EXCLUSIVELY PRESENTED BY VFCRE

2292 Faraday

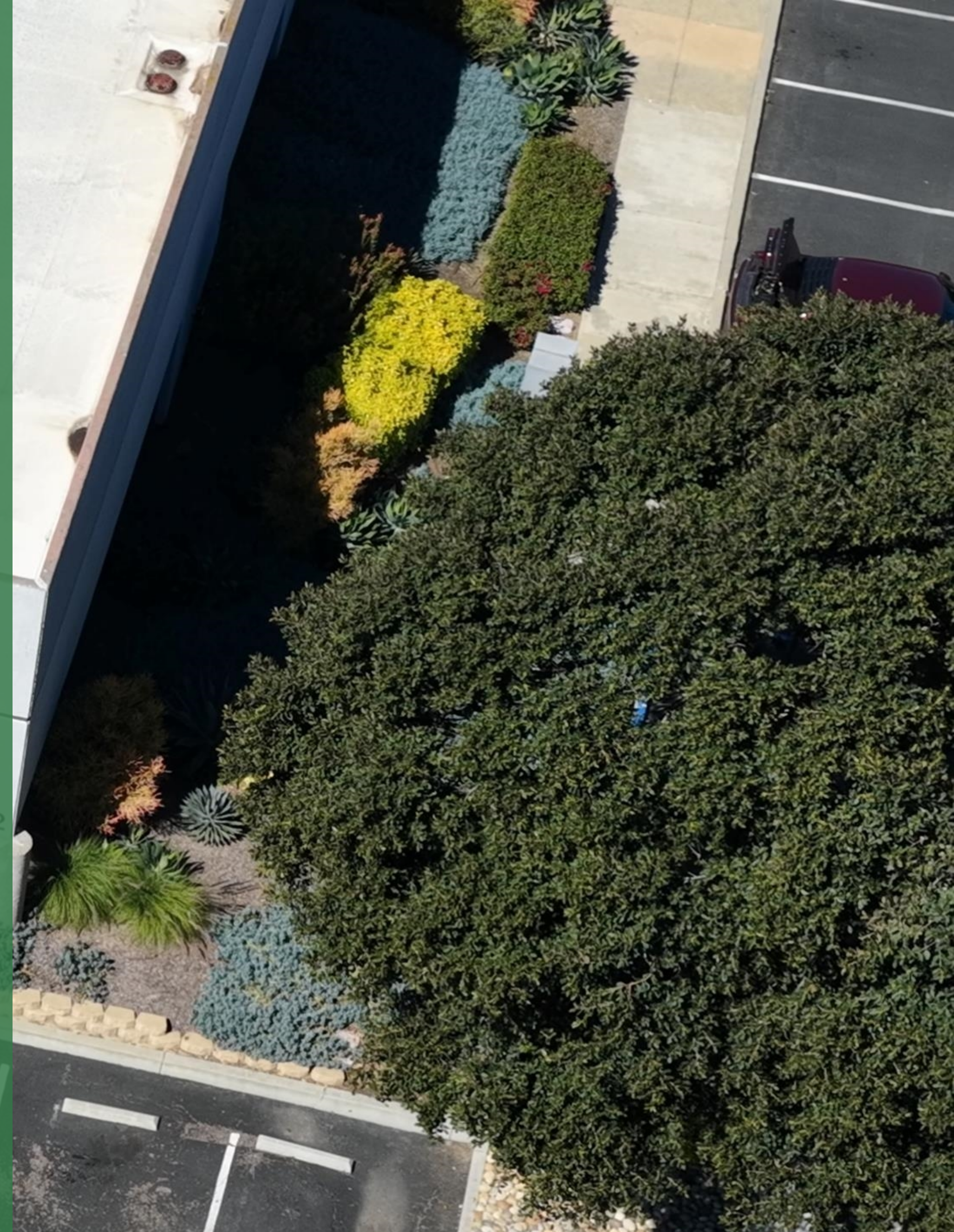
CARLSBAD, CA 92010 · CARLSBAD RESEARCH CENTER

OFFERING MEMORANDUM

ONE PROPERTY.
MULTIPLE OWNERSHIP STRATEGIES.

