



# BALFOUR COURT



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# LOCATION, CORPORATE IDENTITY, RESEARCH & DEVELOPMENT

A freestanding industrial/R&D building consisting of approximately 21,481 RSF located within the coastal City of Carlsbad (San Diego). Situated on 1.55 acres, the site is centrally located within the prestigious 560-acre master planned Carlsbad Research Center.



## **Locally Owned**

Responsive, proactive ownership



## **Prominent Visibility**

Corner lot location on  
Rutherford Rd. & Balfour Ct.



## **Excellent Location**

Prestigious Carlsbad Research  
Center



## **Convenience**

Walking Distance to Retail Amenities





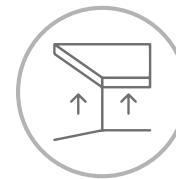
5924 Balfour Ct.,



**Power**  
Heavy electrical  
power service



**Loading**  
Grade level and Dock  
high loading



**High Bay Warehouse**  
24 foot clear height

# SITE PLAN



## Timing

Available 3Q 2023



## Improved

70-75% improved office and  
R&D; balance warehouse



## Climate Control

Warehouse area  
(Suite 100)



## Parking Ratio

3.0/1,000 RSF







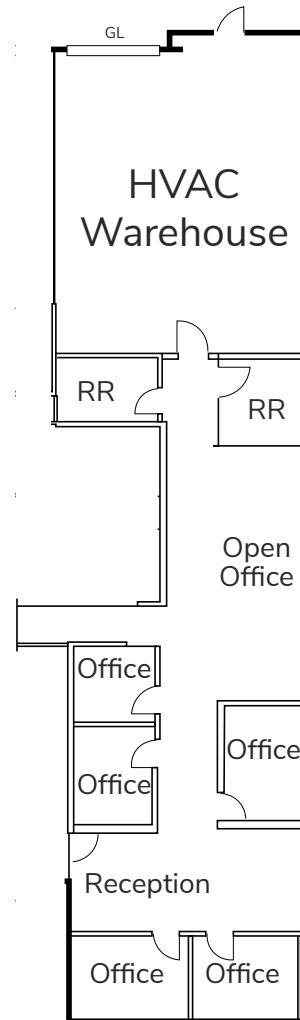
# CURRENT AVAILABILITY

Suite	RSF	Available	Lease Rate
100	± 2,678 RSF	October 2023	\$1.45/sf NNN
102	± 11,699 RSF	January 2024	\$1.30/sf NNN
100-102 contiguous	± 14,377 RSF	January 2024	\$1.30/sf NNN

