

FOR SALE

**Only Ground Floor Space Available
in Balfour Corporate Center!**



First Floor Office Condo | ±1,130 SF

5927 BALFOUR CT

CARLSBAD, CA 92008

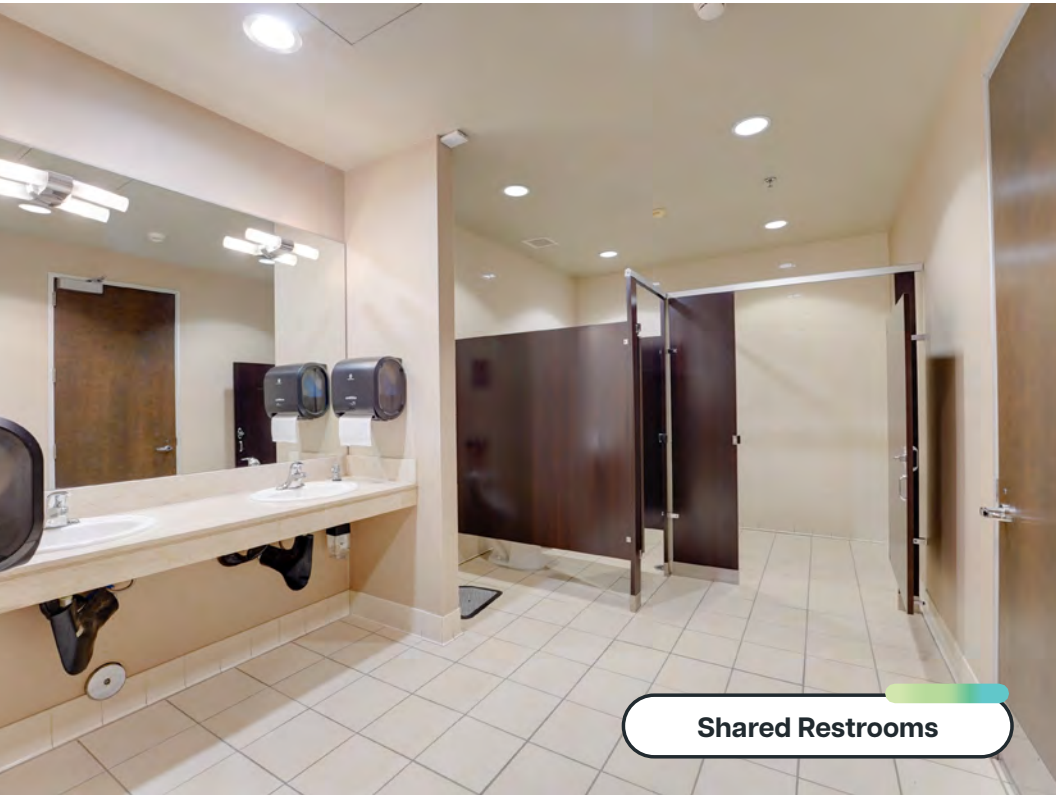
UPG **URBAN**
PROPERTY
GROUP est. 1989



Building Entrance



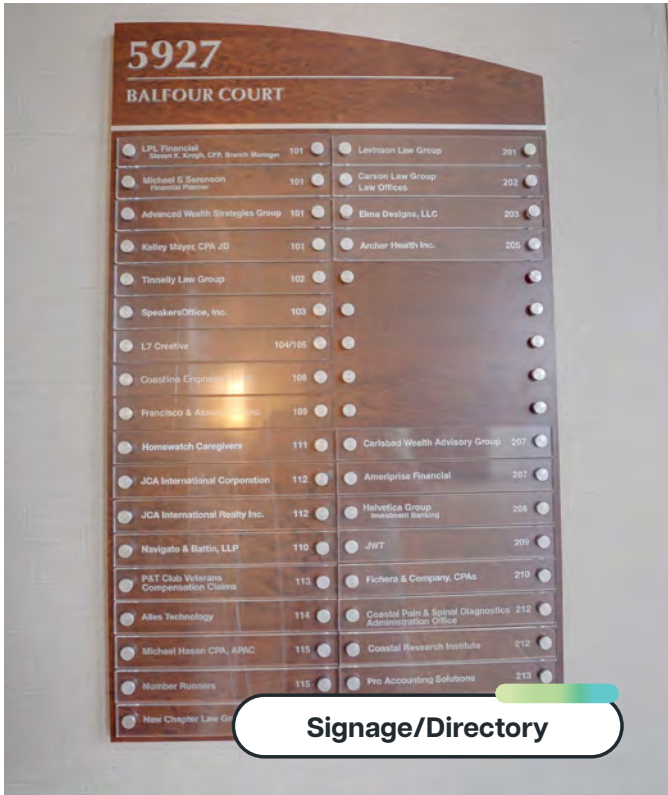
Elevator Served



Shared Restrooms



Building Lobby



Signage/Directory

THE OFFERING

OFFICE CONDO FOR SALE | BALFOUR CORPORATE CENTER

