

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
4	 Darwin Technology Center 5939 Darwin Ct., Ste. 107/109 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 09/11/2025 10/01/2025 11/30/2028 New Lease	7,632 4,579 60%	IQScape TriQuest Management Company	\$1.65 \$1.62 MG 2025 \$0.25 \$470,793.34	38 2.0 3.5% 0 3 Second	\$23.50 \$0.00 \$24.00 No New Manufacturing
Deal ID# : 121998749		Comment:					
5	 6241 Yarrow Dr., Ste. D Carlsbad, CA 92011 Carlsbad	Manufacturing 07/03/2025 09/01/2025 12/31/2025 Renewal	5,962 1,562 26%	Vuori, Inc. Rexford Industrial Realty	\$1.75 \$1.75 NNN - \$0.19 \$41,734.00	4 0.0 N/A 0 1 Second	\$0.00 \$0.00 \$10.00 No Carlsbad Retail Trade
Deal ID# : 122019309		Comment: Short-term extension.					
6	 6241 Yarrow Dr., Ste. D Carlsbad, CA 92011 Carlsbad	Manufacturing 08/12/2025 02/01/2026 06/30/2031 New Lease	5,962 1,562 26%	Hydrovida Rexford Industrial Realty	\$1.52 \$1.52 MG 2026 \$0.19 \$590,945.69	65 5.0 4% 0 1 Second	\$0.00 - \$10.00 No Kearny Mesa Trans., Whse. & Util.
Deal ID# : 121953591		Comment: Landlord is just doing paint and fixing ceiling tiles; tenant is doing all other improvements themselves.					

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
7		6241 Yarrow Dr., Ste. B Carlsbad, CA 92011 Carlsbad	Manufacturing 06/02/2025 06/06/2025 10/05/2028 New Lease	5,922 1,614 27%	PRO Compression Rexford Industrial Realty	\$1.55 \$1.50 MG 2025 \$0.19 \$355,319.03	40 3.0 3.5% 0 1 Second
Deal ID# : 121932074							Comment:
8		Darwin Technology Center 5939 Darwin Ct., Ste. 105 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 05/19/2025 05/01/2025 04/30/2028 Renewal	5,848 3,967 67%	Jaemar, Inc. TriQuest Management Company	\$1.60 \$1.66 MG 2025 \$0.25 \$350,498.16	36 0.0 4% 0 2 Second
Deal ID# : 121961127							Comment:
9		Las Palmas Industrial Center 2151 Las Palmas Dr., Ste. C Carlsbad, CA 92009 Carlsbad	Manufacturing 10/07/2025 11/01/2025 10/31/2028 New Lease	5,575 5,575 100%	Apparel Related Items, Inc., Scrooscoop Fastener Co. Street Properties Inc.	\$1.25 \$1.41 NNN 2025 \$0.53 \$282,318.00	36 0.0 12% 0 1 Second
Deal ID# : 122011575							Comment:

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
13	 Rancho Vista Business Park 1280 Activity Dr., Ste. A Vista, CA 92081 Vista	Distribution 10/28/2025 11/01/2025 10/31/2027 New Lease	5,074 - -	Freedom Rave Wear, Inc. Square One Development	\$1.50 \$1.53 MG 2025 \$0.10 \$186,311.98	24 0.0 4% 0 1 Second	\$0.00 \$0.00 - No Vista Retail Trade
Deal ID# : 122012429		Comment:					
14	 Carlsbad Gateway Center 5611 Palmer Way, Ste. G Carlsbad, CA 92008 Carlsbad	Manufacturing 10/08/2025 11/07/2025 12/06/2028 New Lease	5,013 4,010 79%	Immarka, LLC Carlsbad Gateway Centers LLC	\$1.54 \$1.56 MG 2026 \$0.20 \$290,149.72	37 1.0 4% 0 2 Second	\$0.00 \$0.00 \$32.00 No New Manufacturing
Deal ID# : 121996236		Comment:					
15	 Ocean Point Tech Centre 5441 Avenida Encinas, Ste. A Carlsbad, CA 92008 Carlsbad	R&D 08/15/2025 09/01/2025 08/31/2028 New Lease	4,972 4,226 85%	Hydrosat Gildred Development Company	\$2.65 \$2.75 NNN - \$0.48 \$491,124.00	36 0.0 3.5% 0 1 Second	\$3.02 \$0.00 \$34.00 No New Defense
Deal ID# : 121998240		Comment:					