# FLOOR PLAN

5924 BALFOUR CT.  
**Suite 100**  
± 2,678 SF Available

BALFOUR  
COURT

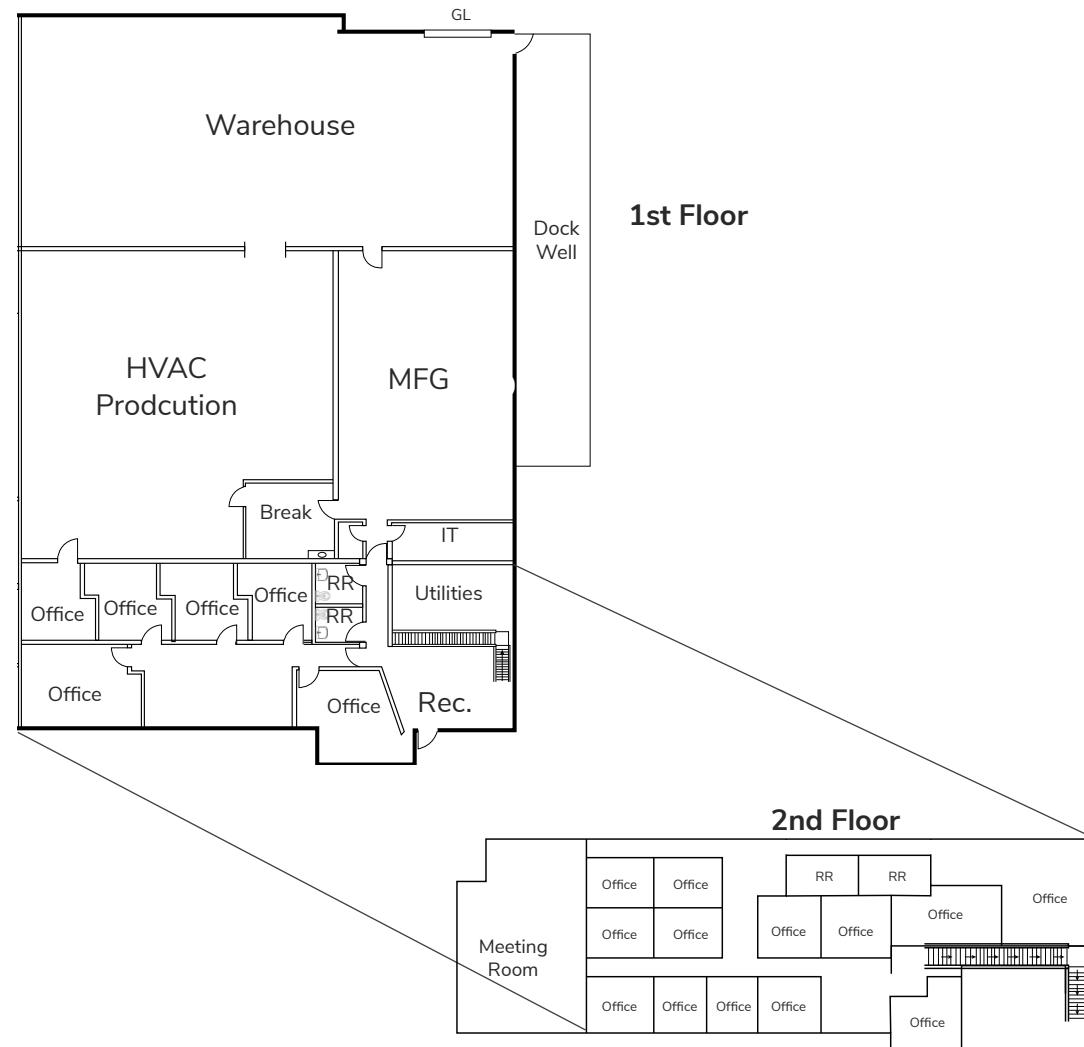


GL = Grade level

# FLOOR PLAN

BALFOUR  
COURT

5924 BALFOUR CT.  
Suite 102  
± 11,699 SF Available



GL = Grade level

# CLOSE PROXIMITY

to North County's Most Affluent Communities

## Drive times to:

15 min

Carlsbad Village

8 min

Bressi Ranch

7 min

Interstate 5

20 min

San Elijo Hills

15 min

Leucadia/  
Downtown Encinitas

25 min

Ranch Santa Fe

25 min

Del Mar

**37.8%**

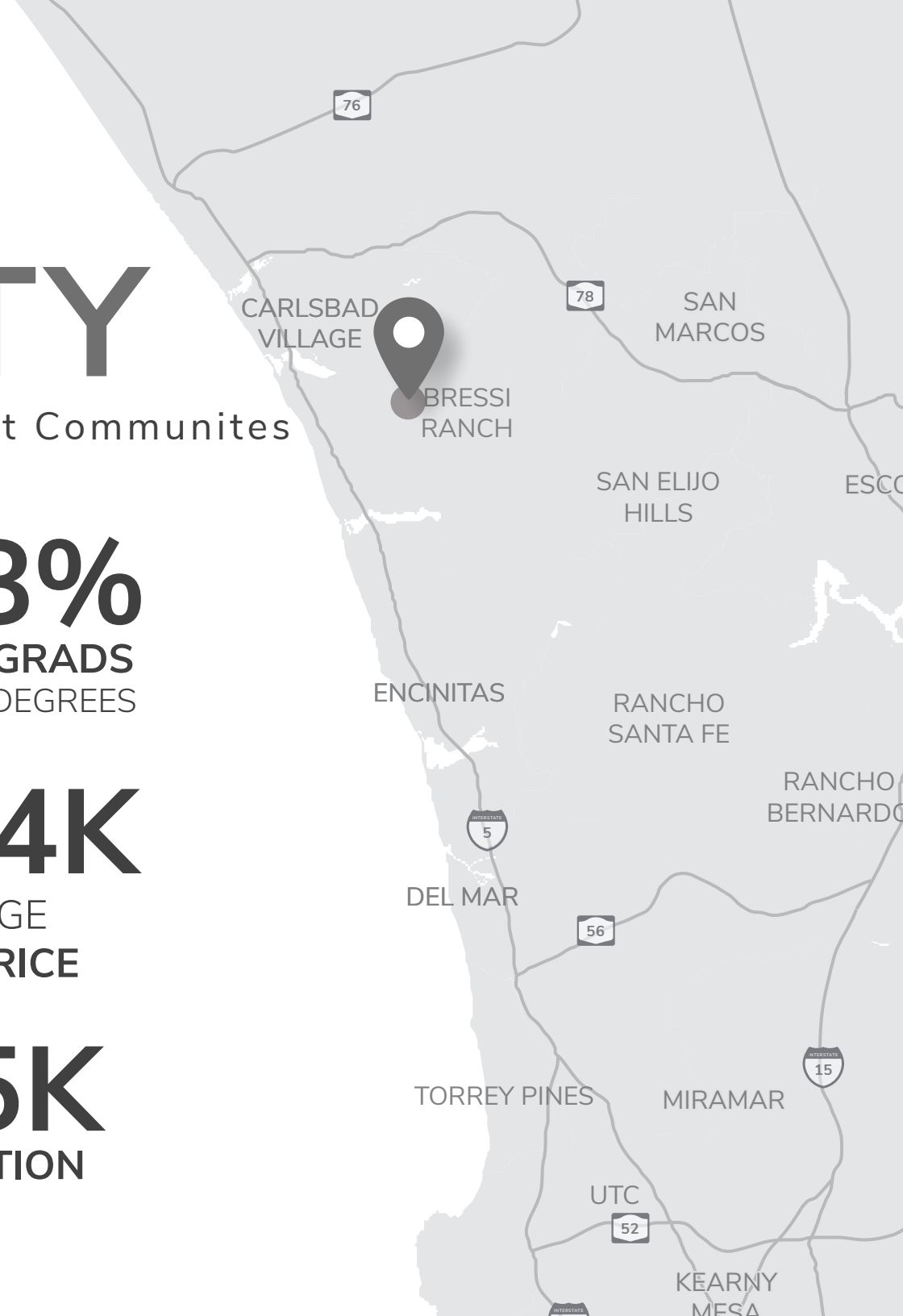
COLLEGE GRADS  
WITH STEM DEGREES

**\$634K**

AVERAGE  
HOME PRICE

**645K**

POPULATION





# WHY GILDRED?



## **Legacy**

93 years' experience in San Diego real estate market



## **Local ownership**

Close by and available



## **Impeccable reputation**

Honest and direct communication



## **Well capitalized**

Well maintained buildings and funded for improvements



## **Strength in numbers**

Full-service leasing and management team



## **Self-managed**

Pride of ownership









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