

± 1,476 SF OFFICE CONDO FOR SALE | CARLSBAD, CA

BALFOUR CORPORATE CENTER

# 5927 BALFOUR COURT

SUITE 209 - CARLSBAD, CA 92008



**CONTACT OUR  
EXPERT BROKERS  
FOR MORE INFORMATION**



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## PROPERTY HIGHLIGHTS

**5927 BALFOUR COURT, SUITE 209**

**SALE PRICE: \$699,000**



**TOTAL SQUARE FEET:**  
± 1,476 SF



**YEAR BUILT:**  
2005



**STORIES:**  
2



**ELEVATOR SERVED**



**ZONING:**  
Commercial Mixed (C-M)  
City of Carlsbad



**HOA MONTHLY DUES:**  
\$768/Mo.



**PARKING:**  
Large Parking Ratio of 4.0/1,000SF  
(includes several EV charging stations)



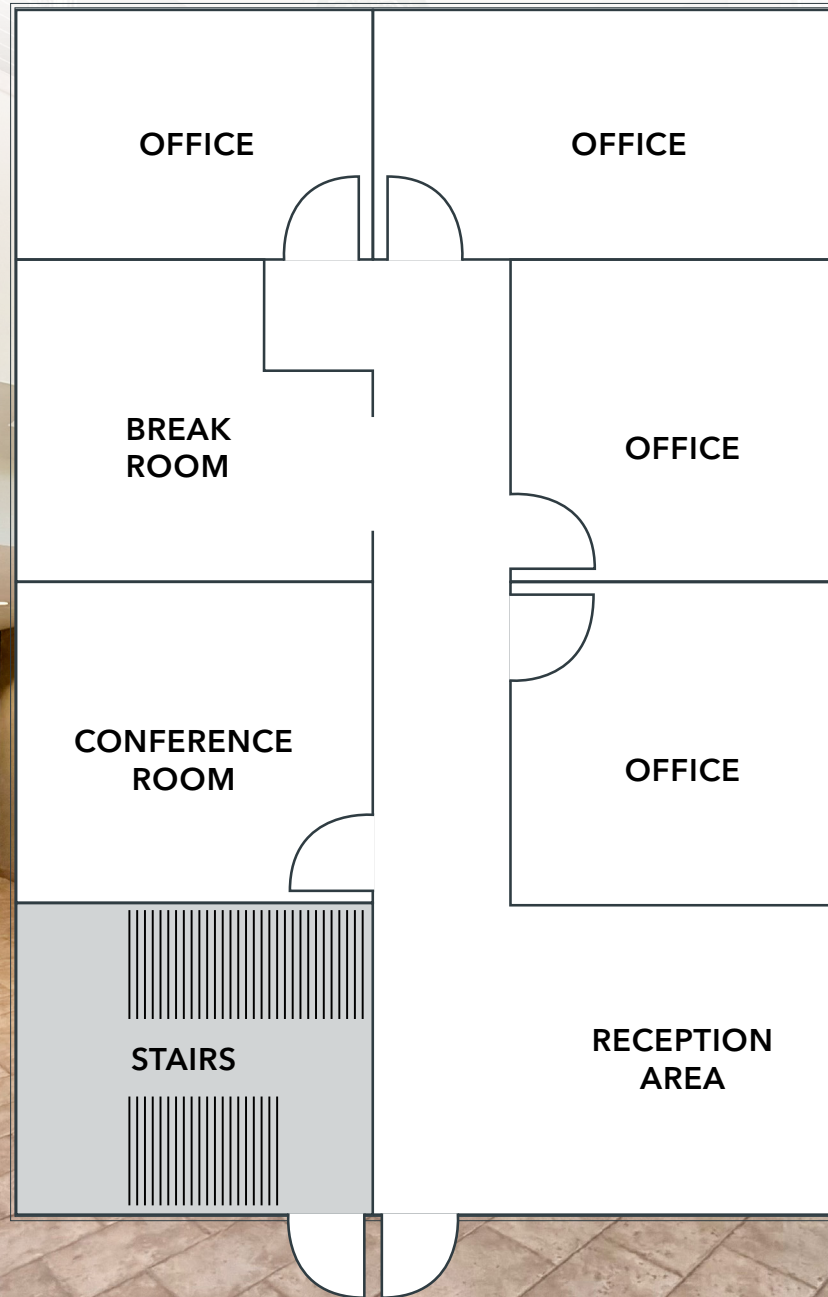
**AMENITIES:**  
5 Private Offices, Reception Area &  
Breakroom



