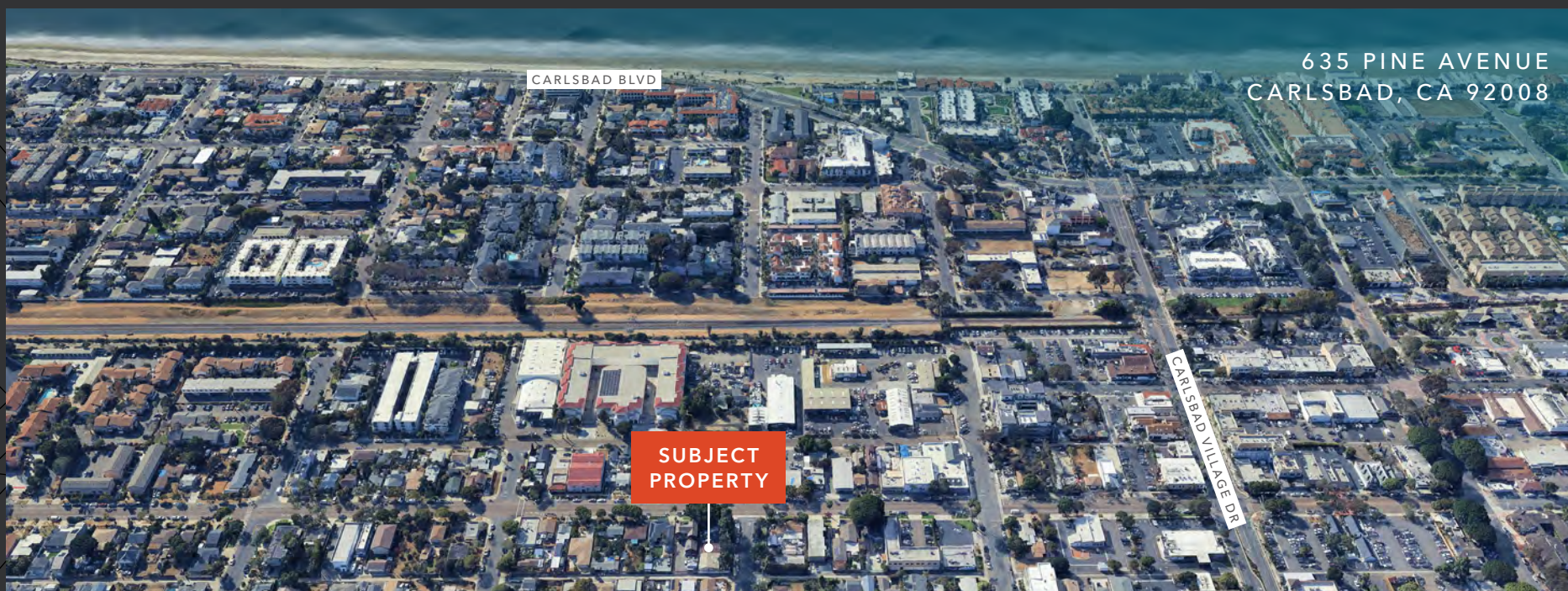


OFFERING MEMORANDUM

CARLSBAD TOWNHOME DEVELOPMENT

*Four 3 Story Townhomes
Fully Entitled, Ready to Pull Permits
Coastal Carlsbad, 0.4 Miles to Beach*



