



JCA INTERNATIONAL REALTY

BALFOUR CORPORATE CENTER

5927 BALFOUR CT
SUITE 207
CARLSBAD, CA 92008

FOR SALE
PRICE REDUCTION



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PROPERTY OVERVIEW

Suite 207 is available for sale and is a professional office condominium located on the second floor of the Balfour Court Corporate Center in Carlsbad, California.

Situated within a well-maintained Class B, multi-tenant office building, this suite is well-suited for financial services firms, professional service providers, or general office users seeking a corporate environment in a prime North County location.



PROPERTY HIGHLIGHTS

Address	5927 Balfour Court, Suite 207, Carlsbad, CA 92008
Type	Office Condominium (Individual Suite) <i>not suitable for medical use</i>
Building Size	1,840 SF
Year Built	2005
Zoning	Commercial Mixed (C-M) – City of Carlsbad
Current / Known Use	Professional office use
HOA Monthly Due	\$1,038.30
APN	212-070-13-08

\$839,000

\$455.98

~~\$899,000~~

~~\$488.59~~

Asking Price

Price/sqft



TENANT INFORMATION

The property is currently occupied by a professional financial services tenant under flexible lease terms, providing immediate income with short-term adaptability.

Tenant **Ameriprise Financial**

Lease Type **Month-to-Month**

Occupied Area **150 SF**

Monthly Rent **\$850 (Gross)**

Annual Rent **\$10,200 (Gross)**



SALES COMPS

Recent sales within the Balfour Court office complex provide relevant market context for Suite 207. The following comparable transactions highlight pricing trends, buyer demand, and value benchmarks for similar office condominium units in the immediate area.

Property	SQ FT	Sold Price	Sold Price/SF	Sold Date
5927 Balfour Ct #203	1,745	\$895,000	\$513	12/12/2025
5927 Balfour Ct #113	1,097	\$480,000	\$438	11/5/2025



POTENTIAL RENTAL INCOME OVERVIEW

Suite 207 offers a strong income-generating opportunity with a proven history of multi-tenant office occupancy. Based on current and historical rental performance, the property demonstrates substantial leasing potential for investors or owner-users seeking supplemental rental income. The suite has previously accommodated a combination of private offices and assistant workstations, supporting a flexible and efficient office layout.

Office Rental Income Summary

- Current Tenant: Financial Advisor's Room — \$850/month
- Past Tenant: Two Larger Offices — \$1,250/month each = \$2,500/month
- Past Tenant: Two Back Offices — \$1,100/month each = \$2,200/month
- Past Tenant: Smallest Office — \$1,000/month
- Past Tenant: Two Assistant Workstations — \$300/month each = \$600/month

Total Potential Monthly Rental Income:
\$7,150/month

Projected Annual Rental Income:
\$85,800/year

Please note: Only the Financial Advisor's Room at \$850/month is currently occupied. All other rental amounts are based on prior office rental history and are provided for illustrative income potential purposes only.





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LOCATION HIGHLIGHTS

Located within the desirable Carlsbad Research Center area, the property offers convenient access to Palomar Airport Road, Interstate 5, and nearby professional and commercial developments. The location provides excellent regional connectivity and proximity to amenities, making it an attractive choice for office users.





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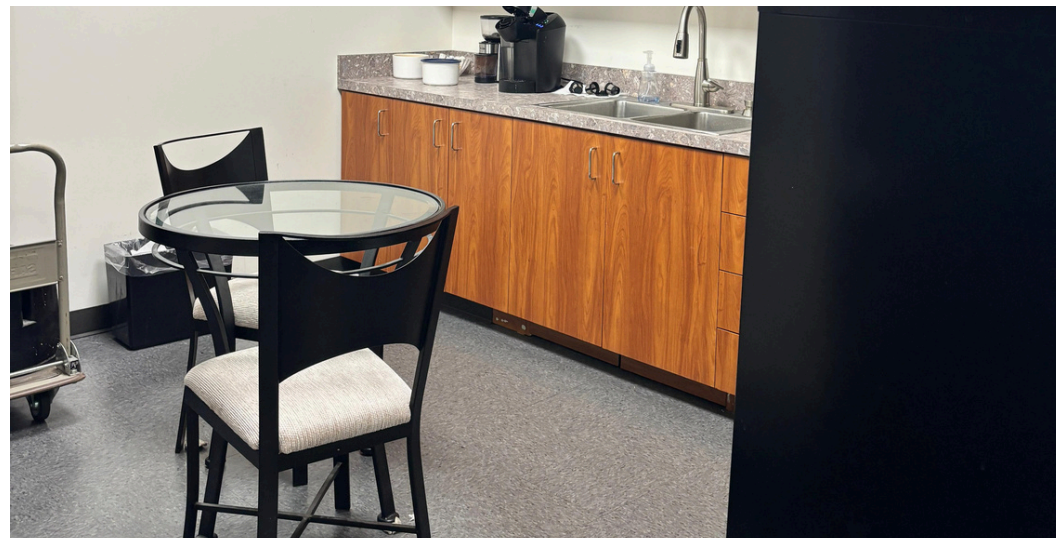
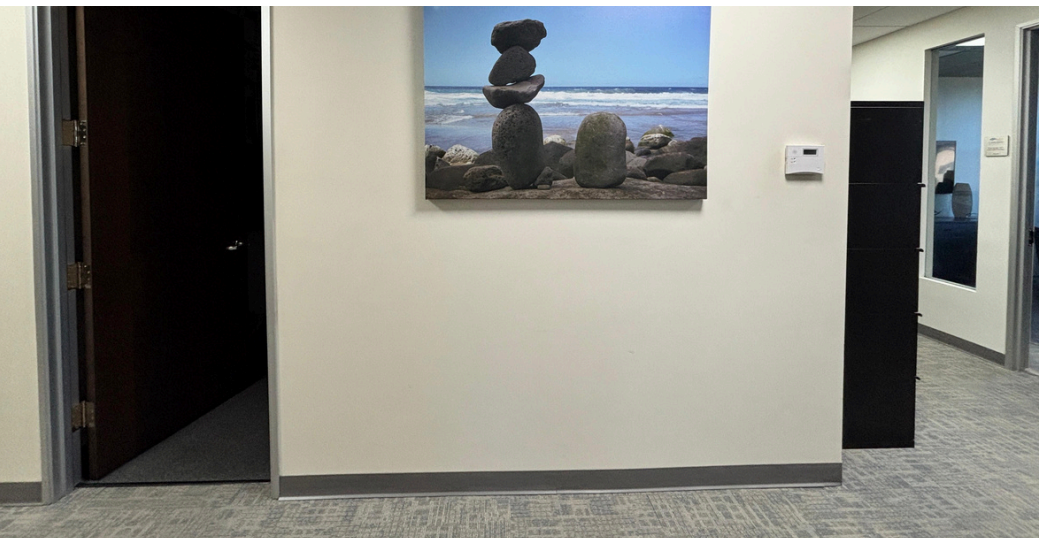
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