



















	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	
1		<b>Lionshead Landing</b> 1493 Poinsettia Ave., Ste. 139-141 Vista, CA 92083 Vista	Incubator Multi- Tenant 02/07/2025 04/01/2025 06/30/2030 New Lease	8,349 - -	<b>Pacific Media Holdings, Inc.</b>  <b>BKM Capital Partners</b>	\$1.64 \$1.69 NNN - \$0.52 \$891,252.00	63 3.0 3.75% 0 3 Second	\$20.50 \$5.59 - No Vista Prof. & Bus. Serv.
Deal ID# : 121872519								
Comment: \$0.12/SF amortized into base rate of \$1.52/SF due to floorplan exceeding Landlord's budget for refresh/reconfiguration of the space beyond the provided \$20.50 TIA. 1 FMV option to renew at no less than continuing escalations for 5 years.								
2		<b>Arroyo Business Center</b> 6352 Corte Del Abeto, Ste. FG Carlsbad, CA 92011 Carlsbad	Manufacturing 08/02/2025 09/01/2025 10/31/2028 Renewal	8,071 - -	<b>LF Industries</b>  <b>TA Realty</b>	\$1.55 \$1.54 NNN - \$0.49 \$471,740.53	38 2.0 4% - - Second	\$0.00 \$0.00 - No Carlsbad Manufacturing
Deal ID# : 121999736								
Comment:								
3		<b>Carlsbad Corporate Center - Bldg. D</b> 5840 El Camino Real, Ste. 106/107 Carlsbad, CA 92008 Carlsbad	R&D 06/20/2025 06/01/2029 06/30/2031 Renewal	7,909 7,118 90%	<b>Bermuda Club LLC</b>  <b>H.G. Fenton Company</b>	\$2.02 \$2.07 NNN - \$0.50 \$408,376.72	25 0.0 4% - - Second	\$0.00 \$0.00 \$36.00 No Carlsbad Leisure & Hospitality
Deal ID# : 121950765								
Comment: Extension coterminous with 2,164 sf expansion. Tenant now occupies 10,073 sf.								




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4	 Deal ID# : 121998749	<b>Darwin Technology Center</b> 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%  <b>TriQuest Management Company</b>	<b>IQScape</b>   \$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
Comment:							
5	 Deal ID# : 122019309	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%  <b>Rexford Industrial Realty</b>	<b>Vuori, Inc.</b>   \$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
Comment: Short-term extension.							
6	 Deal ID# : 121953591	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%  <b>Rexford Industrial Realty</b>	<b>Hydrovida</b>   \$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.
Comment: Landlord is just doing paint and fixing ceiling tiles; tenant is doing all other improvements themselves.							




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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%	<b>PRO Compression</b>  <b>Rexford Industrial Realty</b>	\$1.55 \$1.50 MG 2025 \$0.19 \$355,319.03	40 3.0 3.5% 0 1 Second	\$0.00 \$0.00 \$10.00 No Carlsbad Retail Trade
Deal ID# : 121932074		Comment:					
8	 <b>Darwin Technology Center</b> 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%	<b>Jaemar, Inc.</b>  <b>TriQuest Management Company</b>	\$1.60 \$1.66 MG 2025 \$0.25 \$350,498.16	36 0.0 4% 0 2 Second	\$0.00 \$0.00 \$27.00 No Carlsbad Manufacturing
Deal ID# : 121961127		Comment:					
9	 <b>Las Palmas Industrial Center</b> 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%	<b>Apparel Related Items, Inc.,</b> <b>Scrooscoop Fastener Co.</b>  <b>Street Properties Inc.</b>	\$1.25 \$1.41 NNN 2025 \$0.53 \$282,318.00	36 0.0 12% 0 1 Second	\$0.00 \$0.00 \$40.00 No Carlsbad Manufacturing
Deal ID# : 122011575		Comment:					




