



CBRE

1695 FARADAY AVENUE

CARLSBAD, CA 92008

63,062 SF Available For Sale or Lease
Industrial / Flex / cGMP Ready Facility

Sariana Ex. 2010
Ugreen v. Sariana, PGR2026-00062
Page 1 of 13

property highlights



FREE-STANDING BUILDING
In warm shell condition



TENANT IMPROVEMENT DOLLARS
Available for qualified tenants



PREMIER LOCATION
In the Carlsbad Research Center



WALKING DISTANCE TO AMENITIES
Neighboring food court, retail services, Emerald Lake picnic area



FULL SERVICE OWNERSHIP
With local, responsive management team



LEASE RATE / SALE PRICE
Contact broker for lease rate
Sale Price: \$19,549,220 (\$310/SF)



building specifications



BUILDING SIZE

Free-Standing - 63,062 SF



CLEAR HIGHT

25' - 26'



LOT SIZE

4.10 Acres



COLUMN SPACING

48' x 52'



FIRE SPRINKLERS

ESFR



POWER

3,000 amps, 277/480v



LOADING

3 dock positions, 2 grade level doors (expandable)



KNOCKOUT PANELS

Ability to add 5 grade level doors and 11 windows



PARKING

102 Parking Stalls,
Expandable to 147 Stalls

renovations

COMPLETED



Refreshed corporate imaging



New concrete driveway & dock platform



Clean, "white-box" interior



New 4" asphalt throughout parking & drive areas

POTENTIAL



Modern exterior entry renovation



Planned outdoor tenant amenity area



Construction of new high-volume lobby



Existing knockout panels for additional glass or grade doors



why LEASE when you can OWN

Prepared for Potential Buyer

OCCUPANCY COST OF ONLY

\$.70 NNN PER SQ. FT. PER MONTH!!!

PROPERTY ADDRESS: 1695 Faraday, Carlsbad, CA

APPROXIMATE TOTAL SQUARE FOOTAGE: 63,062
 OWNER OCCUPIED SPACE: 63,062
 SALES PRICE: \$18,900,000
 DOWN PAYMENT %: 10%
 DOWN PAYMENT \$: \$1,890,000
 LOAN AMOUNT: \$17,010,000
 INTEREST RATE: Blended 6.05%
 AMORTIZATION: Blended 25
 BUILDING GSI: \$0
 TOTAL Expenses: \$0
 BUILDING NOI \$0

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS AFTER OPER. EXP	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVRG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	OWN
\$17,010,000	\$1,321,394	\$0	\$1,321,394	\$340,320	\$981,073	\$453,626	\$527,448	\$43,954	\$0.70	Vs.
Market NNN Lease Rate per square ft \$1.45					ANNUAL LEASE EXPENSE	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL LEASE EXPENSE	Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE	LEASE
					\$1,097,279	\$384,048	\$713,231	\$59,436	\$0.94	

Note: Consult with your tax advisor. Torrey Pines Bank makes no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale.

These are items that need to be addressed with an accountant or tax advisor. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.

1. Assumes 90% LTV with SBA Financing with a blended interest rate of 6.05%.
2. Average annual principle paydown based on 5 year accumulation.
3. Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.