18,848 SF OFFICE BUILDING | BUYER-SELECTABLE CONFIG | SBA ELIGIBLE

A truly unique opportunity to acquire an office property designed around your investment goals—not ours. The seller is prepared to reconfigure the building prior to closing, allowing the buyer to choose between immediate owner occupancy, a stabilized income-producing investment, or a combination of both.



Vic Felekian
BROKER · CCIM
(310) 999-0333
VF@CCIM.NET · DRE #01937692

Jack Hovsepian
SENIOR ASSOCIATE
(818) 645-7717
hovsepianjack@yahoo.com · DRE #01501188

VF
COMMERCIAL REAL ESTATE

530 S. Lake Ave #936 · Pasadena, CA 91101 · vfcre.com

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Exclusively Marketed by:

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BROKER · CCIM
(310) 999-0333
VF@CCIM.NET · DRE #01937692

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SENIOR ASSOCIATE
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You Choose How You Own It.

CURRENT SITUATION

- Single 18,848 SF building — home to an established executive office operation for 6+ years
- The seller is offering buyers a rare choice rather than a standard as-is sale
- For buyers choosing partial occupancy, the seller can divide the building before closing — at the seller's cost
- The existing business can generate the same revenue at 60% of the space, reducing overhead and increasing profitability

STRATEGY 01

Corporate Headquarters

Take full ownership of the complete 18,848 SF building as a single unit. The seller will arrange for all existing tenants to vacate within 60 days of closing, delivering a fully vacant building ready for corporate use.

Full 18,848 SF · Single Unit · SBA Eligible**

STRATEGY 02

Hybrid Owner / User

Occupy approximately 40% of the building while generating rental income from the remaining 60%. Use what you need, lease what you don't—offset your occupancy cost from day one.

40% Occupy · 60% Lease Income · Best of Both Worlds

STRATEGY 03

Investment Opportunity

Acquire an established executive office operation with up to 90 days of seller transition support. A turnkey income-producing asset with 6+ years of operational history.

Transition Support · 6+ Yrs · Turnkey

One Property. Three Ownership Strategies. The Choice Is Yours.

Why This Property Is Different.

The Southern California office market rarely offers buyer flexibility. Most properties dictate terms. 2292 Faraday is structured around the buyer's vision.

Feature	Typical Building	2292 Faraday
Buyer Chooses Occupancy Configurat	✗ Buyer adapts	**✓ Selectable**
Seller Completes Separation Before C	✗ Not offered	**✓ At seller's cost**
Multiple Ownership Strategies	✗ One path	**✓ Three paths**
Executive Office Transition Assistance	✗ Not available	**✓ Up to 90 days**
Property Adapts to Buyer's Vision	✗ Fixed as-is	**✓ Buyer-configured**
SBA Financing Eligible	Case by case	**✓ Available****
Immediate Owner Occupancy	Rarely	**✓ Suite B ready**

> ***"Most office buildings require buyers to adapt to the property. 2292 Faraday is designed to adapt to the buyer."***
> — 2292 FARADAY AVENUE · CARLSBAD, CA 92010

**Subject to lender approval.

Buyer-Selectable Building Configuration.

The seller is willing to complete the physical building separation prior to closing—at the seller's cost—subject to buyer approval and escrow timeline. Estimated completion: approximately 30 days.

SUITE A · EXECUTIVE OFFICE OPERATION

Executive Office Operation

11,308 SF

60% of Building · Income-Producing

- Established operation — 6+ years
- Built-in client base & revenue
- Up to 90-day transition support
- Professional office infrastructure

SUITE B · OWNER-USER SPACE

Owner-User Space

7,539 SF

40% of Building · Owner Ready

- Immediate occupancy available
- Professional improvements in place
- Corporate HQ ready
- Expand or sublease the remaining space

Total building: 18,848 SF. Suite A: 11,308 SF (60%). Suite B: 7,539 SF (40%).

Investment Summary.