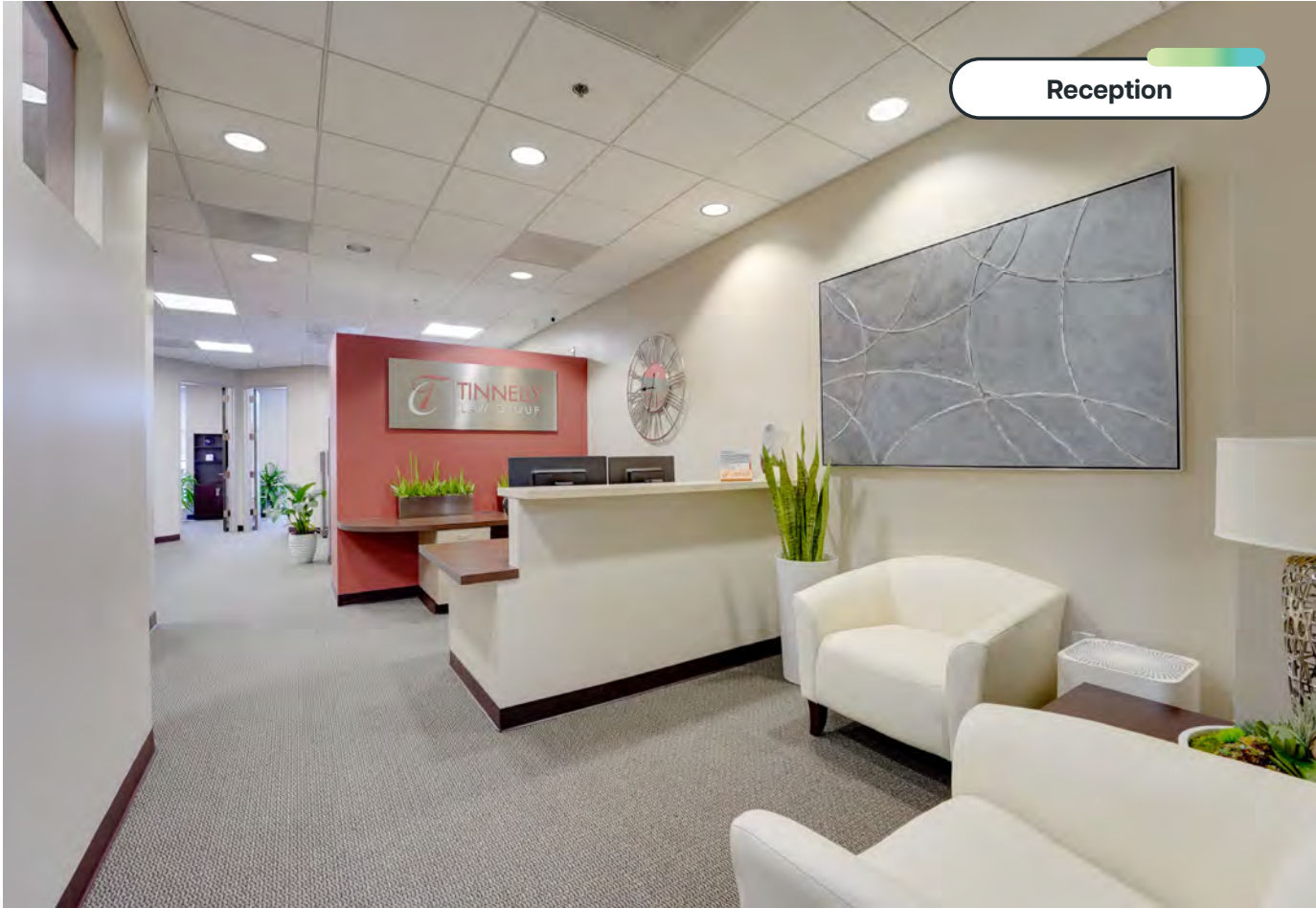
Urban Property Group is proud to announce the opportunity to acquire **5927 Balfour Court, Suite 102**, an office condo situated within the prestigious Balfour Corporate Center. Ideally suited for an owner-user, this opportunity offers a strategic business location just minutes from I-5 via Palomar Airport Road and Cannon Road, while providing convenient access to Carlsbad's renowned coastal amenities, dining, and outdoor recreation.

