	
HVAC Maintenance	3,825.89	
Insurance	4,711.00	
Janitorial - General		
Janitorial Service	15,616.44	
Janitorial Supplies	5,655.49	
Total Janitorial - General	21,271.93	
Janitorial - Suite 200		
Suite 200 Microwave Cleaning	360.00	
Suite 200 Other Janitorial Services	631.70	
Suite 200 Refrigerator Cleaning	300.00	
Total Janitorial - Suite 200	1,291.70	
Maintenance and Repairs	3,657.28	
Property Management	16,574.99	
Property Taxes	1.115% 49,472.55	
Security & Security Phone	2,857.25	
Utilities		
CAM Electric	7,415.86	
CAM Water for Irrigation	2,333.65	
Total Utilities	9,749.51	
Association Fees	36,619.32	
Total Carlsbad CAM Expenses	156,217.92	
Net Income	266,613.56	
CAP RATE	Valuation	Value PSF
6.01%	\$4,437,000.00	\$258.57

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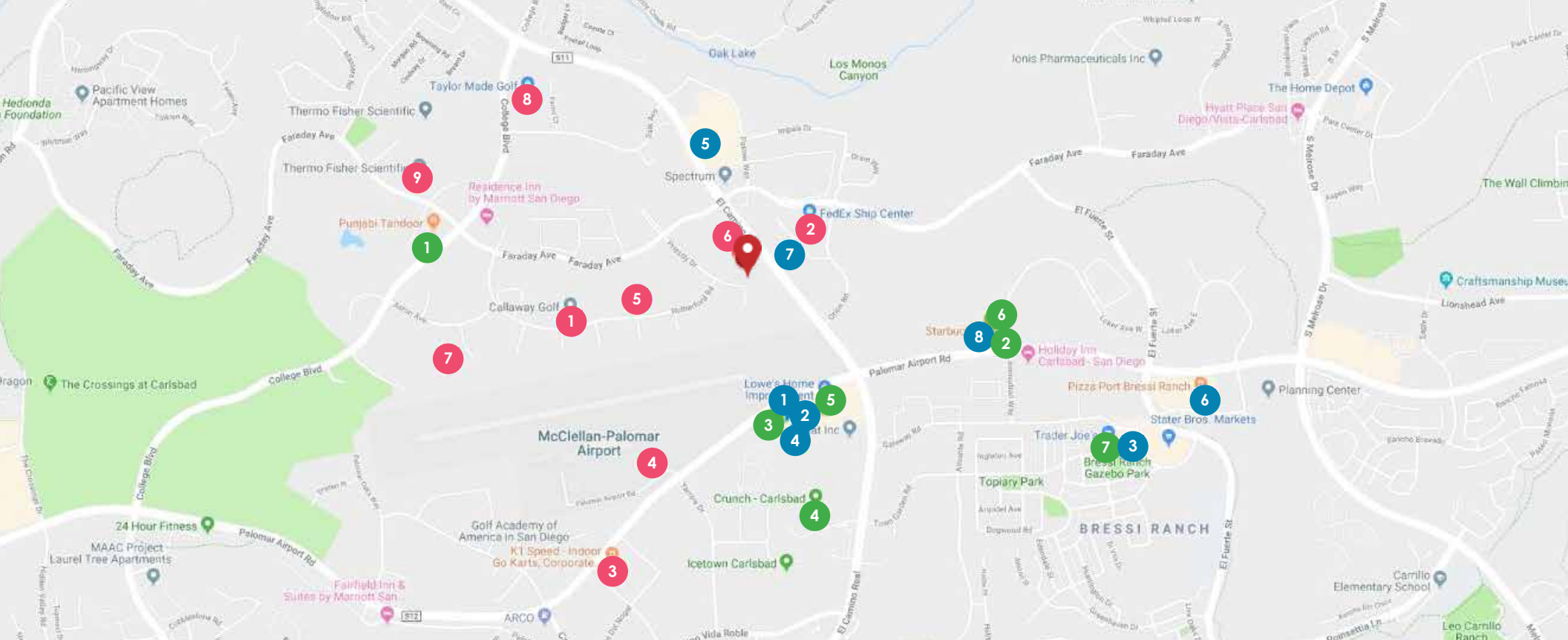
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AMENITIES MAP

RETAIL

1. Anytime Fitness
2. Bank of America
3. California Bank & Trust
4. Crunch
5. Lowe's Home Improvement
6. Staples
7. Trader Joe's