ASKING PRICE	BUILDING SIZE	LAND SIZE	LOCATION
$5,999,999	**18,848 SF**	**59,677 SF**	**Carlsbad, CA**
$318.34 per sq ft	Single-story · Multi-tenant	Built 1986 · Zoned C-M	Carlsbad Research Center

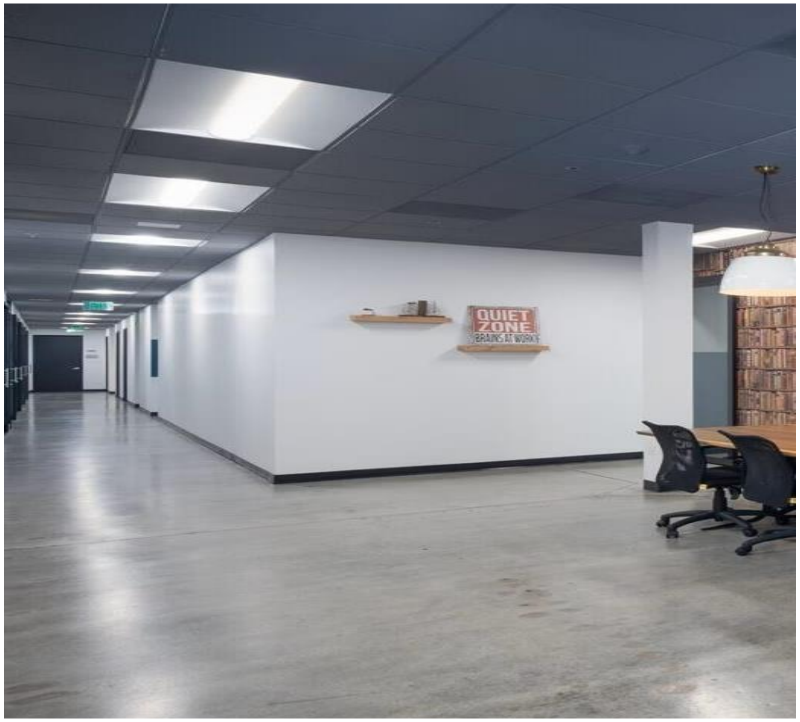
VFCRE exclusively presents 2292 Faraday Avenue—an 18,848 SF single-story office and R&D building in the prestigious Carlsbad Research Center. This is a buyer-configured acquisition designed around your specific investment goals.

The seller will complete the building separation prior to closing—Suite A (11,308 SF) for the executive office operation and Suite B (7,539 SF) as owner-user space. Estimated: 30 days from buyer approval.

The property supports three distinct strategies: a corporate headquarters with immediate occupancy of ~7,539 SF; a hybrid owner/user arrangement with rental income from the remaining 60%; or a pure investment with up to 90 days of seller transition support.

The executive office operation has run successfully for 6+ years with a built-in client base. SBA financing is available for qualified owner-users. Positioned between I-5 and Hwy 78; McClellan-Palomar Airport is ~1.5 miles away.

"This offering is designed around flexibility, certainty, and buyer choice."



Property Highlights.