Property Name	Building Type	Leased SF	Tenant	Start Rent	Term (Mos)	TI Allowance	
Address Suite	Date Leased	Office SF		Effective Rent	Free Months Rent	Tenant TI	
City State Zip	Lease Start	% Office		Rent Type	Escalations	Existing TI	
Submarket	Lease Expiration		Landlord	Base Year	Dock High Doors	Sublease (Yes/No)	
	Deal Type			Op. Ex. or NNNs	Grade Level Doors	Previous Location	
				Total Consideration	Space Build Out	Industry Type	
16 	The Break at Carlsbad 2270 Camino Vida Roble, Ste. F Carlsbad, CA 92011	Incubator Multi-Tenant 07/25/2025 08/01/2025 01/31/2026 Renewal	4,726 - - - - Renewal	Jordan & Company, LLC MCA Realty Inc.	\$1.38 \$1.38 NNN - \$0.40 \$39,131.25	6 0.0 N/A 0 - Second	\$0.00 \$0.00 - No Carlsbad Manufacturing

Deal ID# : 121999777

Comment

17		The Break at Carlsbad 2270 Camino Vida Roble, Ste. N Carlsbad, CA 92011	Incubator Multi-Tenant 09/02/2025 09/01/2025 Carlsbad	4,387 - - 02/28/2027 Renewal	Coast Sonic MG MCA Realty Inc. 2025 \$0.18 \$128,632.50	\$1.61 \$1.63 3% 0 - Second	18 0.0 3% 0 - Manufacturing	\$0.00 \$0.00 - No Carlsbad Manufacturing
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Deal ID# : 121999742

Comment

18		Palomar Forum - C, D, E, F 3133-3145 Tiger Run Ct., Ste. 3145 Carlsbad, CA 92009	Incubator Multi-Tenant 09/25/2025 10/01/2025 11/30/2028 Carlsbad	4,225 - - - New Lease	8AM Golf Arnel Commercial Properties	\$1.62 \$1.59 MG 2025 \$0.16 \$255,274.50	38 2.0 \$0.05 - - Second	\$0.00 - - No Carlsbad Manufacturing
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Deal ID# : 121989952

Comment

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
19	 Palomar Tech Center I 2451 Impala Dr., Ste. 2451-A Carlsbad, CA 92010 Carlsbad	R&D 02/27/2025 04/01/2025 02/28/2030 Expansion	4,200 840 20%	Intersection Capital LLC Rexford Industrial Realty	\$1.85 \$1.94 NNN - \$0.38 \$480,388.13	59 2.0 4% 0 1 Second	\$0.00 \$0.00 \$8.00 No Carlsbad Financial Activities
Deal ID# : 121846695		Comment: Tenant is growing to occupy the full building.					
20	 Creekview Industrial Park 2588 Progress St., Ste. 11/12/23/24 Vista, CA 92083 Vista	Incubator Multi-Tenant 02/20/2025 04/01/2026 03/31/2033 Renewal	4,108 410 9%	European Motorsports Bircher Anderson & Davis	\$2.10 \$2.37 MG 2025 \$0.19 \$817,644.06	84 0.0 4% 0 4 Second	\$0.00 \$0.00 \$4.00 No Vista Retail Trade
Deal ID# : 121952179		Comment:					
21	 Carlsbad Oaks Commerce Center - Bldgs. A & B 5931-5933 Sea Lion Pl., Ste. 5931-104/105 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 04/10/2025 07/01/2025 04/30/2027 Sublease	4,047 3,642 89%	Mad Dog Lacrosse LLC Reflex Group	\$1.40 \$1.40 MG 2025 \$0.13 \$124,647.60	22 0.0 N/A 0 1 Second	\$0.00 \$0.00 \$36.00 Yes Carlsbad Leisure & Hospitality
Deal ID# : 122058911		Comment:					

