

BACK ON THE MARKET!



2258 Rutherford Road | Carlsbad, CA 92008

2258

RUTHERFORD ROAD



Property Overview

This prestigious single-story facility is located in the Carlsbad Research Center, in the heart of North County. Centrally located in Southern California between Orange County and San Diego, providing a diverse and strong economic region. The property is a Flex / R&D / Light Manufacturing space consisting of approximately 42,260 square feet.

Building Size

Approx. 42,260 SF
Flex / R&D / Light Manufacturing

Sale Type

Owner-User / Investment

Lot Size

3.15 Acres (137,214 SF)

Parcel Number

APN: 212-061-18

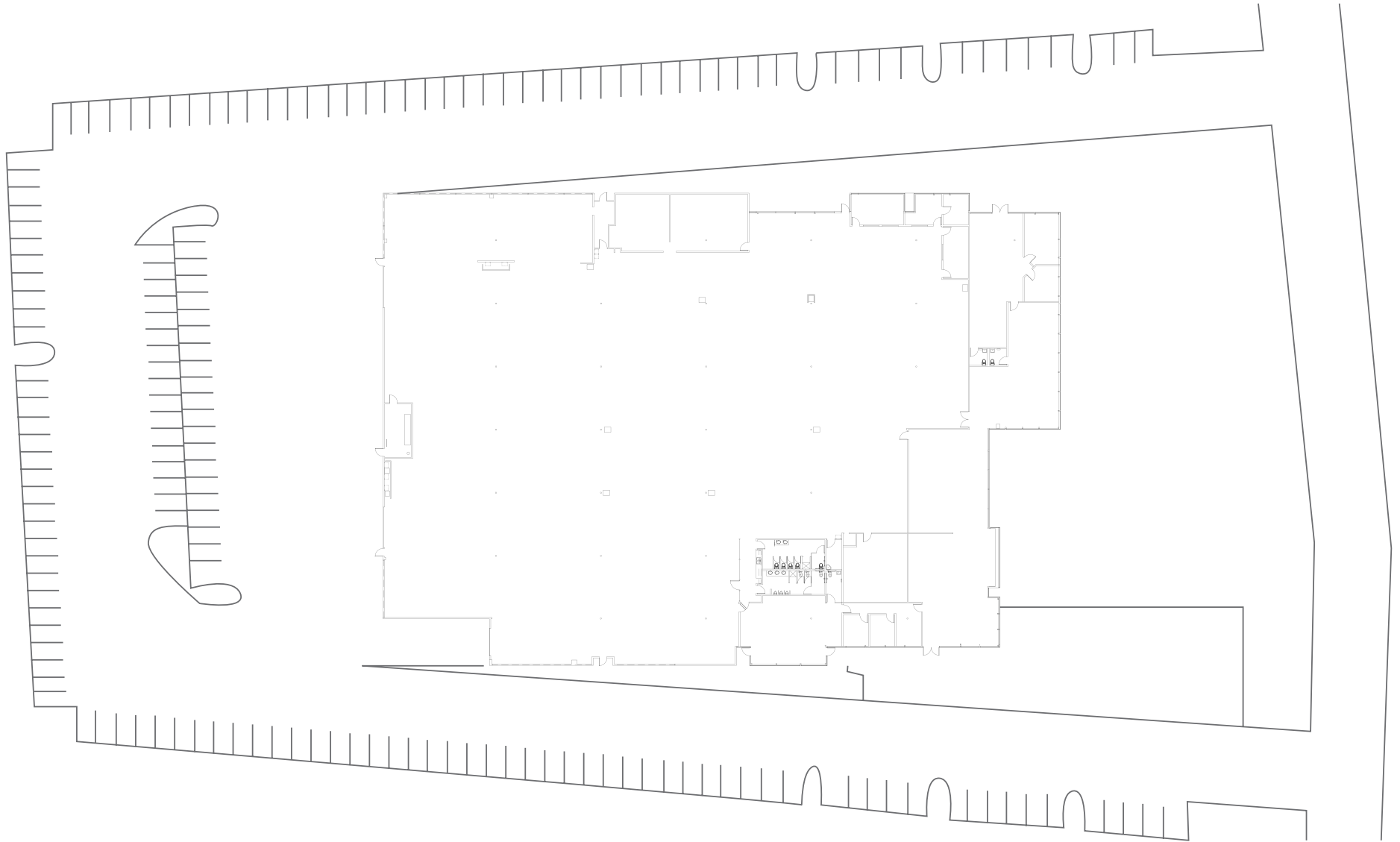
Sale Price

\$8,000,000 (\$189 PSF)