RESTAURANTS / CAFES / BARS

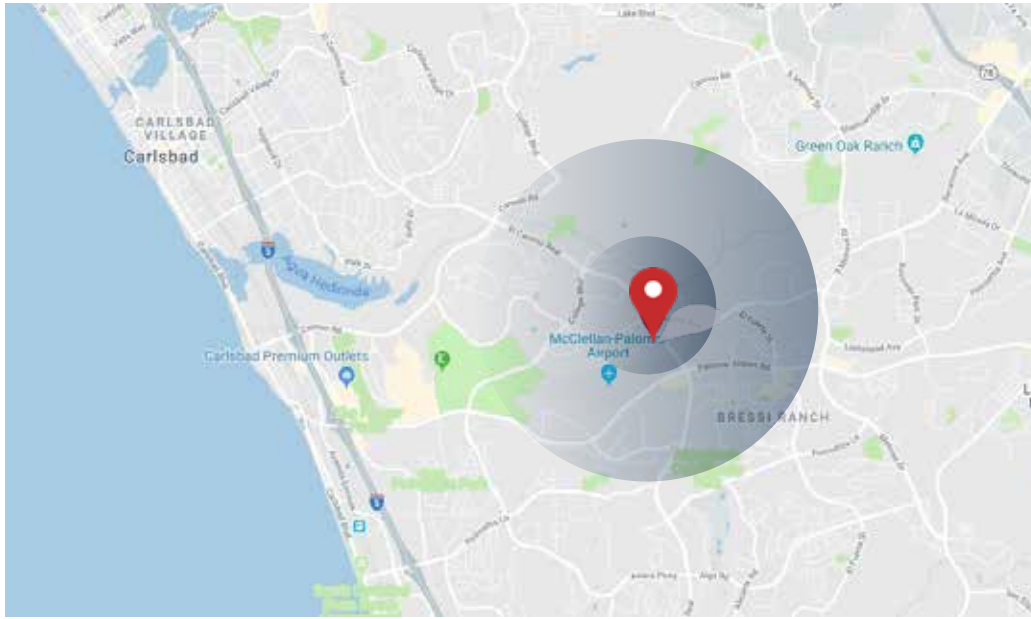
1. Chipotle Mexican Grill
2. Five Guys
3. Nekter Juice Bar
4. Panera Bread
5. Pickle's Café & Deli
6. Pizza Port Brewing Co Bressi Ranch
7. Rouleur Brewing Company
8. Starbucks

BUSINESSES

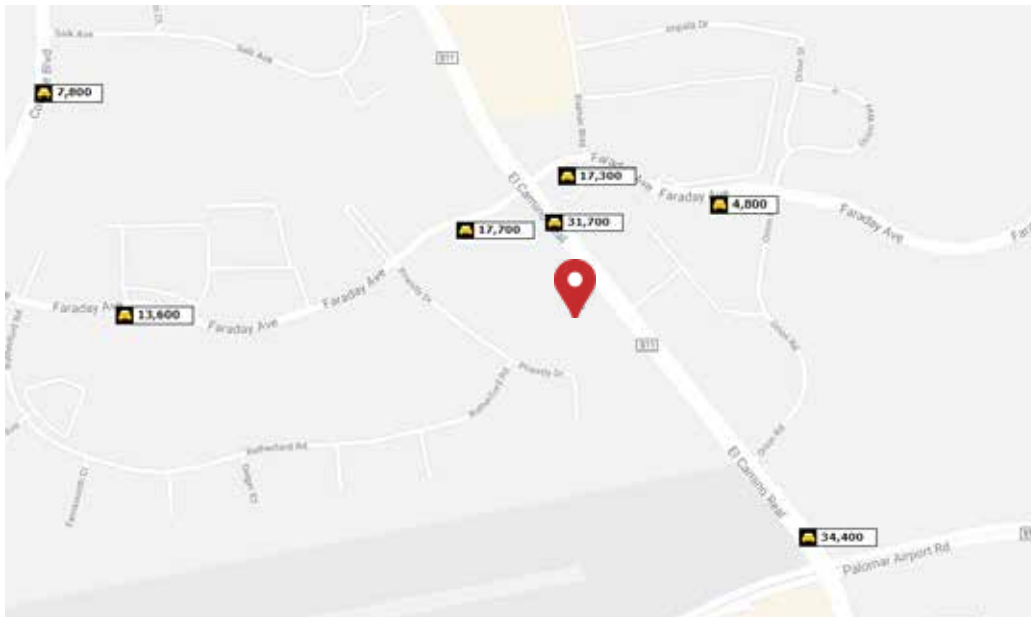
1. Callaway Golf
2. FedEx
3. K1 Speed
4. McClellan-Palomar Airport
5. Mercedes-Benz Advanced Design
6. Redfin Real Estate
7. Reef
8. Taylor Made Golf
9. Thermo Fisher Scientific



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Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	1,002	77,588	266,195
2018 Estimate	948	74,169	254,536
2010 Census	801	67,376	231,607
Households:			
2023 Projection	345	29,913	99,365
2018 Estimate	327	28,632	95,070
2010 Census	278	26,220	86,830
Growth 2018 - 2023	5.50%	4.47%	4.52%
Growth 2010 - 2018	17.63%	9.20%	9.49%
Employment:			
Total Businesses	1,150	4,370	12,834
Employees	20,619	68,182	143,924



Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
el Camino Real	Faraday Ave	0.04 NW	31,700	0.13
Faraday Ave	Palmer Way	0.04 E	17,300	0.18
Faraday Ave	Priestly Dr	0.09 SW	17,700	0.19
Faraday Ave	Palmer Way	0.16 W	4,800	0.22
el Camino Real	Palomar Airport Rd	0.07 SE	34,400	0.39
Palomar Airport Rd	el Camino Real	0.26 NE	33,440	0.43
Palomar Airport Rd	el Camino Real	0.26 NE	38,400	0.43
Faraday Ave	Rutherford Rd	0.12 W	13,600	0.59
Aircraft Rd		0	1,830	0.64
Palomar Airport Rd	Innovation Way	0.16 E	50,400	0.64