Steve Black
(858) 523-4656



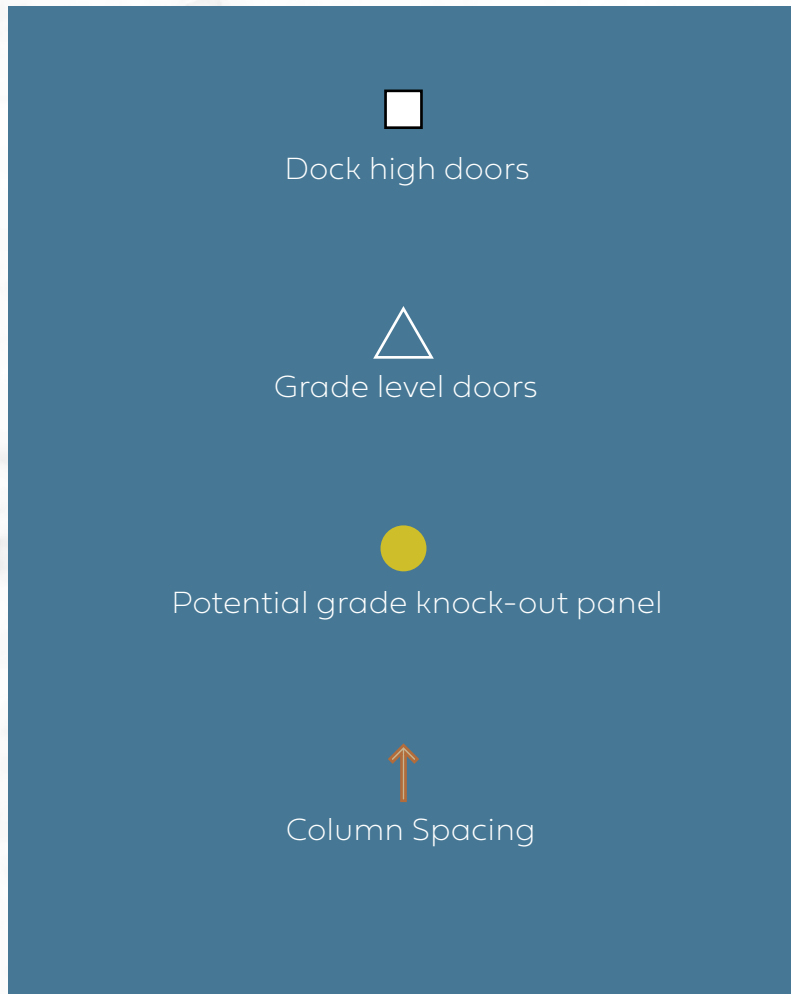
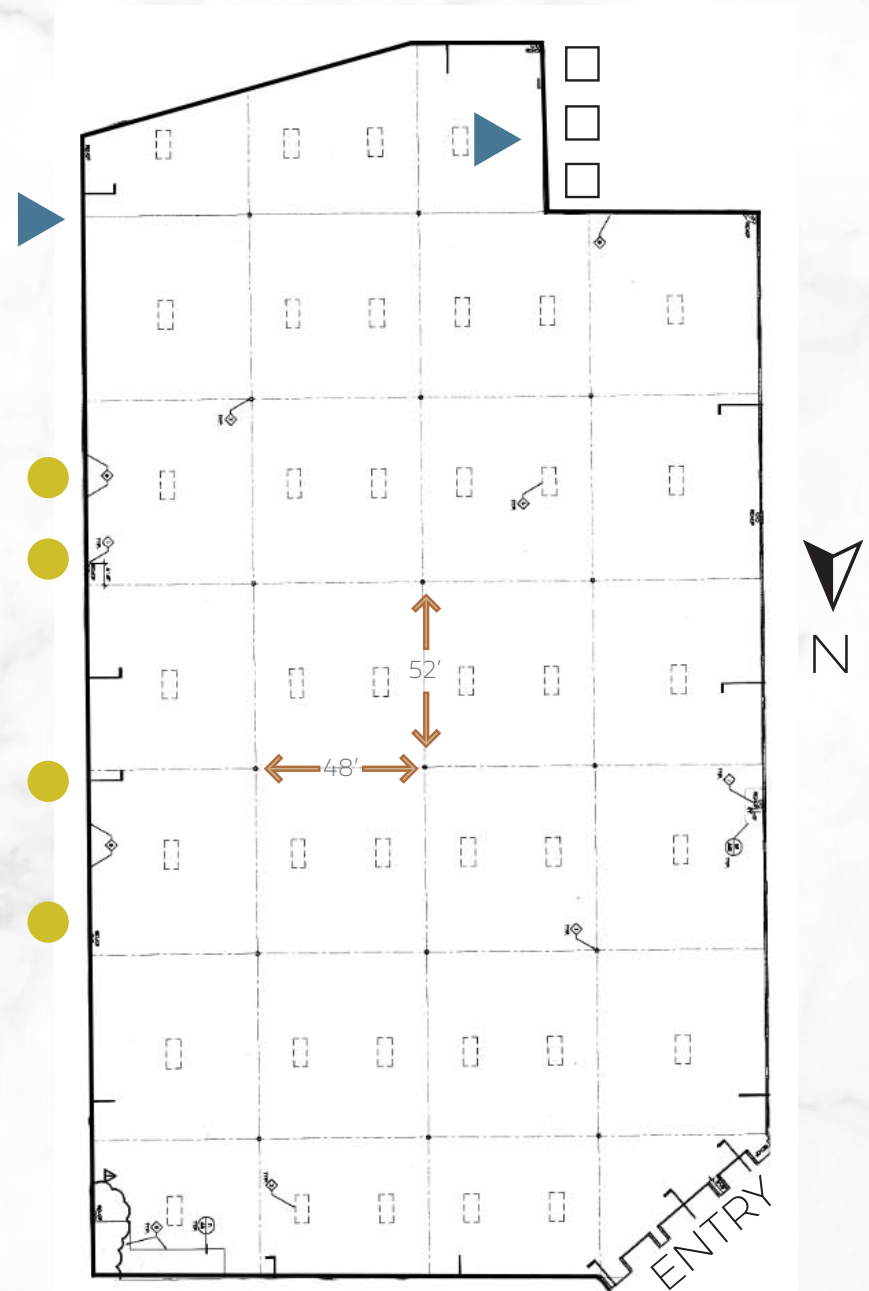
Loan terms and conditions may vary based upon lending program, subsidiary and applicant qualification.