Prime Carlsbad Research Center
Life science & tech corridor
01

18,848 SF Building
Single-story · 59,677 SF land
02

Buyer-Selectable Strategy
HQ · Hybrid · Investment
03

Seller Completes Separation*
At seller's cost (~30 days)
04

Immediate Owner Occupancy
Suite B ~7,539 SF ready
05

Executive Office Operation
6+ years · built-in clients
06

Up to 90-Day Transition Support
Seller-provided handover
07

SBA Financing Available**
Qualified owner-users
08

68 Parking Spaces
Surface parking · ample ratio
09

800A / 277-480V / 3-Phase
Heavy power capacity
10

Monument Signage
~16,948 VPD on Faraday Ave
11

Outdoor Courtyard
Seating · shower & lockers
12

11x11 Drive-In Door
Wet sprinklers · 24-hr access
13

Airport & Highway Access
Palomar ~1.5mi · I-5 & Hwy 78
14

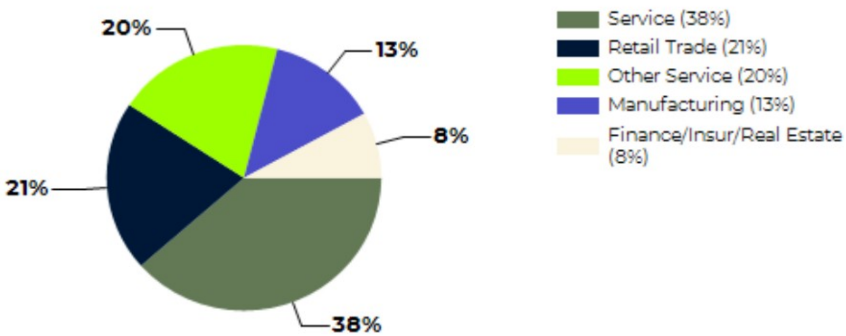
*Subject to buyer approval and escrow timeline. **Subject to lender approval.

2292 FARADAY

02 Location

- 2292 Faraday Avenue offers SBA financing and is 50% leased on a month-to-month basis, allowing an owner/user to occupy as much space as desired.
- Featuring a drive-in door, monument signage, expandable 18-foot ceiling height, and heavy power from an 800-amp, 277/480-volt, 3-phase system.
- Purchasing opportunity for an 18,848 SF R&D facility with high visibility, value-add potential, owner/user capability, and flexible industrial use.
- Join key life science and technology players at Carlsbad Research Center, including Scripps, Thermo Fisher Scientific, Abbott, and Navigate Biopharma.
- Superior highway connectivity to the Interstate 5 and 78 Highways, conveniently routing to North Bay Beaches, San Diego, and Los Angeles.

