

# CARLSBAD RESEARCH CENTER



DEVELOPMENT SITE AVAILABLE FOR SALE  
OFFICE | R&D | MFG | LIFE SCIENCE

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA



MCCLELLAN PALOMAR AIRPORT

# CARLSBAD RESEARCH CENTER

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA

## SITE OVERVIEW

**SUBMARKET**

Carlsbad

**EXISTING GROSS ACRES**

2.12 (92,347 SF) AC

**ASSESSOR'S PARCEL NUMBER**

212-120-18-00

**SITE CONDITION**

Finished Pad

**UTILITIES**

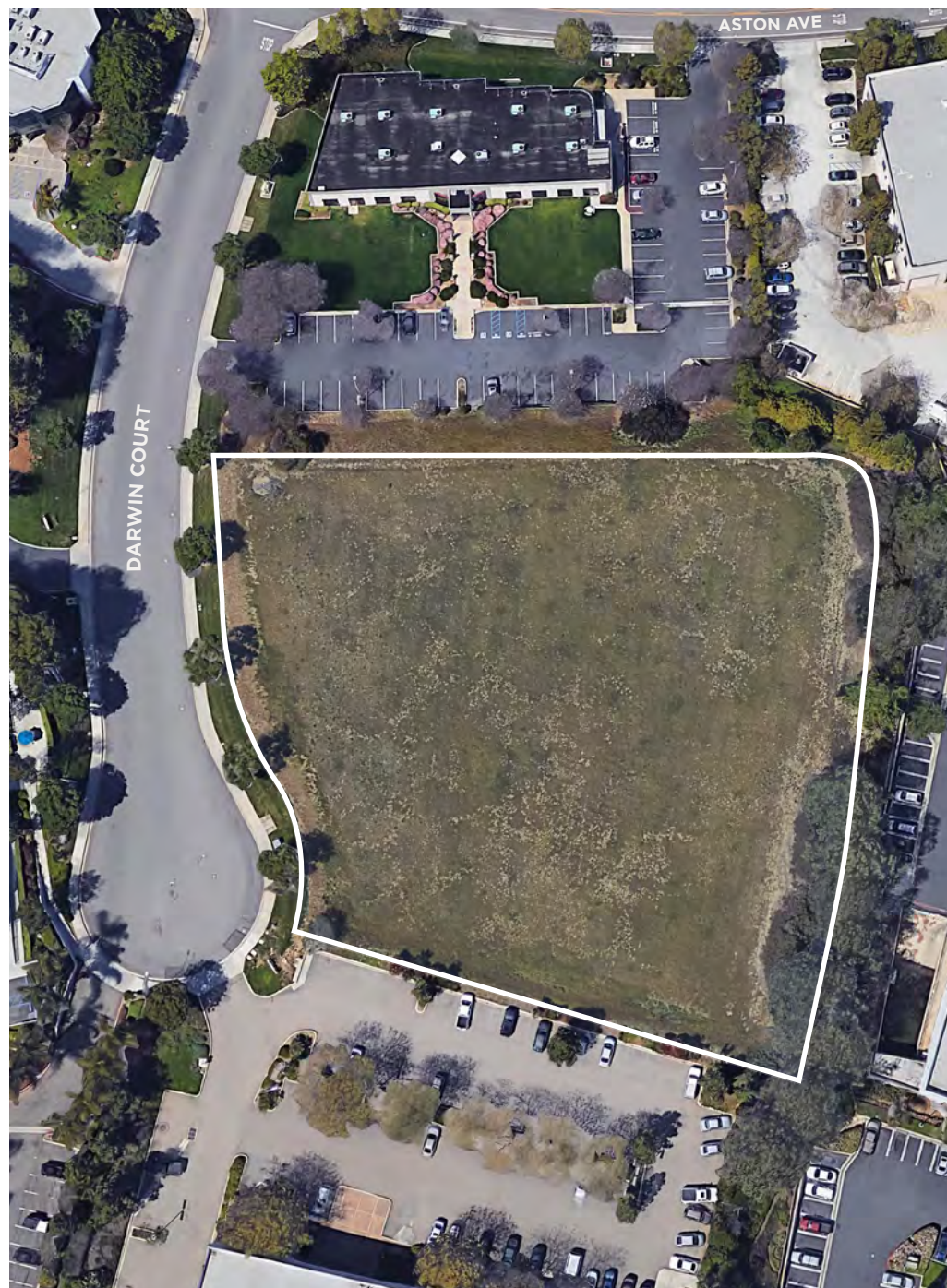
Stubbed to Site

**ZONING**

C-M

**ALLOWED USES**

Allows a mix of Light Industrial, Office, R&D, and Commercial Uses (Life Sciences by Right)