DATE OF ANALYSIS: 10/10/2024 **Sariana Ex. 2010**

Ugreen v. Sariana, PGR2026-00062

Page 5 of 13

floor plan



concept office improvement plan

1st floor



concept addition of 2nd floor mezzanine

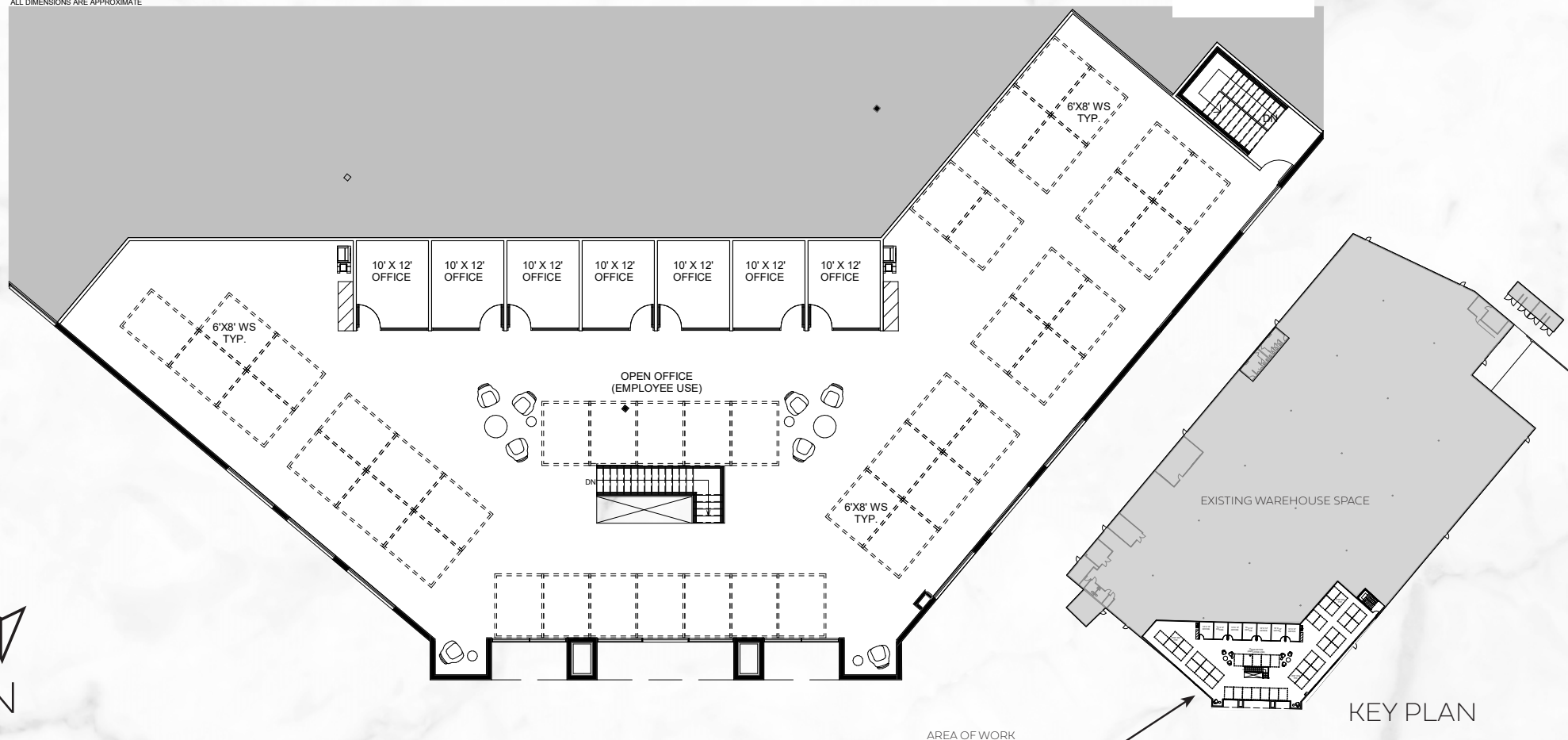
potential to add 2nd floor - up to 6,891 sf

