

\$1,735,000 | 7.22% CAP RATE OR OWNER/USER



3152

**LIONSHEAD AVENUE
CARLSBAD, CA 92010**

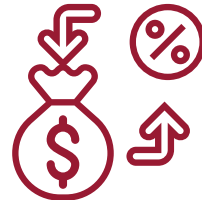
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OFFERING SUMMARY



Asking Price
\$1,735,000



CAP Rate
7.22%



NOI
\$120,546

*NOI is calculated by taking current annual income less estimated annual expenses.

HIGHLIGHTS

- Fully Leased Investment
- Single-Tenant Office Building
- High Image and Highly Desirable Space
- Single Story Freestanding Building
- Carlsbad Raceway Business Park

POTENTIAL OWNER USER OPPORTUNITY

Tenant may be willing to vacate prior to lease expiration to allow owner/user buyer to occupy sooner. Please call broker to discuss.

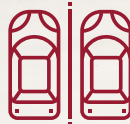
PROPERTY FEATURES



3152 Lionshead Avenue, Carlsbad, CA 92010



5,325
Square Feet



21 Parking Spaces
(4.00/1,000 SF)



2007
Construction



Canyon
Views



High End
Office Improvements



Gross
Lease



Asking Price
\$1,735,000

LEASE DETAILS

Tenant:	Separation Processes Inc.
Tenant Separation Processes, Inc. Commencement:	1/1/2020
Expiration:	12/31/2022
Current Rate:	\$2.52/SF Gross
Current Annual Rental Income:	\$160,983
Estimated Annual Expenses:	\$35,748
Current Net Operating Income (NOI):	\$125,235
Annual Rent Increase:	3%
Type:	AIR Gross Office Lease

Estimated Operating Expenses:

	Per SF	Monthly Total	Annual Total
Property Taxes (based on ask price)	\$0.33	\$1,749	\$20,990
HOA (\$916/mo.)	\$0.17	\$916	\$10,992
Repair / Reserve Allowance (\$300/mo.)	\$0.06	\$300	\$3,600
Insurance (\$0.015/mo.)	\$0.02	\$80	\$959
TOTAL	\$0.57	\$3,045	\$36,540

Rent Schedule:

01/01/2020 - 12/31/2020	\$2.45/SF Gross \$13,024.54 Gross/Month
01/01/2021 - 12/31/2021	\$2.52/SF Gross \$13,415.28 Gross/Month
01/01/2022 - 12/31/2022	\$2.59/SF Gross \$13,817.74 Gross/Month

*All rental analysis and expenses to be confirmed by prospective buyers.