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
22	 Arroyo Business Center 6352 Corte Del Abeto, Ste. H Carlsbad, CA 92011 Carlsbad	Manufacturing 06/11/2025 08/01/2025 08/31/2028 New Lease	4,000 - - - New Lease	Altitude, Inc. TA Realty	\$1.97 \$2.00 NNN - \$0.49 \$296,162.44	37 1.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction
	Deal ID# : 121998683	Comment: Creative industrial.					
23	 El Fuerte Business Park 2794 Loker Ave. W., Ste. 104/105 Carlsbad, CA 92010 Carlsbad	Distribution 05/13/2025 04/01/2025 04/30/2028 Renewal	3,793 - - - Renewal	The Inspectors of Election LLC CIP Real Estate	\$1.53 \$1.55 NNN - \$0.65 \$218,111.22	37 1.0 4% 0 2 Second	\$0.00 \$0.00 - No Carlsbad Prof. & Bus. Serv.
	Deal ID# : 121889097	Comment:					
24	 Lionshead Landing 1489 Poinsettia Ave., Ste. 133 Vista, CA 92083 Vista	Incubator Multi-Tenant 10/06/2025 11/01/2025 12/31/2028 New Lease	3,352 - - - New Lease	Minimalist Folk Co. BKM Capital Partners	\$1.69 \$1.68 NNN - \$0.52 -	38 2.0 4% 0 1 Second	\$0.00 \$213,616.56 \$0.00 No Oceanside Retail Trade
	Deal ID# : 122019421	Comment:					

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type	
25	 El Fuerte Business Park 2794 Loker Ave. W., Ste. 100 Carlsbad, CA 92010 Carlsbad	Distribution 08/12/2025 11/01/2025 12/31/2028 New Lease	3,243 - - - -	Phycovax CIP Real Estate	\$1.50 \$1.49 NNN - \$0.65 \$183,435.05	38 2.0 4% 0 1 Second	- \$0.00 - No Carlsbad Life Sciences	
Deal ID# : 121997611		Comment:						
26	 Darwin Technology Center 5939 Darwin Ct., Ste. 114 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 06/12/2025 07/01/2025 07/31/2028 Renewal	3,181 - - - -	Biosyn Corporation TriQuest Management Company	\$1.62 \$1.65 MG 2025 \$0.25 \$193,678.94	37 1.0 4% - - Second	\$0.00 \$0.00 - No Carlsbad Life Sciences	
Deal ID# : 121999771		Comment:						
27	 Ocean Point Tech Center 5431 Avenida Encinas, Ste. IJ Carlsbad, CA 92008 Carlsbad	R&D 03/17/2025 10/01/2025 - New Lease	3,000 - - - -	Timber Sweet Consulting The Gildred Companies	\$2.64 - - - \$0.48 \$374,245.03	- 0.0 3.5% 0 2 Spec	- \$0.00 - No New Defense	
Deal ID# : 121942533		Comment:						