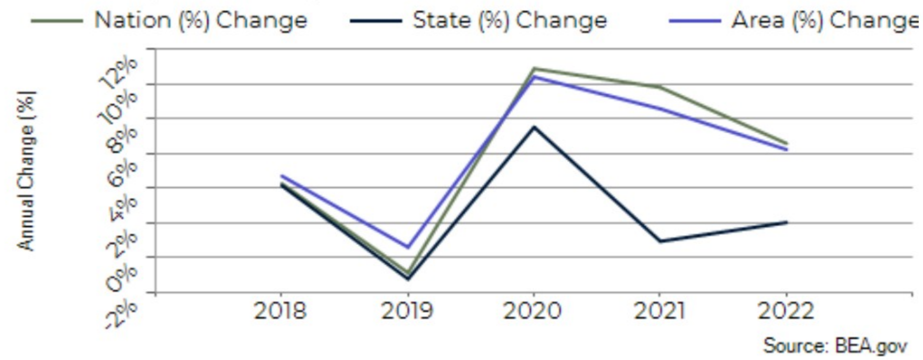
Major Industries by Employee Count



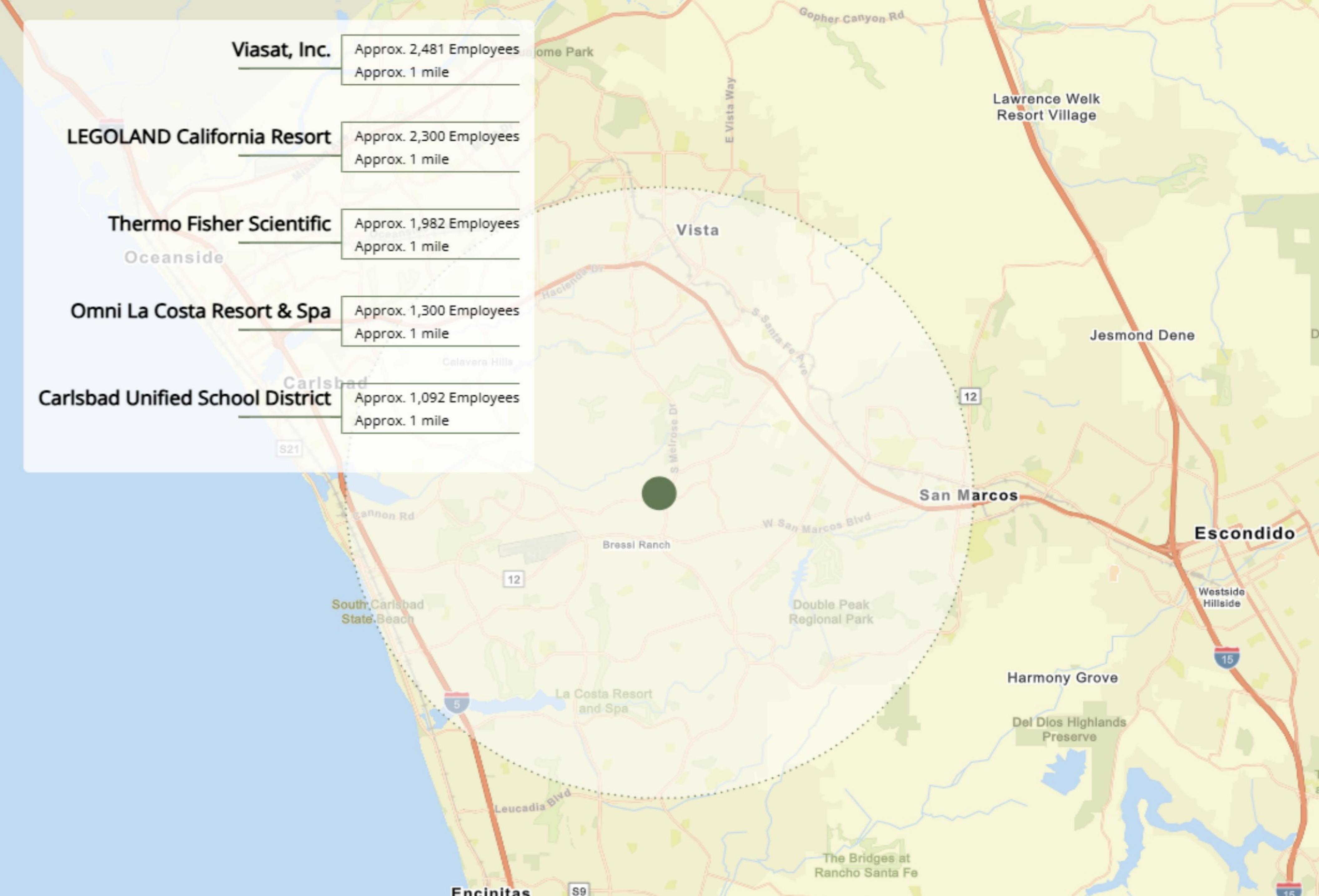
Largest Employers

Viasat, Inc.	7,000
LEGOLAND California Resort	2,300
Omni La Costa Resort & Spa	1,300
TaylorMade-Adidas	1,200
Carlsbad Unified School District	1,092
Callaway Golf	900
Gemological Institute of America	500
OptumRx	500

San Diego County GDP Trend



Viasat, Inc.	Approx. 2,481 Employees	Approx. 1 mile
LEGOLAND California Resort	Approx. 2,300 Employees	Approx. 1 mile
Thermo Fisher Scientific	Approx. 1,982 Employees	Approx. 1 mile
Omni La Costa Resort & Spa	Approx. 1,300 Employees	Approx. 1 mile
Carlsbad Unified School District	Approx. 1,092 Employees	Approx. 1 mile