# CARLSBAD RESEARCH CENTER

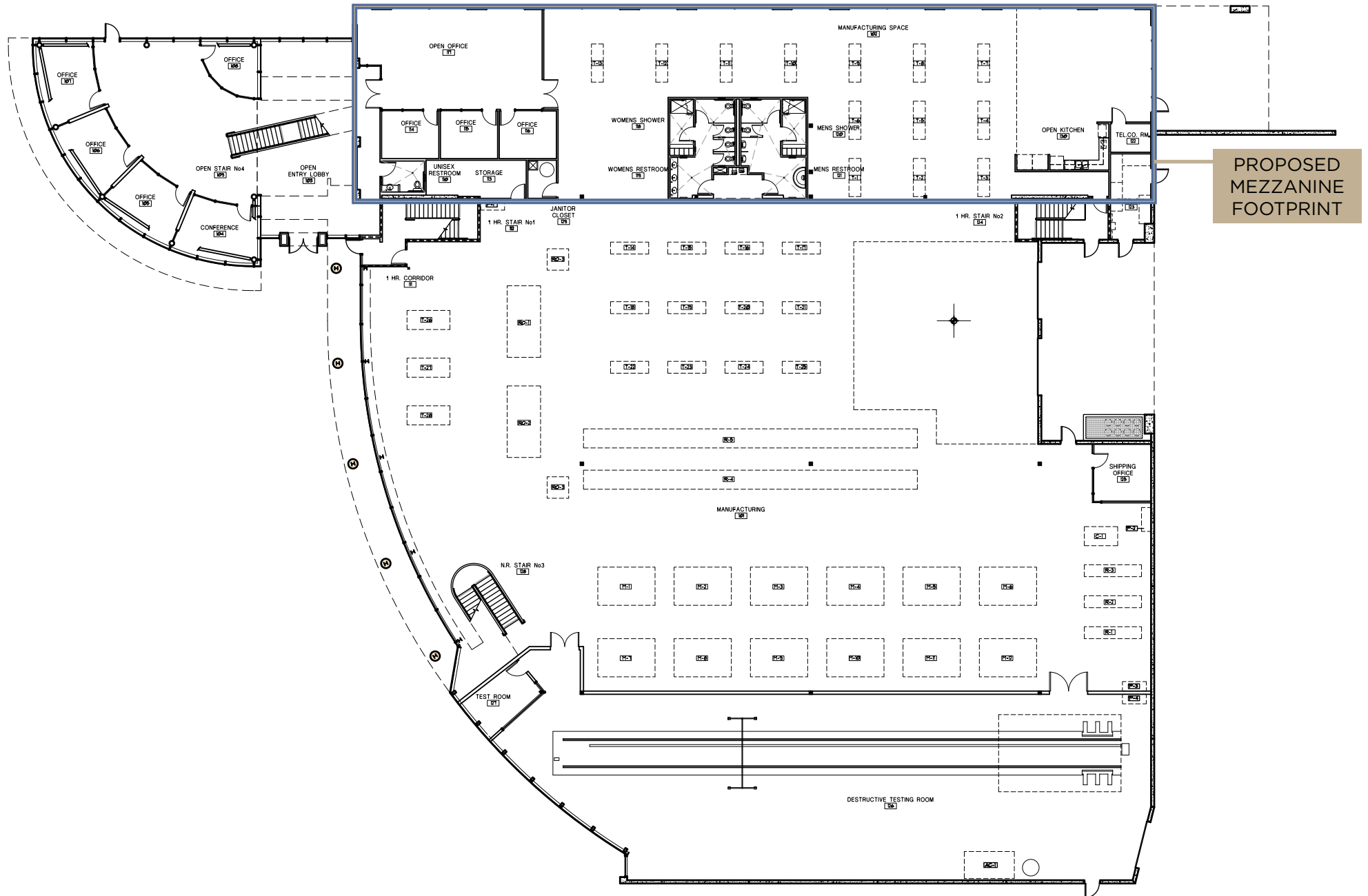
2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA



## PROPOSED R&D OR HQ FACILITY

<b>PROPOSED BUILDING SIZE</b>	40,033 SF
<b>COVERAGE</b>	.42
<b>FIRST FLOOR</b>	29,626 SF
<b>MEZZANINE</b>	10,407 SF
<b>CLEAR HEIGHT</b>	TBD
<b>GRADE LOADING POSITIONS</b>	2
<b>PARKING</b>	107 (2.67/1,000 STALLS)
<b>POWER</b>	TBD
<b>ACCESS</b>	Single Private Curb Cut