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance	
							Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type	
28		Darwin Technology Center 5939 Darwin Ct., Ste. 106 Carlsbad, CA 92008	Incubator Multi-Tenant 04/14/2025 06/01/2025 06/30/2028 Renewal	2,544 - - - -	Seaside Waterproofing TriQuest Management Company	\$1.62 \$1.65 MG 2025 \$0.25 \$154,894.48	37 1.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction
	Deal ID# : 121961169	Comment:						
29		Lionshead Landing 1489 Poinsettia Ave., Ste. 131 Vista, CA 92083	Incubator Multi-Tenant 08/14/2025 08/18/2025 11/30/2028 New Lease	2,421 - - - -	QuantumBioSolutions LLC BKM Capital Partners	\$1.67 \$1.61 NNN - \$0.52 \$153,789.17	39 3.0 4% 0 1 Second	\$0.00 \$0.00 - No New Life Sciences
	Deal ID# : 121989962	Comment:						
30		Darwin Technology Center 5939 Darwin Ct., Ste. 105 Carlsbad, CA 92008	Incubator Multi-Tenant 08/20/2025 10/01/2025 09/30/2027 Renewal	2,415 - - - -	MercatUS International Marketing, Inc. TriQuest Management Company	\$1.65 \$1.65 MG 2025 \$0.25 \$95,554.29	24 1.0 4% - - Second	\$0.00 \$0.00 - No Carlsbad Wholesale
	Deal ID# : 121999740	Comment:						

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance	
							Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type	
31		Creekview Industrial Park 2588 Progress St., Ste. 6 Vista, CA 92083	Incubator Multi-Tenant 04/11/2025 06/01/2025 11/30/2027 Renewal	2,363 - - - -	Babmucha Kombucha Birtcher Anderson & Davis	\$1.51 \$1.56 MG 2025 \$0.19 \$110,503.56	30 0.0 4% 0 1 Second	\$0.00 \$0.00 - No Vista Manufacturing
	Deal ID# : 121952126	Comment:						
32		Carlsbad Corporate Center - Bldg. D 5840 El Camino Real, Ste. 105 Carlsbad, CA 92008	R&D 06/20/2025 08/01/2025 06/30/2031 Expansion	2,164 - - - -	Bermuda Club LLC H.G. Fenton Company	\$1.65 \$1.73 NNN - \$0.50 \$265,703.13	71 0.0 3.5% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Leisure & Hospitality
	Deal ID# : 122002180	Comment: Tenant now occupies 10,073 sf.						
33		Thibodo Ranch Business Center 2330-2336 La Mirada Dr., Ste. 2336-1100 Vista, CA 92083	Incubator Multi-Tenant 03/07/2025 06/01/2025 05/31/2028 New Lease	2,128 638 29% - -	Production Embroidery Laramie Greene	\$1.50 \$1.56 MG 2025 \$0.26 \$119,569.77	36 0.0 4% 0 1 Second	\$0.00 \$0.00 \$12.00 No Vista Manufacturing
	Deal ID# : 121952185	Comment:						

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type	
34	 Palomar Forum - C, D, E, F 3133-3145 Tiger Run Ct., Ste. 3141-105 Carlsbad, CA 92009 Carlsbad	Incubator Multi-Tenant 06/30/2025 08/01/2025 10/31/2030 New Lease	2,023 - -	NDC Diamonds, LLC Arnel Commercial Properties	\$1.70 \$1.73 MG 2025 \$0.16 \$219,901.00	63 3.0 3% - - Second	\$0.00 \$0.00 - No Carlsbad Retail Trade	
Deal ID# :	121937239	Comment:						
35	 Thibodo Ranch Business Center 2330-2336 La Mirada Dr., Ste. 2336-800 Vista, CA 92083 Vista	Incubator Multi-Tenant 03/11/2025 04/15/2025 05/31/2028 New Lease	1,824 456 25%	Winship SD Interior Design Laramie Greene	\$1.52 \$1.55 MG 2025 \$0.26 \$105,760.40	38 1.0 4% 0 1 Second	\$0.00 \$0.00 \$10.00 No Vista Prof. & Bus. Serv.	
Deal ID# :	121952194	Comment:						
36	 Thibodo Ranch Business Center 2330-2336 La Mirada Dr., Ste. 2336-900 Vista, CA 92083 Vista	Incubator Multi-Tenant 07/18/2025 10/01/2025 10/31/2028 New Lease	1,824 547 29%	Flated Laramie Greene	\$1.55 \$1.57 MG 2025 \$0.26 \$106,257.67	37 1.0 4% 0 1 Second	\$0.00 \$0.00 \$12.00 No New Manufacturing	
Deal ID# :	121952243	Comment:						