2292 FARADAY

03 **Property Description**

Property Features

PROPERTY FEATURES

BUILDING SF	18,848
LAND SF	59,677
YEAR BUILT	1986
ZONING TYPE	C-M

Vic Felekian
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692

Jack Hovsepian
Senior Associate
(818) 645-7717
hovsepianjack@yahoo.com
1501188

VFCRE
530 South Lake Ave #936, Pasadena, CA 91101

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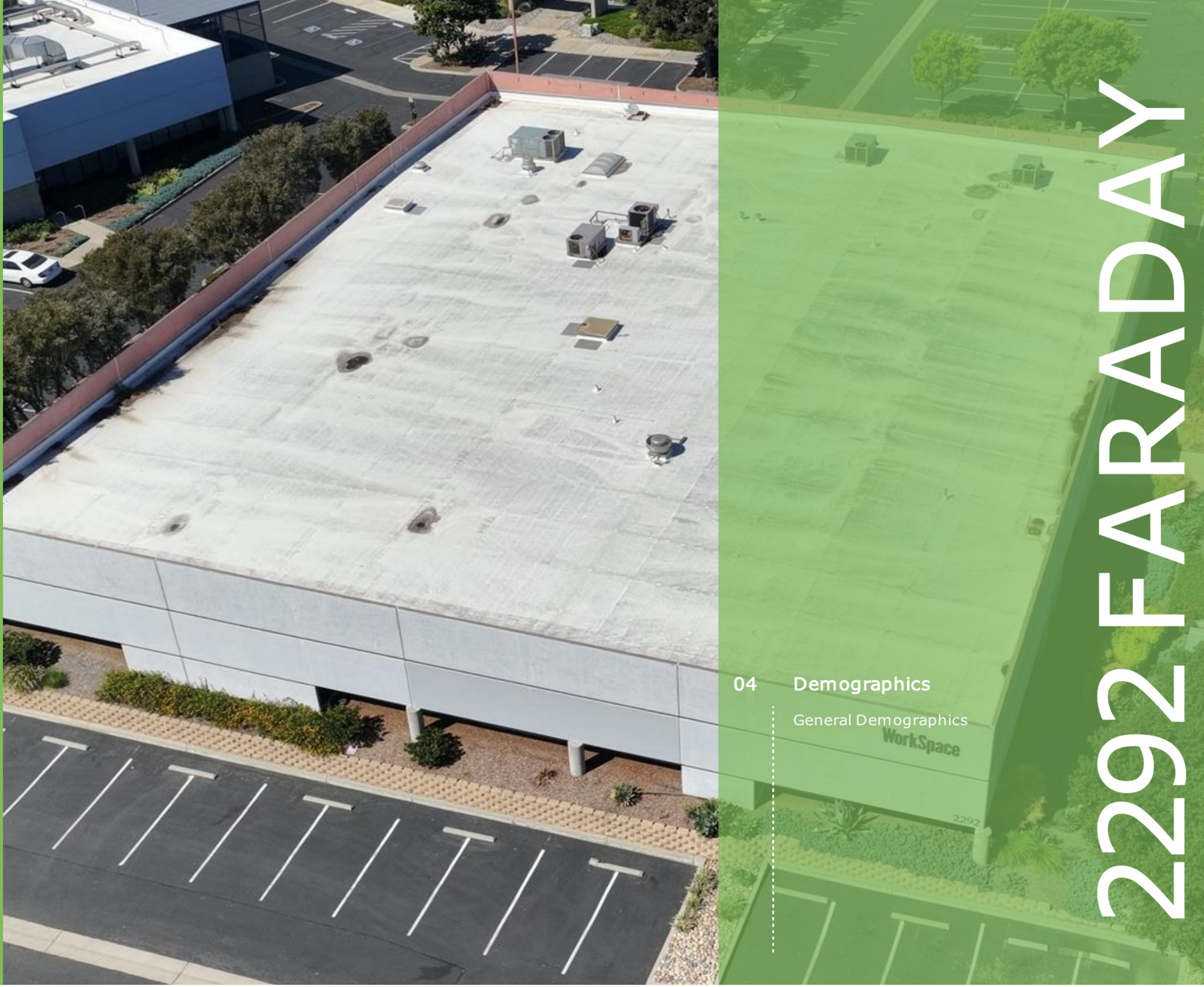
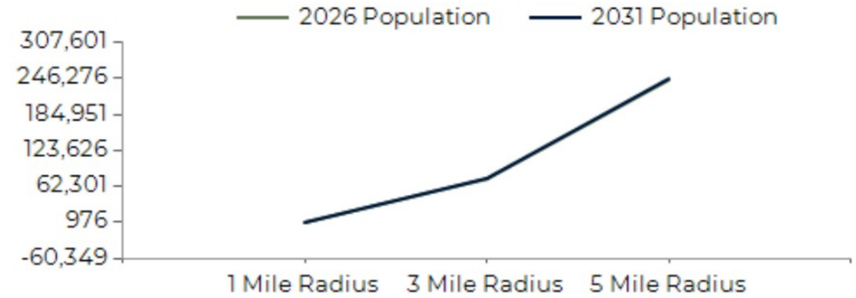