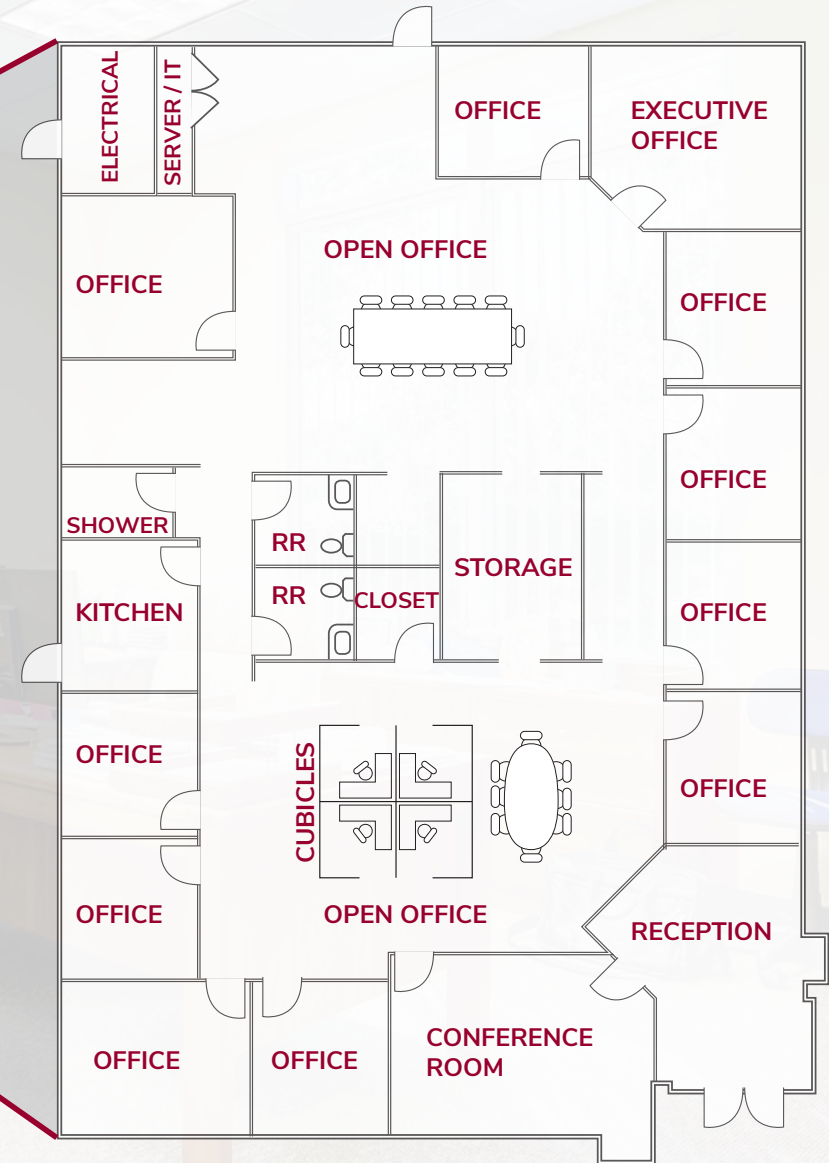
The Membrane Technology Consultants

TENANT SUMMARY

“Since 1980, SPI has become an internationally recognized consulting engineering firm focused on the application of membrane technology and other advanced processes for water and wastewater treatment. Our engineering services span the entire lifecycle of a project, including planning, pilot testing, design, construction and full-scale operations support. SPI has developed an intimate knowledge of membrane processes through the coupling of our operations support and design services. The result is a feedback loop that continuously improves both our system designs as well as support offered to our clients operating membrane facilities.”

– [SPI Website](#)