37	Property Name	Building Type	Leased SF	Tenant	Start Rent	Term (Mos)	TI Allowance
	Address Suite	Date Leased	Office SF		Effective Rent	Free Months Rent	Tenant TI
City State Zip	Lease Start	% Office		Rent Type	Escalations	Existing TI	
Submarket	Lease Expiration			Base Year	Dock High Doors	Sublease (Yes/No)	
	Deal Type			Op. Ex. or NNNs	Grade Level Doors	Previous Location	
				Total Consideration	Space Build Out	Industry Type	
	Oaks East Business Center 5910 Sea Lion Pl., Ste. 170 Carlsbad, CA 92010	Incubator Multi-Tenant 06/04/2025 170 09/01/2025 Carlsbad	1,817 568 31%	Laroot Products, LLC Techbilt Companies	\$1.75 \$1.82 MG 2025 \$0.26 \$119,110.92	36 0.0 4% 0 1 Second	\$0.00 \$0.00 \$12.00 No Carlsbad Manufacturing

Deal ID# : 121938160

Comment:

38		Oaks East Business Center 5910 Sea Lion Pl., Ste. 130 Carlsbad, CA 92010	Incubator Multi-Tenant 09/18/2025 10/01/2025 09/30/2027 Carlsbad	1,768 - - New Lease	WYN Brands LLC. Techbilt Companies	\$1.70 \$1.73 MG 2025 \$0.26 \$73,577.04	24 0.0 4% 0 1 Second	\$0.00 \$0.00 - No New Retail Trade
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Deal ID# : 122036205

Comment:

39		Lionshead Landing 1485 Poinsettia Ave., Ste. 114 Vista, CA 92081	Incubator Multi-Tenant 05/07/2025 06/01/2025 Vista	1,695 400 23%	SDC CNC Inc. BKM Capital Partners	\$1.67 \$1.74 NNN - \$0.52 \$106,033.92	36 0.0 4% 0 1 Second	\$0.00 \$0.00 \$25.00 No New Manufacturing
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Deal ID# : 121919459

Comment:

Property Name	Building Type	Leased SF	Tenant	Start Rent	Term (Mos)	TI Allowance		
Address Suite	Date Leased	Office SF		Effective Rent	Free Months Rent	Tenant TI		
City State Zip	Lease Start	% Office		Rent Type	Escalations	Existing TI		
Submarket	Lease Expiration		Landlord	Base Year	Dock High Doors	Sublease (Yes/No)		
	Deal Type			Op. Ex. or NNNs	Grade Level Doors	Previous Location		
				Total Consideration	Space Build Out	Industry Type		
40		Palomar Forum - A, B, G, H, I 3125-3146 Tiger Run Ct., Ste. 3129 Carlsbad, CA 92010	Incubator Multi-Tenant 06/05/2025 08/01/2025 09/30/2028 New Lease	1,638 - - - New Lease	SMS Geotechnical Solutions Palomar Melrose LLC	\$1.70 \$1.67 MG 2025 \$0.16 \$103,799.46	38 2.0 3% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Constructionc

Deal ID# : 121942528

Comment:

41		Carlsbad Gateway Center 5674 El Camino Real, Ste. H Carlsbad, CA 92008	Incubator Multi-Tenant 03/24/2025 05/01/2025 05/31/2028 Carlsbad	1,585 317 20% New Lease	Cacao Adventures Carlsbad Gateway Centers LLC	\$1.55 \$1.57 MG 2025 \$0.20 \$92,334.65	37 1.0 4% 0 1 Second	\$0.00 \$0.00 \$8.00 No New Retail Trade
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Deal ID# : 121875560