EXISTING BUILDING FOOTPRINT: 63,062 SF

CONCEPT 2ND FLOOR ADDITION: 6,891 SF

POTENTIAL TOTAL SQ. FT. WITH ADDED MEZZ: 69,953 SF

ALL DIMENSIONS ARE APPROXIMATE



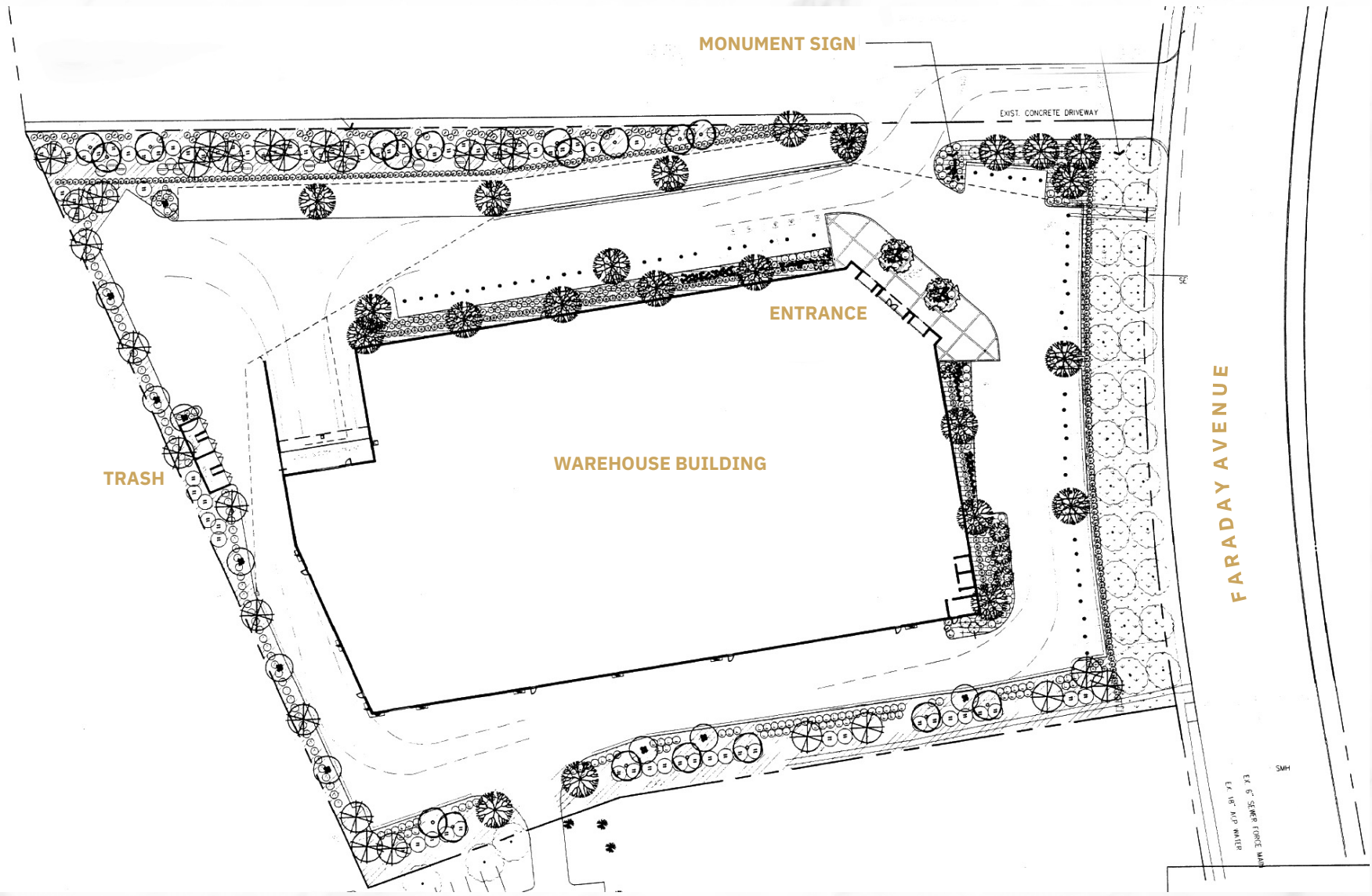
KEY PLAN

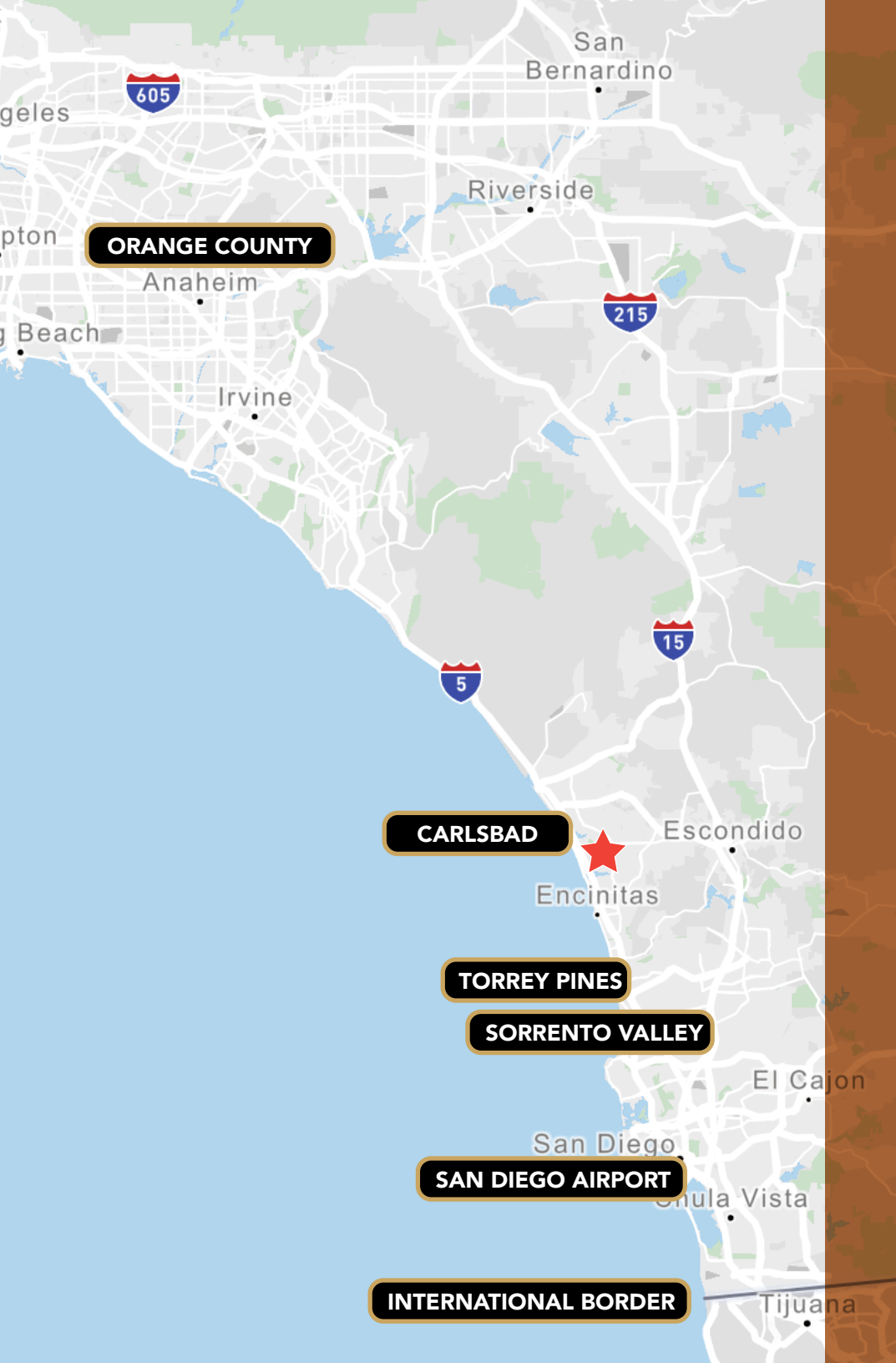
Sariana Ex. 2010