Address:	5927 Balfour Ct, Suite 102
APN:	212-070-13-30
Square Feet:	±1,130 SF
Type:	Office Condo
Building Type:	Office (Class B)
Year Built:	2005
Parking Ratio:	4.0/1,000 SF <i>(includes several EV charging stations)</i>
Asking Price:	\$508,500 (\$450 PSF)

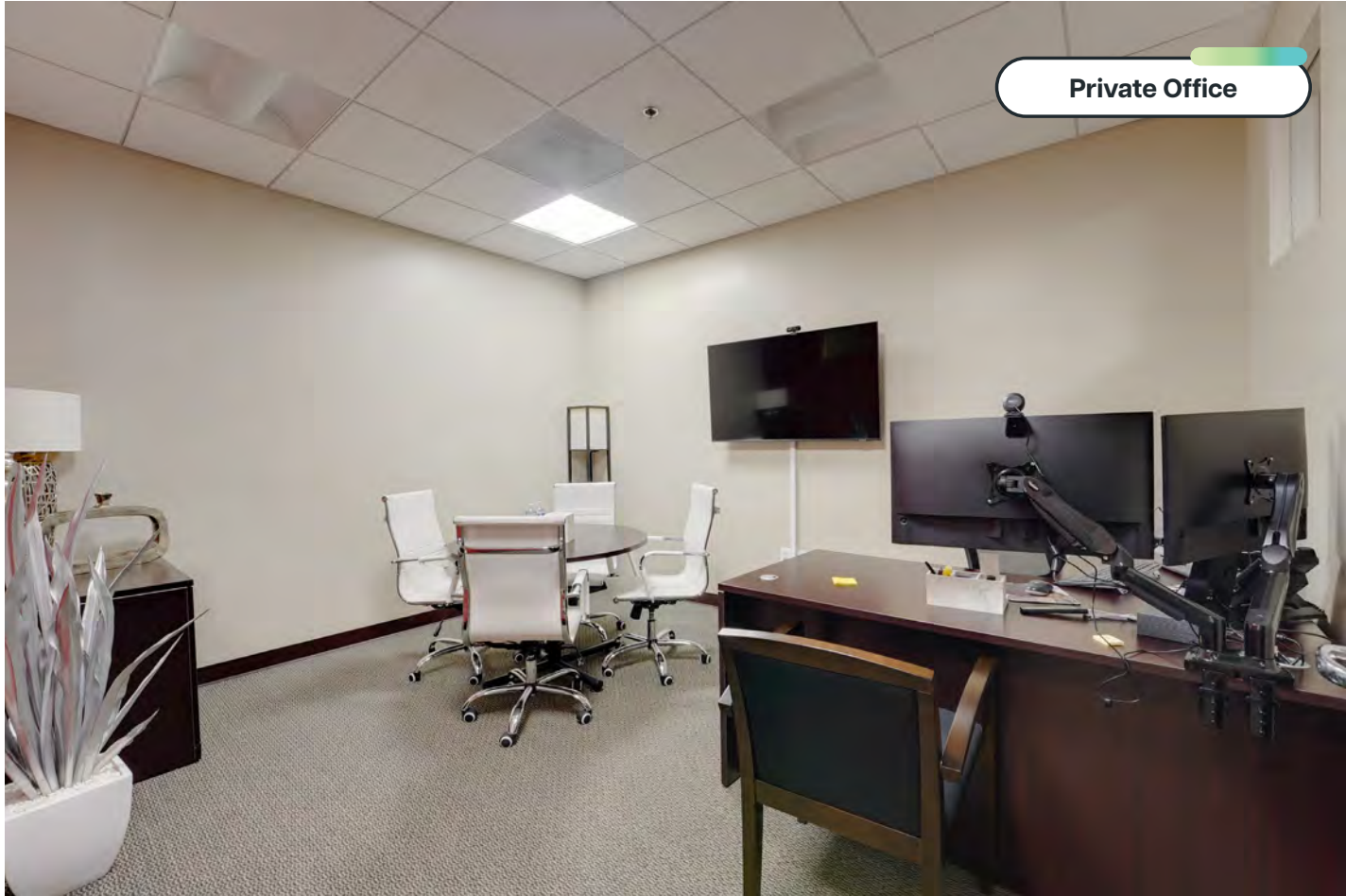
THE HIGHLIGHTS

OWN IN ONE OF NORTH COUNTY’S PREMIER BUSINESS HUBS

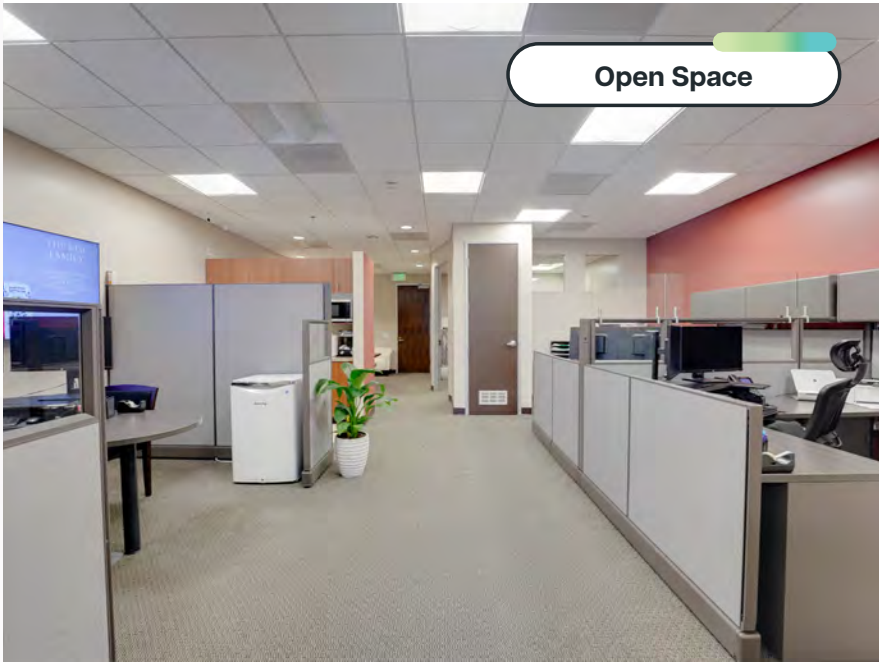
- First-floor office condo for sale within the nearly 50,000-square-foot Balfour Corporate Center, an elevator-served office campus featuring modern office condos, EV charging stations, and fiber-optic readiness
- Space features a reception area, conference room, open workspace, kitchenette/breakroom, and private offices
- Premier North County business hub with a thriving office, technology, life science, clean tech, and advanced manufacturing ecosystem
- Prime coastal location with convenient access to I-5, McClellan–Palomar Airport, the Coaster, and local transit
- Exceptional quality of life with year-round sunshine, parks, trails, lagoons, and miles of beaches
- Minutes from Carlsbad Premium Outlets, premier resorts, golf courses, LEGOLAND, upscale dining, and hospitality destinations