**LOCATION:**  
Less than five minutes from I-5 freeway  
at Palomar Airport Rd. & Cannon Rd



**PROPERTY FLOOR PLAN**



**SUITE 209**

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# PROPERTY LOCATION



**LEGOLAND** **THE FLOWER FIELDS** **kate spade** **OUTLET**  
**GREEN DRAGON** **KARL STRAUSS BREWING COMPANY** **COSTCO WHOLESALE**

SUBJECT PROPERTY  
**5927 BALFOUR COURT**  
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**noodles & COMPANY** **Panera BREAD** **FIVE GUYS** **BURGERS and FRIED**  
**LOWE'S** **CHIPOTLE MEXICAN GRILL** **jamba**

**BIRD ROCK COFFEE ROASTERS** **Mendocino Farms** **RICHARD WALKERS**  
**CASERO TAQUERIA** **TABU SHABU** **ANNAL KARAOKE CITY**  
**CORNER PIZZA** **FAS** **LunaGrill** **mediterranean kitchen**  
**Boards & Brews** **rubio's COASTAL GRILL** **FISH DISTRICT** **SEAFOOD KITCHEN**

**K1 SPEED** **BURGEON BEER COMPANY** **2051 CUCINA ITALIANA**  
**CHUCK'S THE CENTER** **ORIGEN COFFEE ROASTERS** **graze CHARCUTERIE BOARDS & BOXES**

# MCCLELLAN-PALOMAR AIRPORT



SUBJECT PROPERTY  
**5927 BALFOUR COURT**  
SUITE 209 - CARLSBAD, CA 92008

WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS  
**35,926 ADT**  
\*PALOMAR AIRPORT ROAD



HOUSEHOLDS  
**90,739**



POPULATION  
**243,491**



MEDIAN HH INCOME  
**\$142,280**



MEDIAN AGE  
**41.8**

## ABOUT CARLSBAD

Carlsbad is a coastal North County hub that pairs beach-town lifestyle with a strong business ecosystem, making it an easy sell for a new office. It sits about 35 miles north of downtown San Diego with roughly 7 miles of coastline, giving convenient access to both the 5 freeway and the beach. With around 115,000 residents, it's big enough for amenities and a solid talent pool yet still more relaxed than a major city. The economy spans tech, life sciences, clean tech, action sports, and advanced manufacturing, so you're joining a true employment center rather than a bedroom community.

For your team, Carlsbad offers classic North County living: mild, sunny coastal weather, preserved open space, and easy access to parks, trails, lagoons, and beaches for lunch breaks or after-work outings. Attractions like LEGOLAND, resort-style golf, and high-end coastal resorts add a vibrant hospitality scene and convenient client venues. A growing mix of traditional offices and flexible coworking—especially in Carlsbad Village and near Palomar Airport Road—provides options from turnkey private suites to outdoor work areas with strong amenities. Combined with the Coaster commuter rail, local transit, and McClellan-Palomar Airport, it's easy to pitch a Carlsbad office as a recruiting asset: serious work, strong industry neighbors, and a "work near the beach" culture.



### WITHIN 5 MILES OF PROPERTY



**189,530**  
POPULATION



**40.1**  
AVERAGE AGE



**\$145,410**  
AVERAGE HH INCOME



**10,544**  
TOTAL BUSINESSES



**103,660**  
TOTAL EMPLOYEES

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