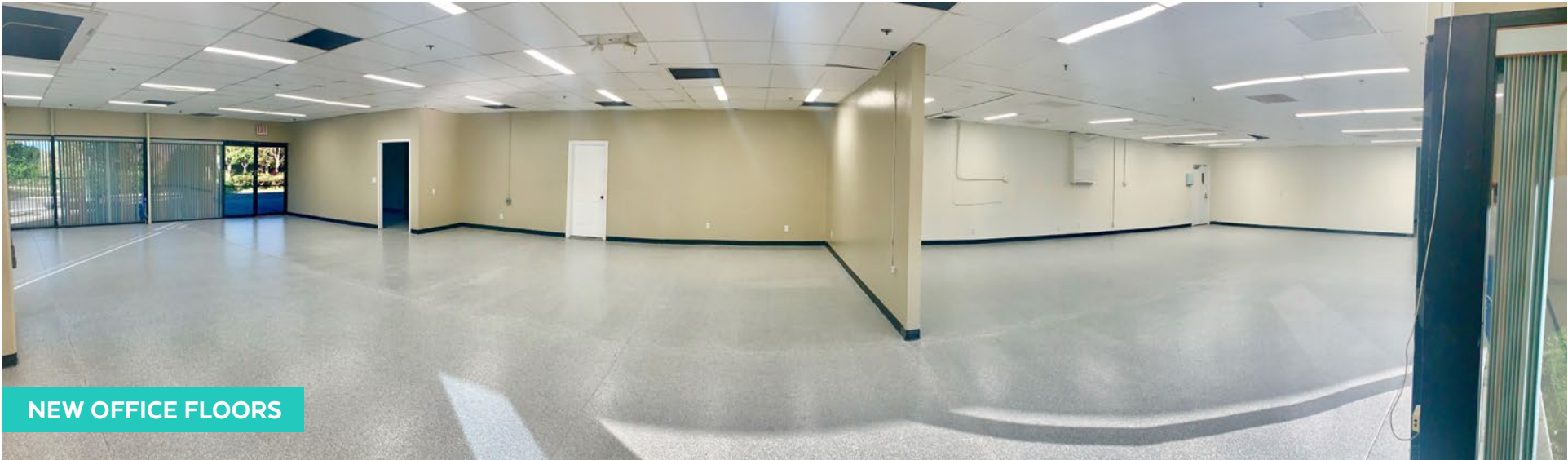
Site Plan

1 - Dock Level Door
2 - Grade Level Roll-Up Doors
18ft Clear Height
Fire Sprinklers (0.33/3,000)

Parking Ratio: 3.72/1,000 (157
Surface Spaces)
Heavy Power - 1,200 Amps
277/480 Volt, 3 Phase