FLOOR PLAN





Formal Reception Area



10 Private Offices

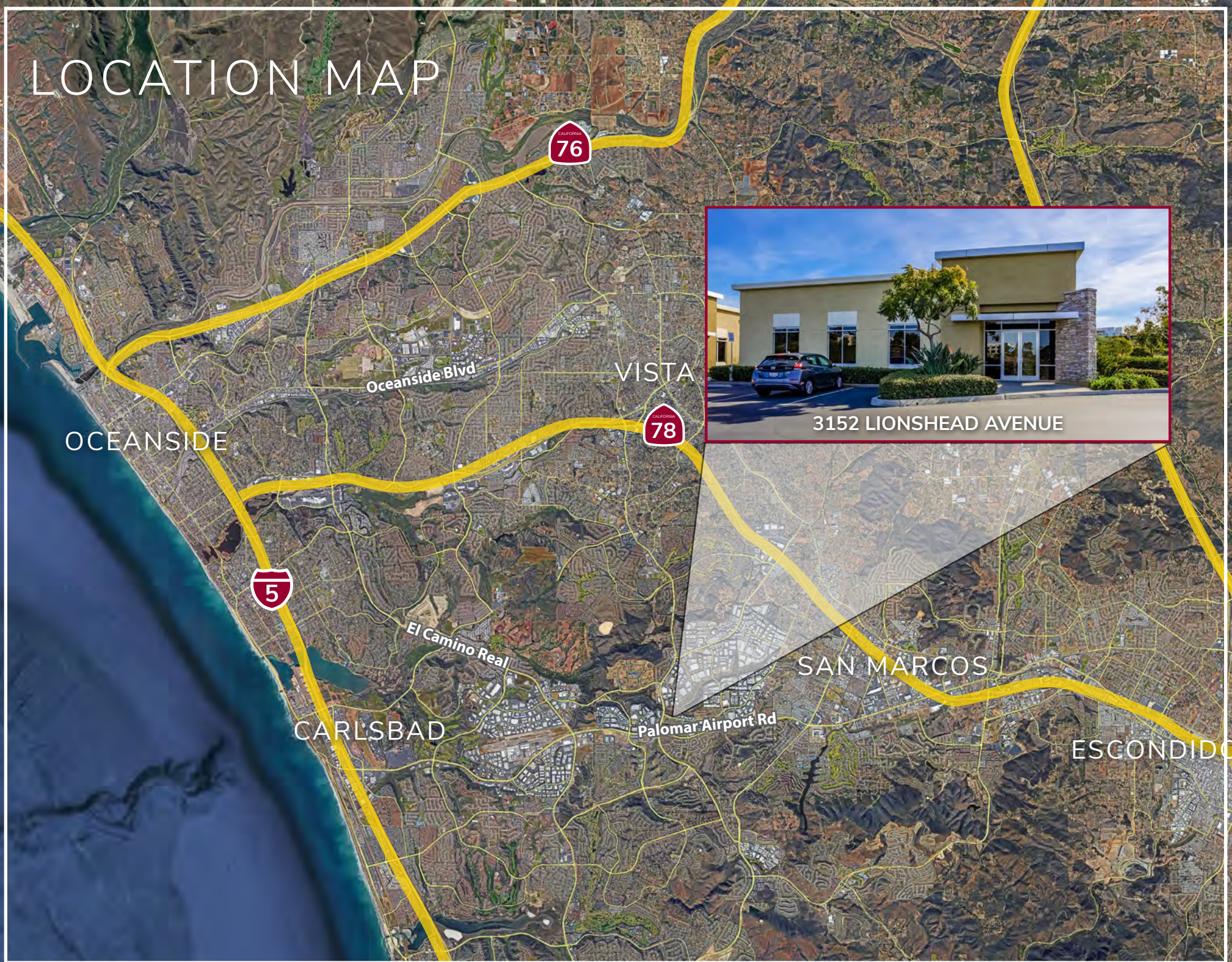


Large Conference Room



Executive Office

LOCATION MAP



CORPORATE NEIGHBORS

ThermoFisher
SCIENTIFIC

prAna

MAXLINEAR

UPPER
TECH

Nordson

NORTEK

OPTUMRx®

PODS

ZODIAC®
a FLUIDRA company

amazon

DJO

Verisk

glanbia

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PHARMACEUTICALS

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FOODS

DR. BRONNER'S
ALL-ONE!

Glacier
WATER

CISCO

cobra

FedEx

Mercedes-Benz

Viasat™

Watkins Wellness®
Real Food. Live Well.