## PROPOSED FLOOR PLAN

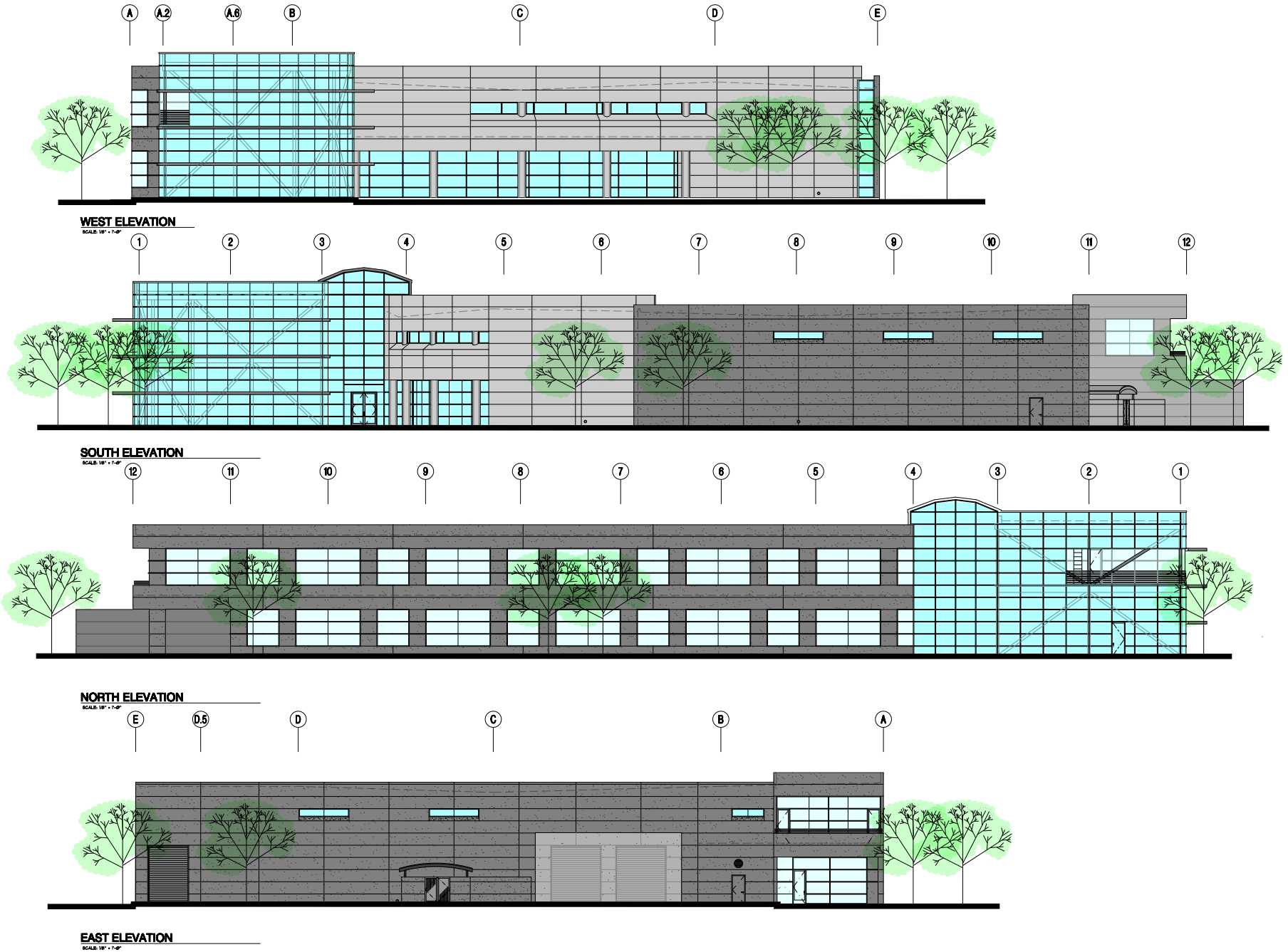


# CARLSBAD RESEARCH CENTER

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA



## PROPOSED SITE ELEVATION



## PARCEL MAP

09

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- 1\* NO ACCESS
- 2\* SEE DETAIL "C"
- 3\* SEE PARCEL MAP FOR BRGS & DST.