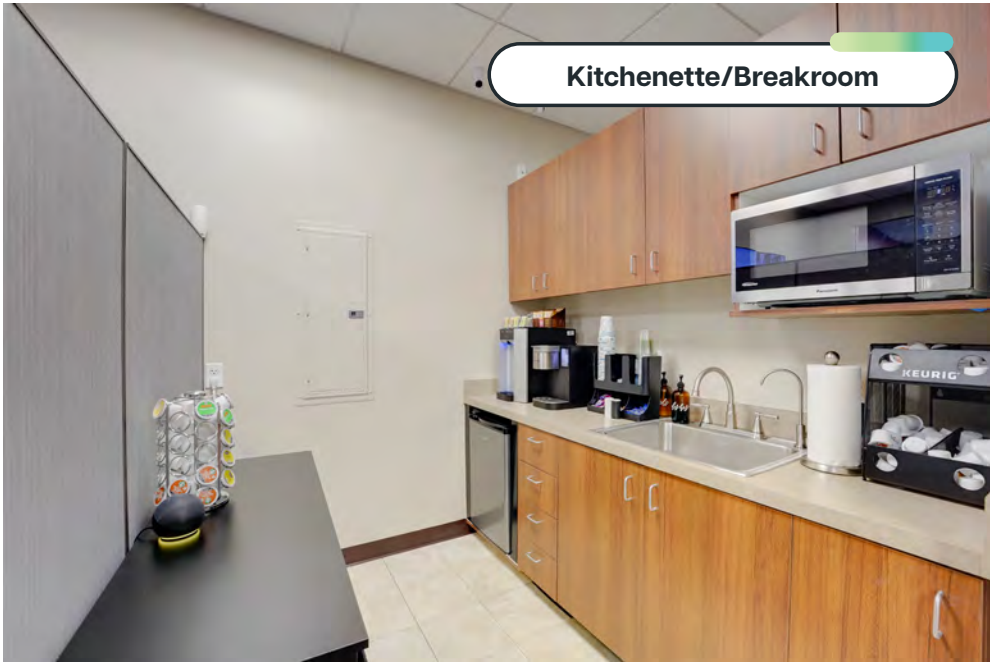
Reception



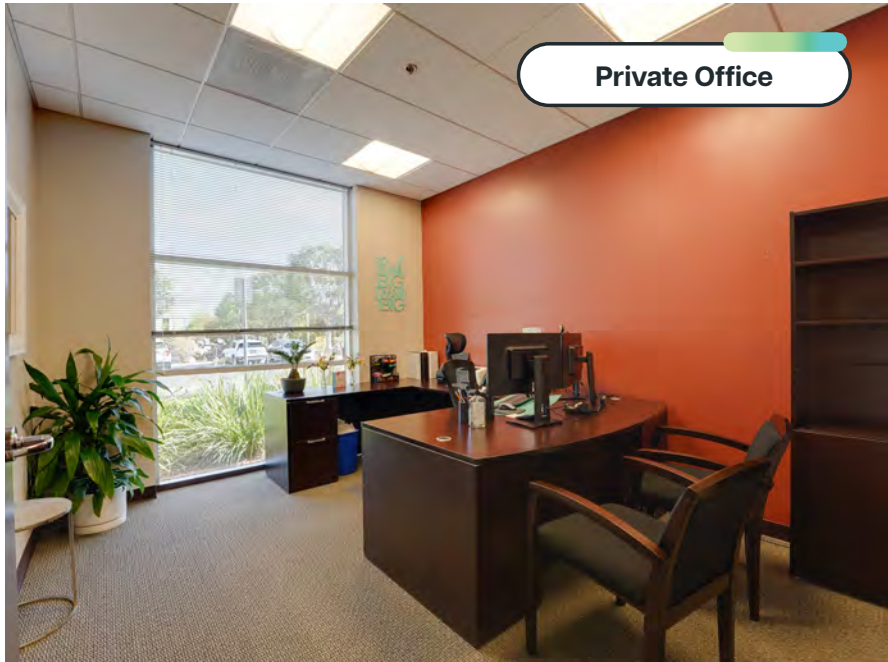
Private Office



Open Space



Kitchenette/Breakroom



Private Office

10 West Coast Cities That Need to be on
Everyone's Bucket List, Carlsbad is #9.

-THE TRAVEL



THE CROSSINGS AT CARLSBAD



BRESSI RANCH VILLAGE CENTER

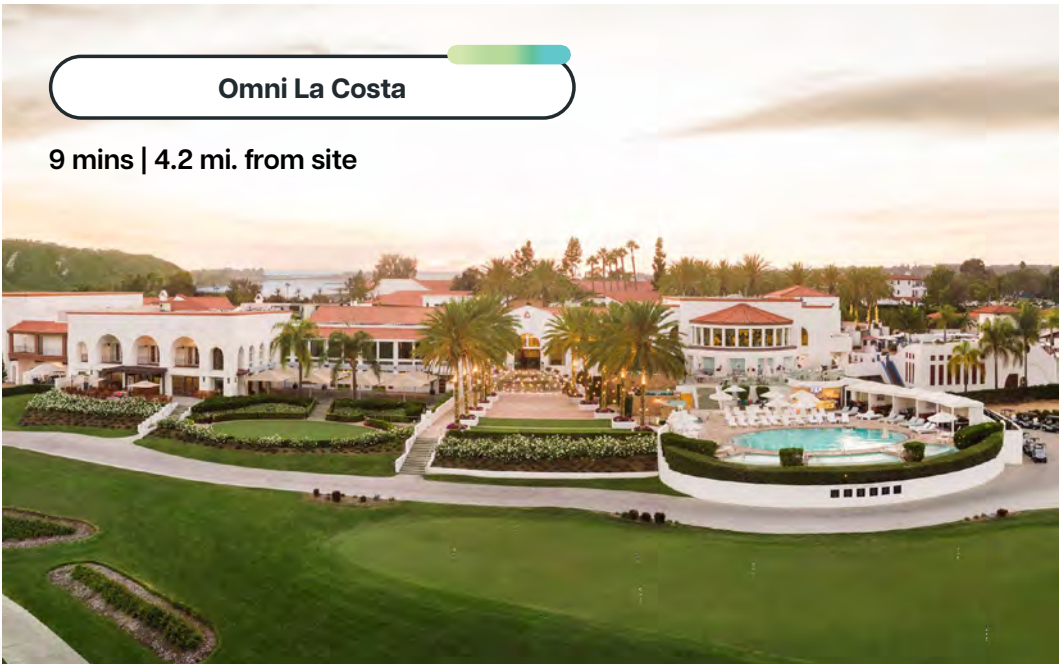
- 1 **MCCLELLAN-PALOMAR AIRPORT**
5 Mins from Site!
- 2 **BRESSI RANCH VILLAGE CENTER**
Blo Bow Dry Bar, Bloom Boutique, Bravo Jewellers, European Wax Center, Stater Bros, Trader Joe's, Verizon, and more
- 3 **THE SQUARE AT BRESSI RANCH**
Sprouts, BevMo, CVS, Bird Rock Coffee, F45, Mendocino Farms, Yoga Six, and more
- 4 **PALOMAR COMMONS**
Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Noodles & Co, and more
- 5 **LOKER RETAIL CENTER**
Starbucks, Bank of America, Staples, and more
- 6 **LIFT**
44,030 SF Mixed-Use Office and Retail Development
- 7 **KENSINGTON AT THE SQUARE**
100 3-Story Townhomes

Life Science	Military & Innovation	Food & Beverage	Manufacturing	Action Sports
1 IONIS	1 ViaSat	1 eGoLife	1 JELD-WEN	1 TaylorMade
2 GENOPTIX	2 CMI	2 EurekaBurger	2 Nordson	2 Callaway
3 ThermoFisher	3 Collins Aerospace	3 Starbucks	3 ARGONAUT	3 Titleist
4 ARYTE	4 CISCO	4 BECKING BEVER	4 PRIMARCH	4 Oregon32 Golfballs

DISCOVER CARLSBAD

A PREMIER DESTINATION FOR BUSINESS AND LIFESTYLE

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Carlsbad has also been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to work, live, and play.