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10	 Deal ID# : 121999559	<b>Oak Ridge Business Park</b> 2449 Cades Way, Ste. B Vista, CA 92083 Vista Manufacturing 09/12/2025 10/01/2025 09/30/2030 New Lease	5,500 - -	<b>REMS Group, LLC,</b>  <b>First Eastwind Trust</b>	\$1.55 \$1.59 MG 2025 \$0.17 \$526,058.00	60 2.0 3% 0 1 Spec	\$0.00 \$0.00 - No Old Town Energy
Comment: Full racking in warehouse. Spec office buildout.							
11	 Deal ID# : 121832886	<b>Pacific Coast Industrial Center</b> 5315-5375 Avenida Encinas, Ste. 5315-150 Carlsbad, CA 92008 Carlsbad Incubator Multi-Tenant 02/25/2025 05/01/2025 04/30/2029 New Lease	5,490 - -	<b>Sneaker Lab LLC</b>  <b>BKM Capital Partners</b>	\$1.59 \$2.34 NNN -\$0.67 \$616,820.19	48 0.0 4% 0 3 Second	\$0.00 \$0.00 - No New Retail Trade
Comment: Year 1 teaser rate of \$1.59 psf. Rent increases to \$2.49 psf in year 2 with 4% escalations thereafter.							
12	 Deal ID# : 121999782	<b>Pacific Coast Industrial Center</b> 5205 Avenida Encinas, Ste. ABC Carlsbad, CA 92008 Carlsbad Incubator Multi-Tenant 06/03/2025 07/01/2025 06/30/2028 Expansion, Renewal	5,209 - -	<b>Zapbatt, Inc.</b>  <b>BKM Capital Partners</b>	\$2.69 \$2.80 NNN -\$0.67 \$295,476.00	36 0.0 4% - - Second	\$1.40 \$0.00 - No Carlsbad Manufacturing
Comment: Tenant is expanding by 1,510 sf. Blended rent on all spaces only in year 3.							




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13	 <b>Rancho Vista Business Park</b> 1280 Activity Dr., Ste. A Vista, CA 92081 Vista	Distribution 10/28/2025 11/01/2025 10/31/2027 New Lease	5,074 - -	<b>Freedom Rave Wear, Inc.</b>  <b>Square One Development</b>	\$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	 <b>Carlsbad Gateway Center</b> 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%	<b>Immarka, LLC</b>  <b>Carlsbad Gateway Centers LLC</b>	\$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	 <b>Ocean Point Tech Centre</b> 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%	<b>Hydrosat</b>  <b>Gildred Development Company</b>	\$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:					




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16	 <b>The Break at Carlsbad</b> 2270 Camino Vida Roble, Ste. F Carlsbad, CA 92011 Carlsbad	Incubator Multi- Tenant 07/25/2025 08/01/2025 01/31/2026 Renewal	4,726 - -	<b>Jordan &amp; Company, LLC</b>  <b>MCA Realty Inc.</b>	\$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	 <b>The Break at Carlsbad</b> 2270 Camino Vida Roble, Ste. N Carlsbad, CA 92011 Carlsbad	Incubator Multi- Tenant 09/02/2025 09/01/2025 02/28/2027 Renewal	4,387 - -	<b>Coast Sonic</b>  <b>MCA Realty Inc.</b>	\$1.61 \$1.63 MG 2025 \$0.18 \$128,632.50	18 0.0 3% 0 - Second	\$0.00 \$0.00 - No Carlsbad Manufacturing
Deal ID# : 121999742		Comment:					
18	 <b>Palomar Forum - C, D, E, F</b> 3133-3145 Tiger Run Ct., Ste. 3145 Carlsbad, CA 92009 Carlsbad	Incubator Multi- Tenant 09/25/2025 10/01/2025 11/30/2028 New Lease	4,225 - -	<b>8AM Golf</b>  <b>Arnel Commercial Properties</b>	\$1.62 \$1.59 MG 2025 \$0.16 \$255,274.50	38 2.0 \$0.05 - - Second	\$0.00 - - No Carlsbad Manufacturing
Deal ID# : 121989952		Comment:					




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19	 <b>Palomar Tech Center I</b> 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%	<b>Intersection Capital LLC</b>  <b>Rexford Industrial Realty</b>	\$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	 <b>Creekview Industrial Park</b> 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%	<b>European Motorsports</b>  <b>Birtcher Anderson &amp; Davis</b>	\$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	 <b>Carlsbad Oaks Commerce Center - Bldgs. A &amp; B</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%	<b>Mad Dog Lacrosse LLC</b>  <b>Reflex Group</b>	\$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:					




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22	 Deal ID# : 121998683	<b>Arroyo Business Center</b> 6352 Corte Del Abeto, Ste. H Carlsbad, CA 92011 Carlsbad Manufacturing 06/11/2025 08/01/2025 08/31/2028 New Lease	4,000 - -	<b>Altitude, Inc.</b>  <b>TA Realty</b>	\$1.97 \$2.00 NNN -\$0.49 \$296,162.44	37 1.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction
23	 Deal ID# : 121889097	<b>El Fuerte Business Park</b> 2794 Loker Ave. W., Ste. 104/105 Carlsbad, CA 92010 Carlsbad Distribution 05/13/2025 04/01/2025 04/30/2028 Renewal	3,793 - -	<b>The Inspectors of Election LLC</b>  <b>CIP Real Estate</b>	\$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.
24	 Deal ID# : 122019421	<b>Lionshead Landing</b> 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 - -	<b>Minimalist Folk Co.</b>  <b>BKM Capital Partners</b>	\$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