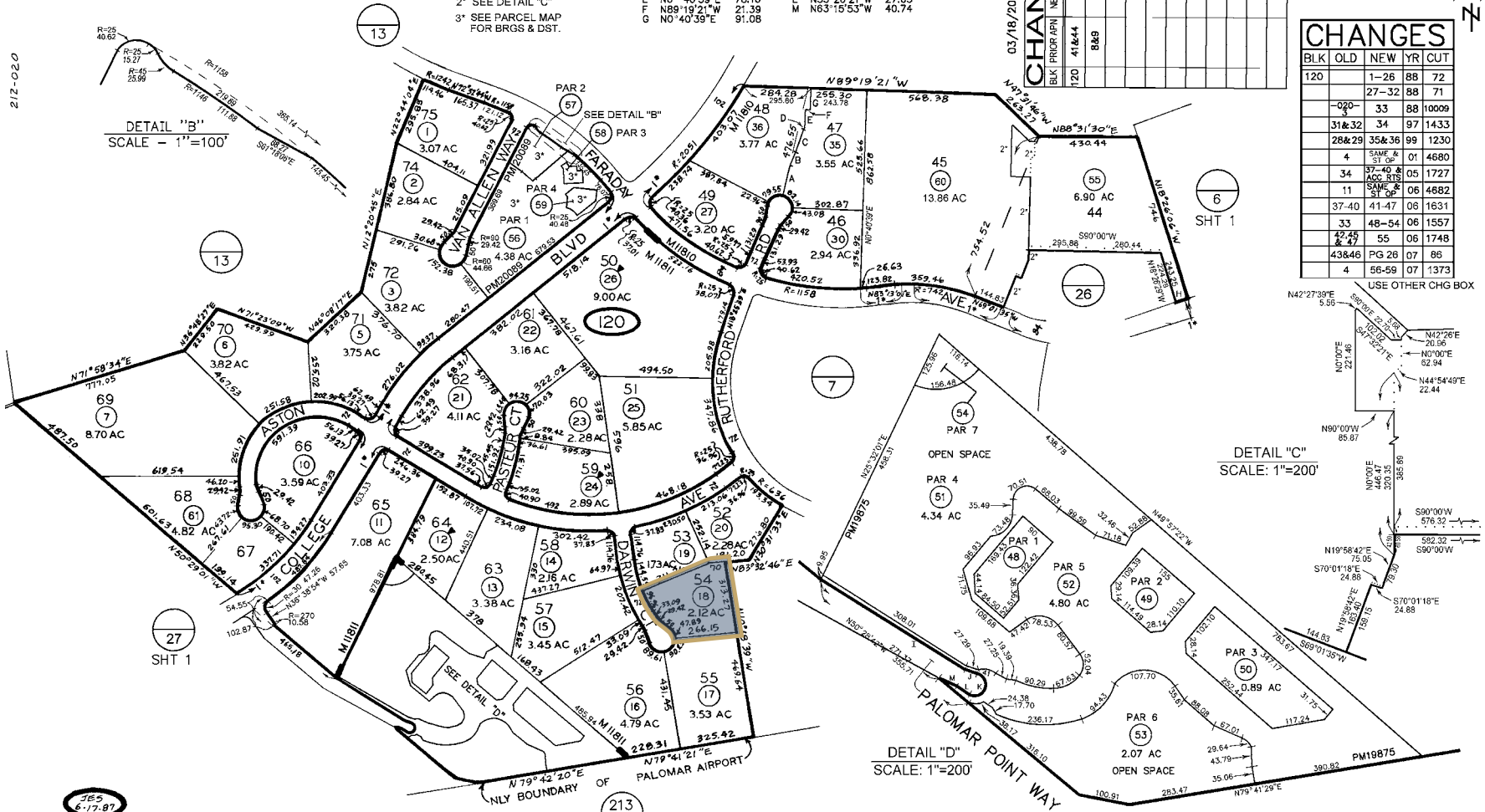
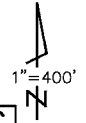
A	N12°14'36"E	132.04
B	N21°47'40"E	63
C	N18°13'28"E	106.28
D	N29°16'25"E	9.30
E	N0°40'59"E	78.16
F	N89°19'21"W	21.39
G	N0°40'39"E	91.08

H	S71°33'54"W	45.25
I	N63°15'53"W	299.72
J	N71°05'26"W	27.05
K	R=34	116.09
L	N65°26'21"W	27.05
M	N63°15'53"W	40.74

03/18/2017 JCD

CHANGES	BLK	PRIOR APN	NEW APN	YR	CUT NO
	120	41&44	60	17	1462
		8&9	61	17	1424

212-12



CHANGES				
BLK	OLD	NEW	YR	CUT
120		1-26	88	72
		27-32	88	71
		33	88	10009
		34	97	1433
		35&36	99	1230
		4	01	4680
		37-40 & ACC RTS	05	1727
		11	06	4682
		37-40	06	1631
		33	06	1557
		48-54	06	1574
		55	06	1748
		43&44	07	86
		43&46	07	86
		56-59	07	1373

USE OTHER CHG BOX

6-17-07  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 212 PAGE 12

MAP I1811 - CARLSBAD TCT. NO. 85-24 UNIT NO. 4  
MAP I1810 - CARLSBAD TCT. NO. 85-24 UNIT NO. 3  
ROS 8467

# CARLSBAD RESEARCH CENTER

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA



## INVESTMENT HIGHLIGHTS

**Rare Infill Development Opportunity:** This offering provides the opportunity to acquire the last remaining development site within the core cluster of the Carlsbad Research Center, a market that is defined by extreme barriers to entry.