Ugreen v. Sariana, PGR2026-00062

Page 8 of 13

site plan





distance map

3 MILES

CARLSBAD BEACH

17 MILES

TORREY PINES

21 MILES

SORRENTO VALLEY

32 MILES

SAN DIEGO
INTERNATIONAL
AIRPORT

62 MILES

ORANGE COUNTY

76 MILES

MEXICO
INTERNATIONAL
BORDER



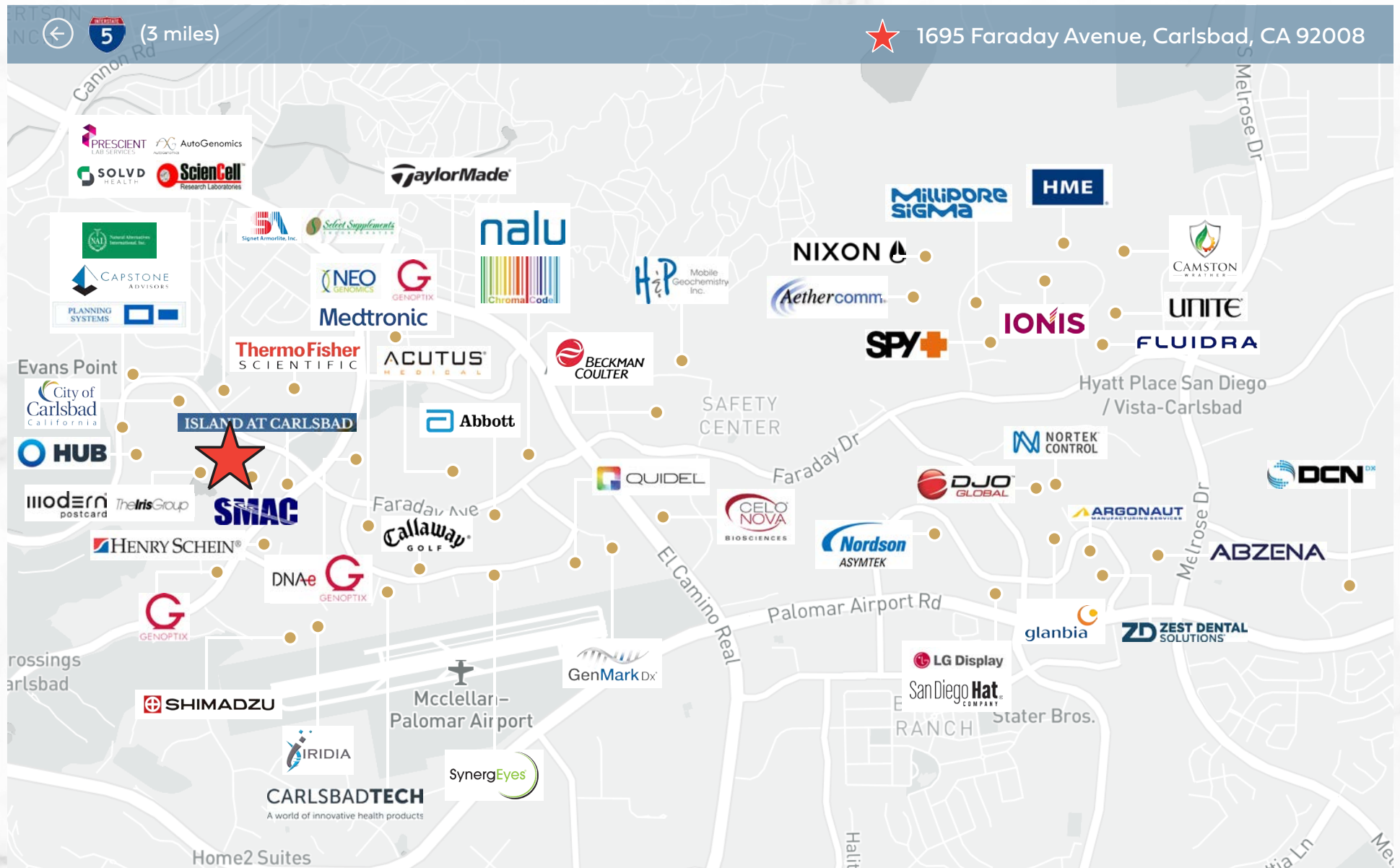
1695 Faraday Avenue,
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Sariana Ex. 2010

Ugreen v. Sariana, PGR2026-00062

Page 10 of 13

corporate neighbors







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CARLSBAD, CA 92008

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