ezoic

ZUMUT
Brewery

SKLZ

Abbott

Titleist

GENOPTIX

Rockwell
Collins

SPY+

BREG

BECKMAN
Coulter

COOLA

ACUSHNET
COMPANY

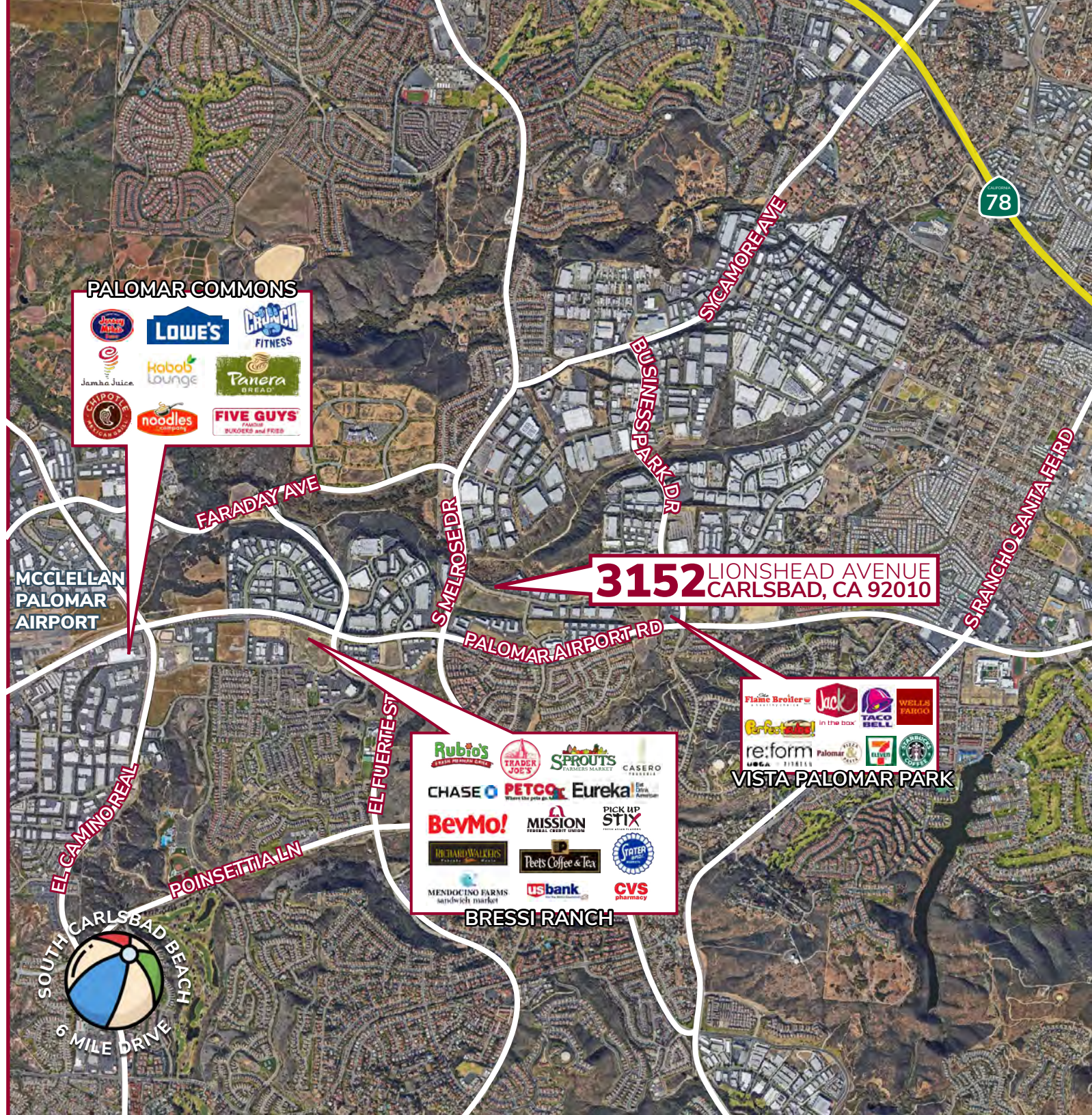
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PALOMAR COMMONS



MCCLELLAN
PALOMAR
AIRPORT

3152 LIONSHED AVENUE
CARLSBAD, CA 92010

PALOMAR AIRPORT RD

VISTA PALOMAR PARK



BRESSI RANCH

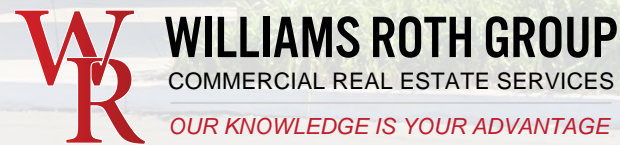
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