230,600

Population (2025)

87,866

Households

\$3.6B

Consumer Spending

\$151,781

Avg. HH Income

131,686

Employees

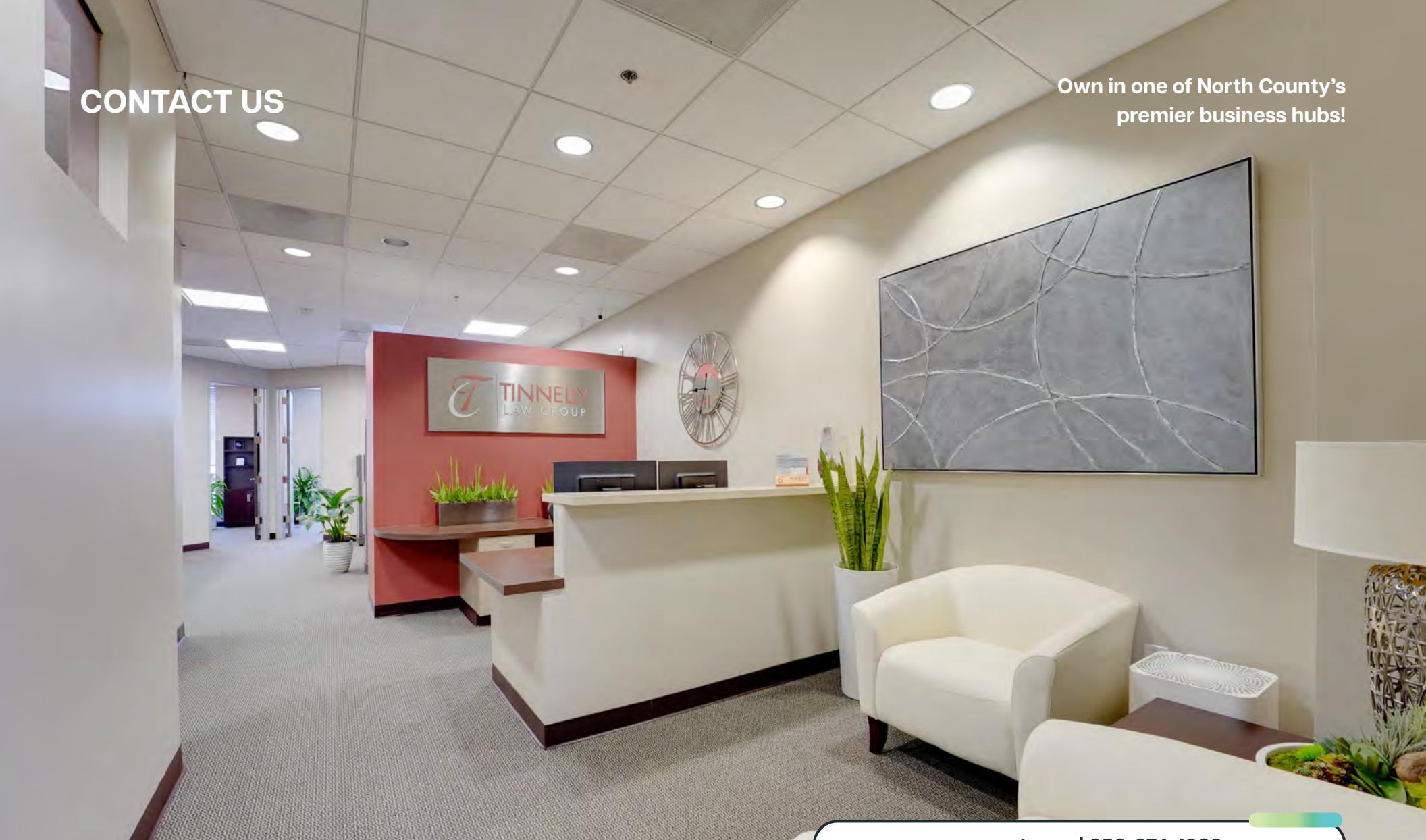
15,841

Businesses

*Within 5 mi. of site

CONTACT US

Own in one of North County's
premier business hubs!



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