**Flexible Development Options and Zoning:** Zoned C-M (Heavy Commercial), this parcel provides a developer or user flexibility, allowing for a mix of Light Industrial including Manufacturing and Warehousing, Office, R&D and Commercial Uses.

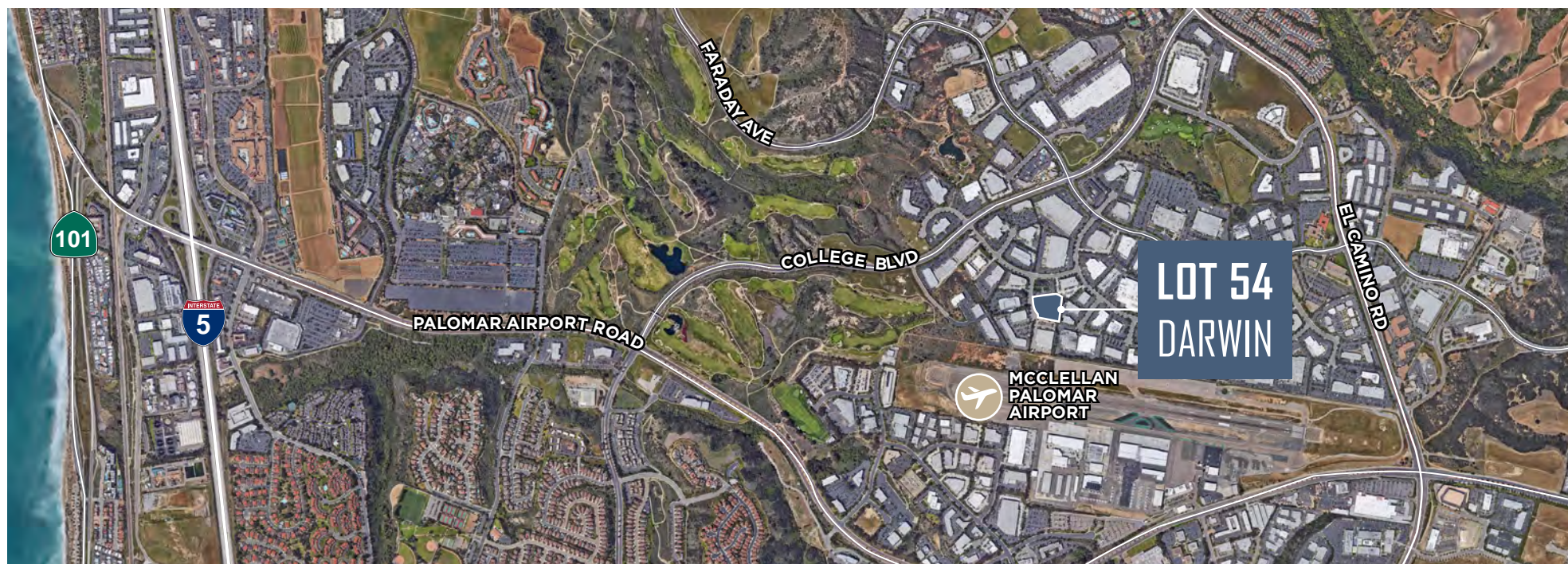
**Prized Carlsbad Research Center Location:** 5936 Darwin Ct. is situated in the coveted Carlsbad Research Center, a 560-acre master planned business park located along Carlsbad's coast and with adjacency to the Interstate-5.

**Ideal Life Science or Corporate Headquarters Development:** This lot provides the ideal location for a Corporate Headquarters or Life Science Headquarters space, providing loading capability, flexible parking ratios, and private frontage on cul-de-sac. The current site plan provides excellent glass line and a high-image presence.

**Located in the Vibrant Carlsbad Market:** Carlsbad is home to North San Diego's largest Life Science cluster and is one of the densest corporate clusters in the County, with industries including Life Science, Clean-tech, Telecomm, Med-tech, High-tech, Defense, Actions Sports, and Golf.



**THE OPPORTUNITY...** Cushman and Wakefield is pleased to present the opportunity to purchase Lot 54, Darwin Court. The offering provides the rare opportunity to purchase a 2.12 acre finished and graded land parcel. Lot 54, Darwin Court is located off the main thoroughfare in the master planned Carlsbad Research Center, a collection of 560 acres that caters to R&D and technology headquarters. The Research Center is located on an elevated plateau surrounded by coastal ocean views with proximity to Interstate 5 and the Pacific Coast. This location is also within minutes of a diverse collection of retailers, restaurants, hotels, recreation and entertainment. Carlsbad Premium Outlets and Bressi Ranch offer shopping and recreation within a few miles of the property.