Property Photos



NEW OFFICE FLOORS



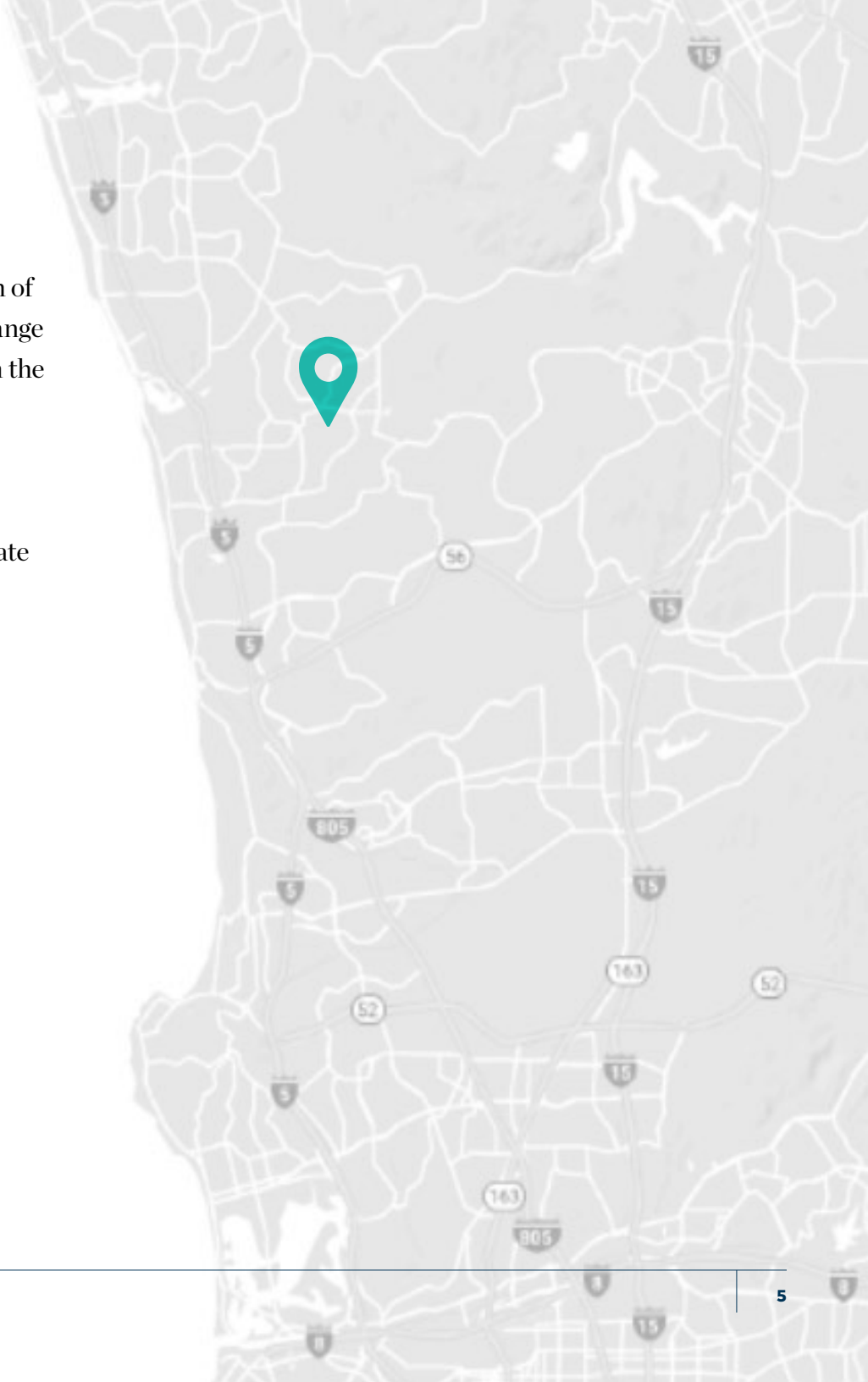
NEW CEILING INSULATION

Location Features

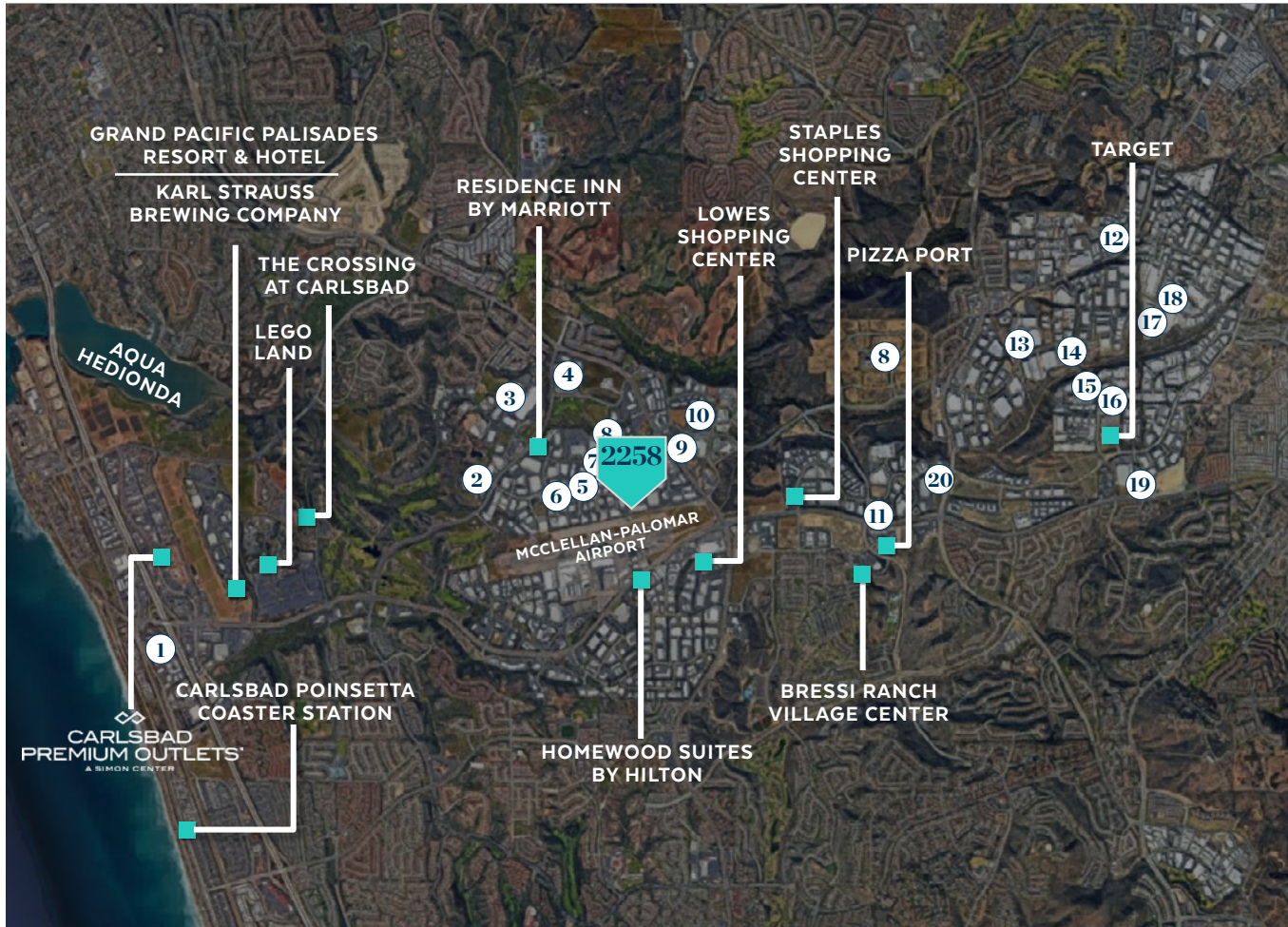
CARLSBAD, CALIFORNIA

Located in the heart of North San Diego County, Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. The city covers 39 square miles and has seven miles of coastline on the Pacific Ocean.

- Centrally located in Southern California between Orange County, Riverside, San Bernardino and San Diego
- Excellent proximity to El Camino Real, Palomar Airport Road, Interstate 5 and Highway 78
- Easy access to employees, amenities, suppliers, and customers
- Near Carlsbad Palomar McClellan Airport



Location Details



Carlsbad Corporate HQ Guide

1. Medtronic Inc.
2. Cobra Puma Golf
3. Thermo Fisher Scientific
4. TaylorMade Golf
5. Mercedes Benz Design
6. Callaway Golf Co.
7. Abbott Labs
8. IONIS Pharmaceuticals, Inc.
9. Alphatec Spine Inc.
10. Beckman Coulter Inc.
11. Titleist | Acushnet Co.
12. Applied Membranes Inc.
13. Watkins Manufacturing Corp.
14. US Foods
15. Leidos, Inc.
16. DJO Global
17. J&D Labs Pharma Manufacturing
18. Zodiac Pool Systems, Inc.
19. Denso Wireless Systems America
20. Cisco

Demographics

NUMBER OF EMPLOYEES (1-MILE RADIUS)

22,169

NUMBER OF BUSINESSES (1-MILE RADIUS)

1,366

AVERAGE HH INCOME (1-MILE RADIUS)

\$134K

MEDIAN HOME VALUE (1-MILE RADIUS)

\$726K

POPULATION	1 MILE	3 MILE	5 MILE
2018 Population	929	73,479	248,071
2010 Population	799	66,743	226,313
2023 Projection	981	76,867	259,328

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2018 Households	335	28,434	93,504
2010 Households	290	26,048	85,645
2010-2018 Growth	15.52%	9.16%	9.18%
2023 Projection	353	29,705	97,684

INCOME	1 MILE	3 MILE	5 MILE
2018 Average Household Income	\$134,141	\$129,108	\$107,114
2012 Median Household Income	\$106,383	\$103,964	\$80,856