04 **Demographics**

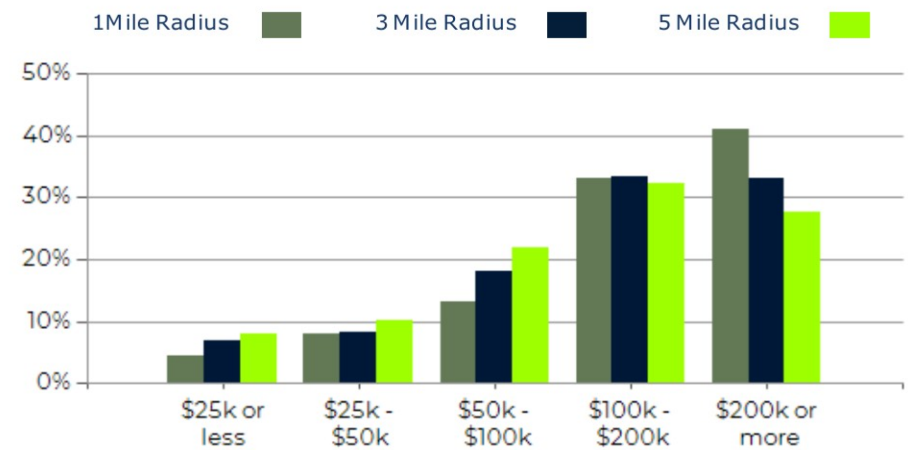
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	643	50,354	193,161
2010 Population	910	69,216	228,208
2026 Population	989	75,286	244,199
2031 Population	976	75,983	246,276
2026 African American	29	1,135	4,471
2026 American Indian	7	454	2,619
2026 Asian	84	7,740	18,452
2026 Hispanic	174	12,940	68,206
2026 Other Race	43	4,269	30,360
2026 White	657	51,152	149,894
2026 Multiracial	166	10,393	37,414
2026-2031: Population: Growth Rate	-1.30%	0.90%	0.85%

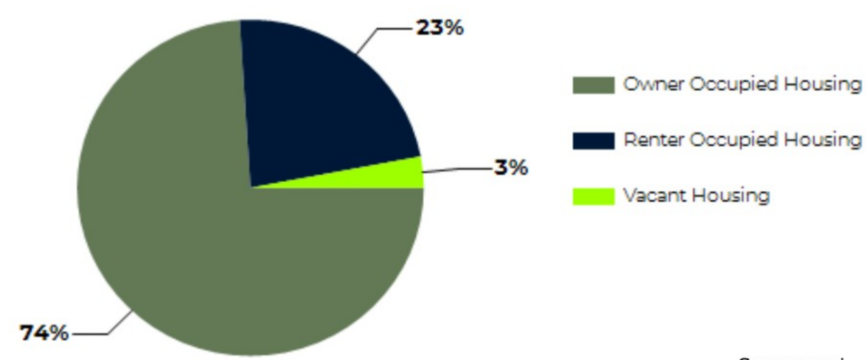
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	8	1,355	4,316
$15,000-$24,999	10	723	3,039
$25,000-$34,999	11	1,081	3,656
$35,000-$49,999	21	1,409	5,760
$50,000-$74,999	25	2,836	10,495
$75,000-$99,999	28	2,511	10,052
$100,000-$149,999	49	5,014	16,512
$150,000-$199,999	83	4,866	13,567
$200,000 or greater	163	9,843	25,922
Median HH Income	$173,949	$148,473	$123,115
Average HH Income	$232,356	$185,165	$167,725