**2.12 GROSS ACRES**  
92,347 SF



**RARE INFILL  
LAND PARCEL**



**FLEXIBLE DEVELOPMENT  
ZONING**



**CARLSBAD RESEARCH  
CENTER LOCATION**  
WITH PROXIMITY TO INTERSTATE 5 & MCCLELLAN PALOMAR AIRPORT

# CARLSBAD RESEARCH CENTER

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA

## NEARBY CORPORATE OCCUPIERS





# INDUSTRIAL OVERVIEW | SAN DIEGO

2.0%  
VACANCY

3.37MM SF  
VACANCY

167,184,144  
SQUARE FEET

7.3MM SF OF  
TENANT REQUIREMENTS

NATION'S LARGEST  
DEFENSE CLUSTER

5+  
YEARS OF



5%  
VACANCY

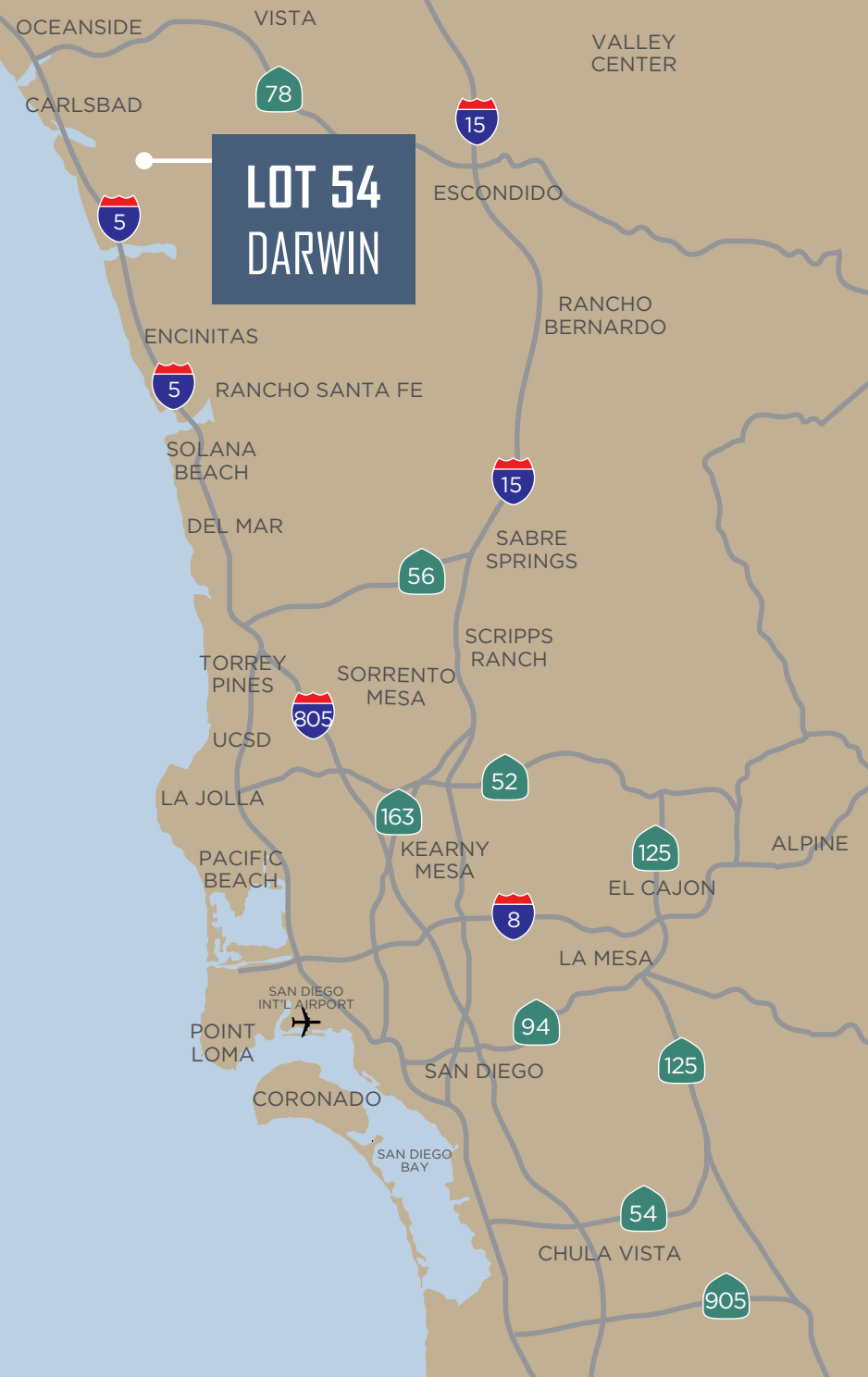
NATION'S 3<sup>RD</sup> LARGEST LIFE SCIENCE SECTOR