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25	 <b>El Fuerte Business Park</b> 2794 Loker Ave. W., Ste. 100 Carlsbad, CA 92010 Carlsbad	Distribution 08/12/2025 11/01/2025 12/31/2028 New Lease	3,243 - -	<b>Phycovax</b>  <b>CIP Real Estate</b>	\$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	 <b>Darwin Technology Center</b> 5939 Darwin Ct., Ste. 114 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 06/12/2025 07/01/2025 07/31/2028 Renewal	3,181 - -	<b>Biosyn Corporation</b>  <b>TriQuest Management Company</b>	\$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	 <b>Ocean Point Tech Center</b> 5431 Avenida Encinas, Ste. IJ Carlsbad, CA 92008 Carlsbad	R&D 03/17/2025 10/01/2025 - New Lease	3,000 - -	<b>Timber Sweet Consulting</b>  <b>The Gildred Companies</b>	\$2.64 - - - \$0.48 \$374,245.03	- 0.0 3.5% 0 2 Spec	- \$0.00 - No New Defense
Deal ID# : 121942533		Comment:					




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28	 Deal ID# : 121961169	<b>Darwin Technology Center</b> 5939 Darwin Ct., Ste. 106 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 04/14/2025 06/01/2025 06/30/2028 Renewal	2,544 - -	<b>Seaside Waterproofing</b>  <b>TriQuest Management Company</b>	\$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
29	 Deal ID# : 121989962	<b>Lionshead Landing</b> 1489 Poinsettia Ave., Ste. 131 Vista, CA 92083 Vista	Incubator Multi-Tenant 08/14/2025 08/18/2025 11/30/2028 New Lease	2,421 - -	<b>QuantumBioSolutions LLC</b>  <b>BKM Capital Partners</b>	\$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
30	 Deal ID# : 121999740	<b>Darwin Technology Center</b> 5939 Darwin Ct., Ste. 105 Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 08/20/2025 10/01/2025 09/30/2027 Renewal	2,415 - -	<b>MercatUS International Marketing, Inc.</b>  <b>TriQuest Management Company</b>	\$1.65 \$1.65 MG 2025 \$0.25 \$95,554.29	24 1.0 4% - - Second	\$0.00 \$0.00 - No Carlsbad Wholesale




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31	 Deal ID# : 121952126	<b>Creekview Industrial Park</b> 2588 Progress St., Ste. 6 Vista, CA 92083 Vista	Incubator Multi-Tenant 04/11/2025 06/01/2025 11/30/2027 Renewal	2,363 - -	<b>Babmucha Kombucha</b>  <b>Birtcher Anderson &amp; Davis</b>	\$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
32	 Deal ID# : 122002180	<b>Carlsbad Corporate Center - Bldg. D</b> 5840 El Camino Real, Ste. 105 Carlsbad, CA 92008 Carlsbad	R&D 06/20/2025 08/01/2025 06/30/2031 Expansion	2,164 - -	<b>Bermuda Club LLC</b>  <b>H.G. Fenton Company</b>	\$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
33	 Deal ID# : 121952185	<b>Thibodo Ranch Business Center</b> 2330-2336 La Mirada Dr., Ste. 2336-1100 Vista, CA 92083 Vista	Incubator Multi-Tenant 03/07/2025 06/01/2025 05/31/2028 New Lease	2,128 638 29%	<b>Production Embroidery</b>  <b>Larame Greene</b>	\$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




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34	 <b>Palomar Forum - C, D, E, F</b> 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 - -	<b>NDC Diamonds, LLC</b>  <b>Arnel Commercial Properties</b>	\$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	 <b>Thibodo Ranch Business Center</b> 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%	<b>Winship SD Interior Design</b>  <b>Larame Greene</b>	\$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	 <b>Thibodo Ranch Business Center</b> 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%	<b>Flated</b>  <b>Larame Greene</b>	\$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:					

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37	 <b>Oaks East Business Center</b> 5910 Sea Lion Pl., Ste. 170 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 06/04/2025 09/01/2025 08/31/2028 New Lease	1,817 568 31%	<b>Laroot Products, LLC</b>  <b>Techbilt Companies</b>	\$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	 <b>Oaks East Business Center</b> 5910 Sea Lion Pl., Ste. 130 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 09/18/2025 10/01/2025 09/30/2027 New Lease	1,768 - -	<b>WYN Brands LLC.</b>  <b>Techbilt Companies</b>	\$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
Deal ID# : 122036205		Comment:					
39	 <b>Lionshead Landing</b> 1485 Poinsettia Ave., Ste. 114 Vista, CA 92081 Vista	Incubator Multi-Tenant 05/07/2025 06/01/2025 05/31/2028 New Lease	1,695 400 23%	<b>SDC CNC Inc.</b>  <b>BKM Capital Partners</b>	\$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
Deal ID# : 121919459		Comment:					