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



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COMMERCIAL REAL ESTATE

Vic Felekian
Broker CCIM
(310) 999-0333
VF@CCIM.NET
1937692

Jack Hovsepian
Senior Associate
(818) 645-7717
hovsepianjack@yahoo.com
1501188

VFCRE
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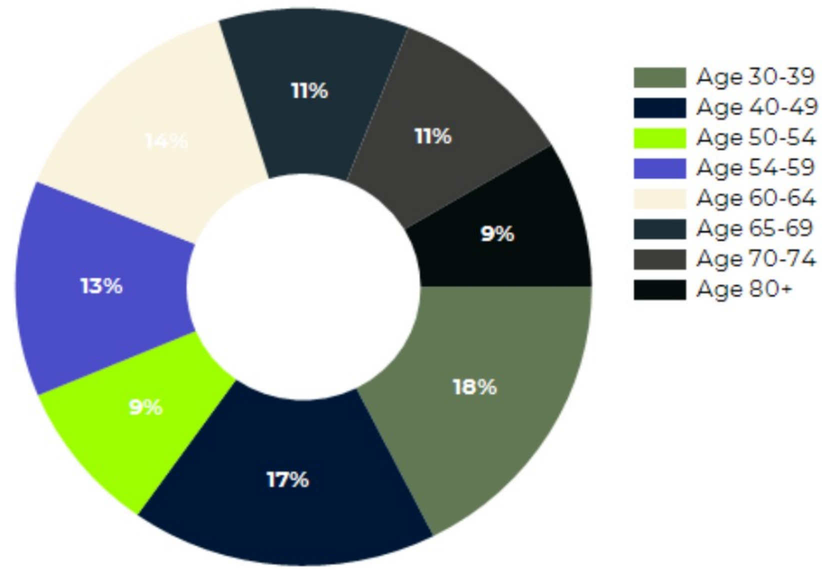
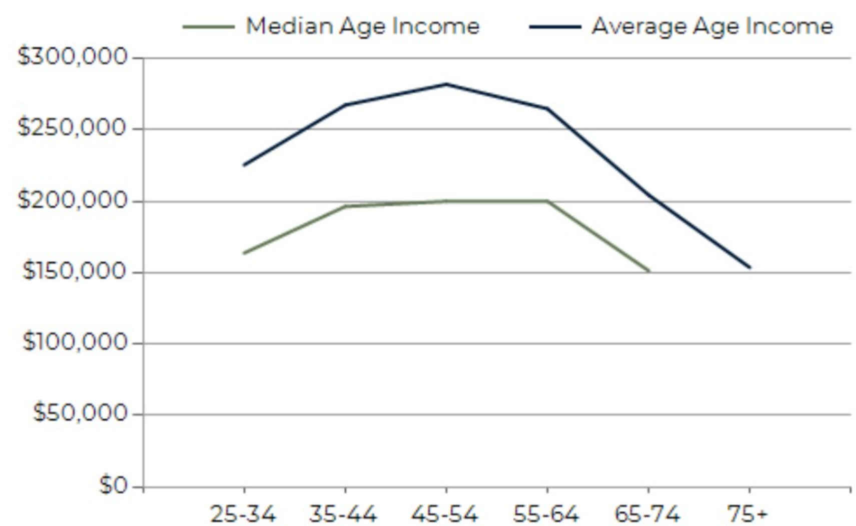
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	51	3,708	15,960
2026 Population Age 35-39	54	4,027	15,510
2026 Population Age 40-44	55	4,984	16,502
2026 Population Age 45-49	48	4,866	15,645
2026 Population Age 50-54	53	5,251	15,804
2026 Population Age 55-59	75	4,963	15,323
2026 Population Age 60-64	84	5,281	15,630
2026 Population Age 65-69	64	4,754	14,494
2026 Population Age 70-74	63	4,293	12,725
2026 Population Age 75-79	51	3,789	10,587
2026 Population Age 80-84	53	2,433	6,643
2026 Population Age 85+	39	2,089	6,920
2026 Population Age 18+	827	60,289	196,194
2026 Median Age	49	45	43
2031 Median Age	51	46	44

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$163,692	$134,892	$110,593
Average Household Income 25-34	$225,483	$173,953	$148,179
Median Household Income 35-44	$196,407	$172,029	$153,988
Average Household Income 35-44	$267,447	$211,069	$190,130
Median Household Income 45-54	$200,001	$195,666	$172,406
Average Household Income 45-54	$281,931	$235,446	$214,260
Median Household Income 55-64	$200,001	$186,517	$160,389
Average Household Income 55-64	$264,858	$225,253	$199,732
Median Household Income 65-74	$151,353	$118,259	$107,256
Average Household Income 65-74	$204,456	$161,814	$150,003
Average Household Income 75+	$153,588	$106,042	$103,027



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