HIGHLY EDUCATED WORKFORCE

10 UNIVERSITIES/ 14 RESEARCH INSTITUTES

## MAJOR DEMAND DRIVERS

- LIFE SCIENCE
- MEDICAL DEVICE
- DEFENCE
- ACTION SPORTS
- TECHNOLOGY
- CLEAN TECH
- GOLF
- ECOMMERCE



# SAN DIEGO | CARLSBAD CA

113,670

POPULATION\*



43,107

TOTAL HOUSEHOLDS\*



39

SQUARE MILES

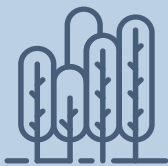


35 miles

NORTH OF  
DOWNTOWN SAN DIEGO

42

PUBLIC PARKS



5

GOLF COURSES



3

LAGOONS

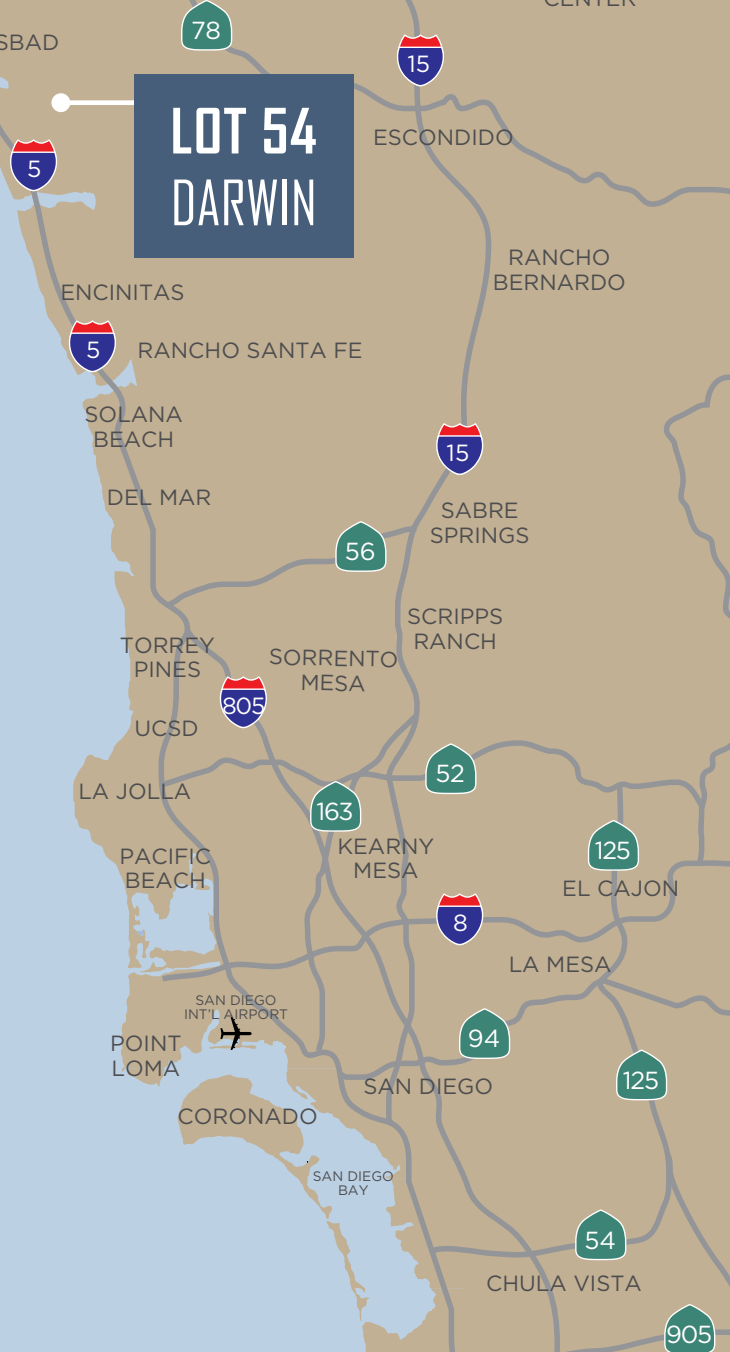
7  
miles

OF COASTLINE



OCEANSIDE VISTA VALLEY CENTER  
CARLSBAD

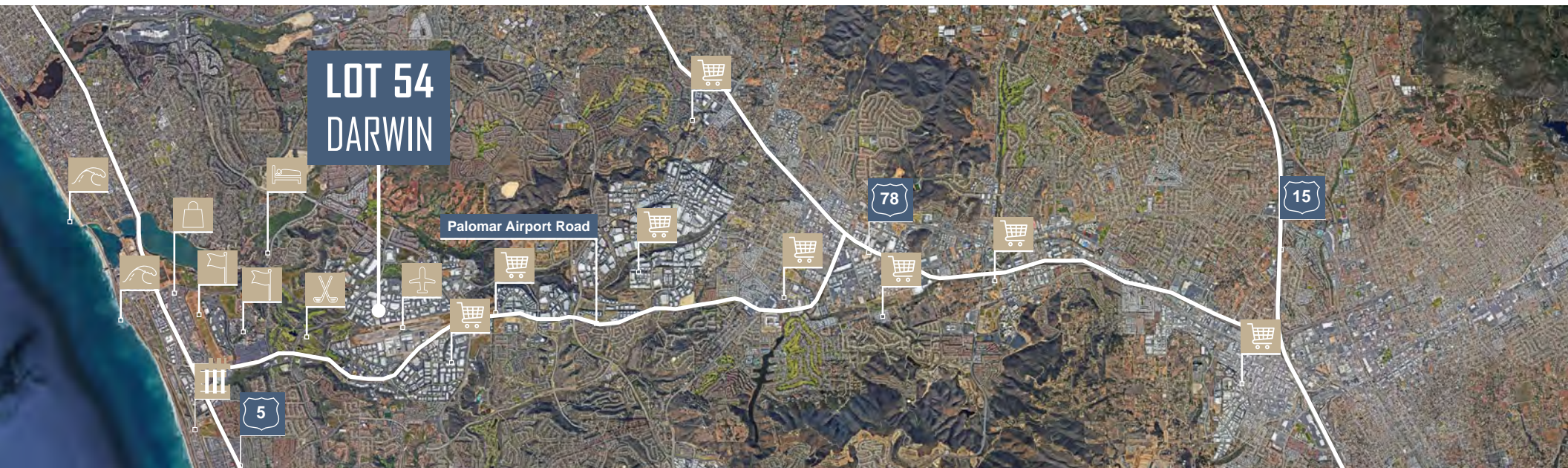
LOT 54  
DARWIN



# CARLSBAD RESEARCH CENTER

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA

## NEARBY AMENITIES



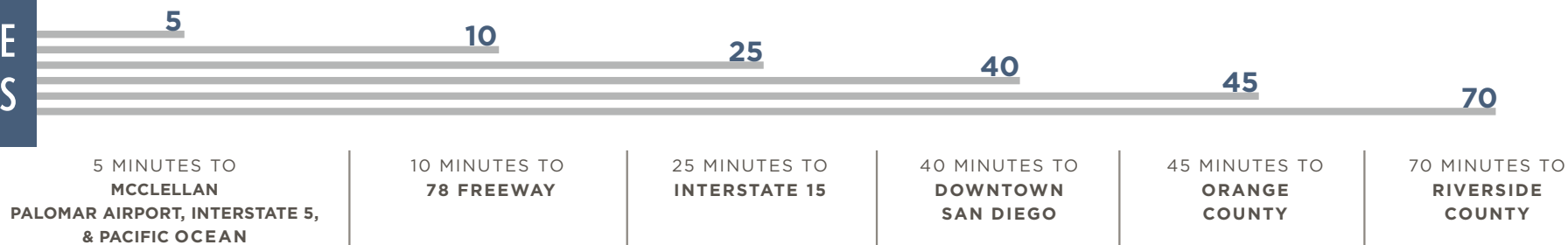
Carlsbad Outlets  
Costco Shopping Center  
Grand Pacific Palisades Resort  
Legoland California Resort  
The Crossings at Carlsbad  
Residence Inn by Marriott  
McClellan-Palomar Airport  
Homewood Suites Hampton Inn

Lowe's Shopping Center  
Staples Shopping Center  