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40	 <b>Palomar Forum - A, B, G, H, I</b> 3125-3146 Tiger Run Ct., Ste. 3129 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 06/05/2025 08/01/2025 09/30/2028 New Lease	1,638 - -	<b>SMS Geotechnical Solutions</b>  <b>Palomar Melrose LLC</b>	\$1.70 \$1.67 MG 2025 \$0.16 \$103,799.46	38 2.0 3% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction
Deal ID# : 121942528		Comment:					
41	 <b>Carlsbad Gateway Center</b> 5674 El Camino Real, Ste. H Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 03/24/2025 05/01/2025 05/31/2028 New Lease	1,585 317 20%	<b>Cacao Adventures</b>  <b>Carlsbad Gateway Centers LLC</b>	\$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
Deal ID# : 121875560		Comment:					
42	 <b>Palomar Airport Business Park - Palomar 28</b> 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 - -	<b>Qual Diamond Hi-Tech Corporation</b>  <b>The Gildred Companies</b>	\$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
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	 Deal ID# : 121950762	<b>Pacific Coast Industrial Center</b> 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%	<b>Kingdom Tint</b>  <b>BKM Capital Partners</b>	\$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.
44	 Deal ID# : 121950754	<b>Carlsbad Gateway Center</b> 5671 Palmer Way, Ste. J Carlsbad, CA 92010 Carlsbad	Manufacturing 07/07/2025 08/01/2025 08/31/2028 New Lease	1,338 - -	<b>El Valle Paleteria</b>  <b>California Gateway Center, LLC</b>	\$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
45	 Deal ID# : 121950772	<b>Carlsbad Gateway Center</b> 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%	<b>Tamarack Restoration</b>  <b>Carlsbad Gateway Centers LLC</b>	\$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.

	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	
46	 Deal ID# : 121950775	<b>Pacific Coast Industrial Center</b> 5245 Avenida Encinas, Ste. D Carlsbad, CA 92008 Carlsbad	Incubator Multi-Tenant 04/29/2025 08/15/2025 12/31/2029 New Lease	1,322 - -	<b>Golden Hour Fitness</b>  <b>BKM Capital Partners</b>	\$2.69 \$2.68 NNN - \$0.67 \$185,710.59	53 4.0 4% 0 1 Second	\$0.00 \$0.00 - No New Leisure & Hospitality
47	 Deal ID# : 121950776	<b>Camino West Business Center</b> 6351 Corte Del Abeto, Ste. 107 Carlsbad, CA 92011 Carlsbad	Incubator Multi-Tenant 07/15/2025 08/01/2025 08/31/2028 New Lease	1,268 550 43%	<b>Route 101 Motorsports</b>  <b>H.G. Fenton Company</b>	\$1.55 \$1.57 NNN - \$0.36 \$73,867.72	37 1.0 4% 0 1 Second	\$0.00 \$0.00 \$18.00 No Carlsbad Leisure & Hospitality
48	 Deal ID# : 121935798	<b>Creekview Industrial Park</b> 2588 Progress St., Ste. 10 Vista, CA 92083 Vista	Incubator Multi-Tenant 05/15/2025 07/01/2025 08/31/2028 New Lease	1,240 186 15%	<b>California Mobility</b>  <b>Birtcher Anderson &amp; Davis</b>	\$1.85 \$1.84 MG 2025 \$0.18 \$86,504.28	38 2.0 4% 0 1 Second	\$0.00 \$0.00 \$6.00 No Vista Manufacturing

	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	 Deal ID# : 121926380	<b>El Fuerte Business Park I</b> 2790 Loker Ave., Ste. 102 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 05/21/2025 07/01/2025 06/30/2027 New Lease	1,114 - - <b>CIP Real Estate</b>	\$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
50	 Deal ID# : 121926389	<b>El Fuerte Business Park I</b> 2790 Loker Ave., Ste. 101 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 03/25/2025 05/01/2025 04/30/2027 New Lease	1,112 - - <b>CIP Real Estate</b>	\$1.65 \$1.68 NNN - \$0.65 \$44,915.90	24 0.0 4% 0 1 Second	- \$0.00 - No New Manufacturing
51	 Deal ID# : 121889123	<b>El Fuerte Business Park I</b> 2790 Loker Ave., Ste. 103 Carlsbad, CA 92010 Carlsbad	Incubator Multi-Tenant 05/13/2025 11/01/2025 10/31/2027 Renewal	1,012 - - <b>CIP Real Estate</b>	\$1.55 \$1.58 NNN - \$0.65 \$38,399.33	24 0.0 4% 0 1 Second	\$0.00 \$0.00 - No Carlsbad Construction