Comment:

42		Palomar Airport Business Park - Palomar 28 2120 Las Palmas Dr., Ste. H Carlsbad, CA 92011 Carlsbad	Incubator Multi- Tenant 06/17/2025 07/01/2025 07/31/2030 New Lease	1,397 - - 2025 \$0.25 \$150,318.13	Qual Diamond Hi-Tech Corporation The Gildred Companies	\$1.65 \$1.76 MG 2025 \$0.25 \$150,318.13	61 1.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Manufacturing
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Deal ID# : 121942524

Comment:

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance	
							Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type	
43		Pacific Coast Industrial Center 5205 Avenida Encinas, Ste. H Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 03/31/2025 05/01/2025 04/30/2029 New Lease	1,382 417 30%	Kingdom Tint BKM Capital Partners	\$1.80 \$1.76 NNN - \$0.67 \$116,811.65	48 4.0 4% 0 1 Second	\$0.00 \$0.00 \$12.00 No New Other Serv.
	Deal ID# : 121950762	Comment:						
44		Carlsbad Gateway Center 5671 Palmer Way, Ste. J Carlsbad, CA 92010 Carlsbad	Manufacturing 07/07/2025 08/01/2025 08/31/2028 New Lease	1,338 - - - -	EI Valle Paletaria California Gateway Center, LLC	\$1.85 \$1.87 MG 2025 \$0.20 \$93,031.83	37 1.0 4% 0 1 Second	\$0.00 \$0.00 - No New Retail Trade
	Deal ID# : 121950754	Comment:						
45		Carlsbad Gateway Center 5674 El Camino Real, Ste. M Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 02/02/2025 03/01/2025 02/28/2026 New Lease	1,322 350 26%	Tamarack Restoration Carlsbad Gateway Centers LLC	\$1.55 \$1.55 MG 2025 \$0.15 \$24,589.20	12 0.0 N/A 0 1 Second	\$0.00 \$0.00 \$10.00 No Carlsbad Other Serv.
	Deal ID# : 121950772	Comment:						

	Property Name Address Suite City State Zip Submarket	Building Type Date Leased Lease Start Lease Expiration Deal Type	Leased SF Office SF % Office	Tenant Landlord	Start Rent Effective Rent Rent Type Base Year Op. Ex. or NNNs Total Consideration	Term (Mos) Free Months Rent Escalations Dock High Doors Grade Level Doors Space Build Out	TI Allowance Tenant TI Existing TI Sublease (Yes/No) Previous Location Industry Type
49		El Fuerte Business Park Incubator Multi-Tenant 2790 Loker Ave., Ste. 102 Carlsbad, CA 92010 Carlsbad	1,114 - 05/21/2025 07/01/2025 06/30/2027 New Lease	Stedical Scientific CIP Real Estate	\$1.65 \$1.68 NNN - \$0.65 \$44,996.69	24 0.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Health Care
	Deal ID# : 121926380	Comment:					
50		El Fuerte Business Park Incubator Multi-Tenant 2790 Loker Ave., Ste. 101 Carlsbad, CA 92010 Carlsbad	1,112 - 03/25/2025 05/01/2025 04/30/2027 New Lease	Kut Football CIP Real Estate	\$1.65 \$1.68 NNN - \$0.65 \$44,915.90	24 0.0 4% 0 1 Second	- \$0.00 - No New Manufacturing
	Deal ID# : 121926389	Comment:					
51		El Fuerte Business Park Incubator Multi-Tenant 2790 Loker Ave., Ste. 103 Carlsbad, CA 92010 Carlsbad	1,012 - 05/13/2025 11/01/2025 10/31/2027 Renewal	Veteran Electrical Power Systems CIP Real Estate	\$1.55 \$1.58 NNN - \$0.65 \$38,399.33	24 0.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction
	Deal ID# : 121889123	Comment:					