Holiday Inn  
Bressi Ranch Village Center  
Hyatt Place  
Park Hyatt Aviara Resort  
La Costa Resort & Spa  
Home Depot Shopping Center

The Flower Fields  
Ponto Beach  
Tamarack Beach  
South Carlsbad State Beach  
Batiquitos Lagoon  
Carlsbad Village  
Target  
Walmart

Palomar College  
California State San Marcos  
Tri City Medical  
Palomar Medical  
Costco  
Restaurant Row  
North City

## DRIVE TIMES



# CARLSBAD RESEARCH CENTER



DEVELOPMENT SITE AVAILABLE FOR SALE  
OFFICE | R&D | MFG | LIFE SCIENCE

2.12 ACRES OFFICE | MFG | R&D | LIFE SCIENCE  
LOT 54, 5936 DARWIN COURT, CARLSBAD CA



CAPITAL MARKETS

**RICK ELLISON**

Executive Vice Chairman

949-930-9231

[rick.ellison@cushwake.com](mailto:rick.ellison@cushwake.com)

CA Lic #01196428

**ARIC STARCK**

Executive Vice Chairman

760-431-4211

[aric.starck@cushwake.com](mailto:aric.starck@cushwake.com)

CA Lic #01325461

**DREW DODDS**

Senior Associate

760-431-3863

[drew.dodds@cushwake.com](mailto:drew.dodds@cushwake.com)

CA Lic #02021095