*Exclusively
Listed by*

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km Kidder
Mathews

PREMIER COASTAL DEVELOPMENT OPPORTUNITY IN CARLSBAD, CALIFORNIA

Investment Highlights

Fully Entitled, shovel ready site

Ready to pull construction permits

Four, 4 Bedroom Townhomes

Attached garages

Rooftop Decks

Thoughtful functional layouts

0.4 Miles to Beach

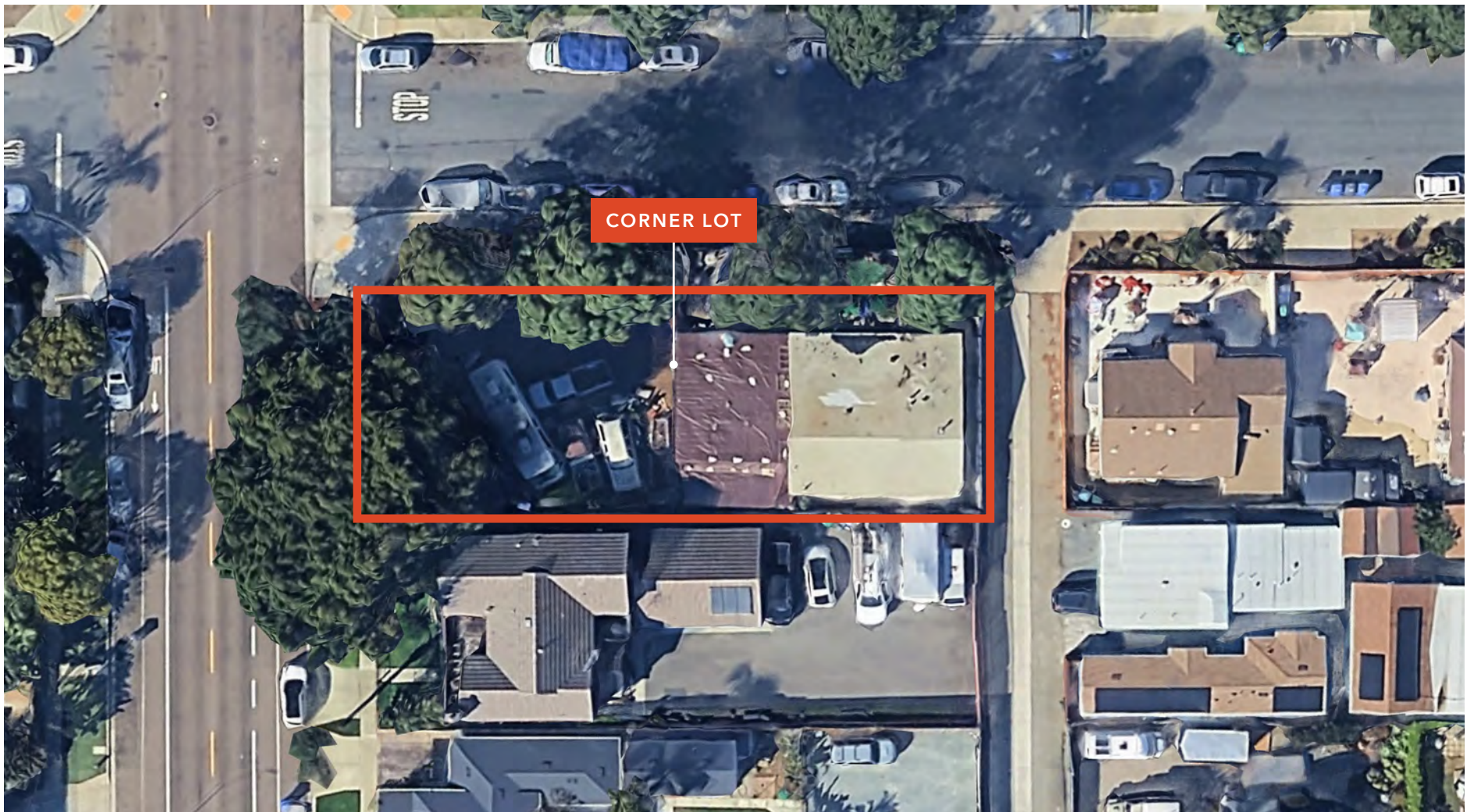
PROPERTY OVERVIEW

ADDRESS	635 Pine Ave, Carlsbad, CA 92008
LAND SF	± 8,326
PROJECT AREA SUMMARY	• Total Residential Area: 7,536 SF • Total Garage Area: 1,914 SF • Total Building Area: 9,450
APN	204-082-01
PRICE	\$2,800,000



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SITE PLAN



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UNIT MIXES

Residential Plan Type	Plan Qty.	Plan Description	Plan Type	Unit Area	Covered Patio/Deck Area	Roof Deck Area	Garage Area	Residential Total Area	Garage Total Area	Building Total Area
1A	2	4 bed/3 bath	TH	1,883	119	437	481	3,766	962	4,728
1B	1	4 bed/3 bath	TH	1,885	125	393	476	1,885	476	2,361
1C	1	4 bed/3.5 bath	TH	1,885	125	393	476	1,885	476	2,361
BUILDING TOTAL								7,536	1,914	9,450



MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2" X 6 RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2" X STUCCO OVER
- 6 METAL RAILING
- 7 TRELLIS
- 8 DECORATIVE FOAM EAVE
- 9 DECORATIVE AWNING
- 10 DECORATIVE SHUTTERS
- 11 DECORATIVE POTSHIELD
- 12 DECORATIVE GABLE ACCENT
- 13 RECESSED WINDOW - TYPICAL (MIN. 2" RECESS)

The zoning information and overlay zones are estimates. Buyer to conduct own investigation and make own estimates regarding potential development options.



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LOCATION OVERVIEW

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CARLSBAD, CA

Carlsbad is one of California's premier innovation & employment centers, strategically positioned along the coast between San Diego & Orange County.

Renowned for its highly educated workforce, exceptional quality of life, and diversified economic base, Carlsbad has evolved into a leading destination for technology, life science, medical device, advanced manufacturing, and R&D companies.

Home to more than 110,000 residents, Carlsbad offers affluent demographics, strong household incomes, and a deep talent pool supported by the region's universities, research institutions, and skilled labor force.

PREMIER INNOVATION & LIFE SCIENCE HUB

Carlsbad has established itself as one of California's most significant life science and technology clusters. The city is home to more than 200 life science companies and thousands of high-skilled jobs spanning biotechnology, medical devices, diagnostics, pharmaceuticals, and advanced manufacturing.

The city's business parks and research campuses along the Palomar Airport Rd, Faraday Ave, and El

Camino Real corridors have become highly sought-after destinations for flex, laboratory, manufacturing, and R&D users. These submarkets continue to benefit from sustained tenant demand driven by life science expansion, advanced manufacturing growth, and technology-sector investment.

EXCEPTIONAL ACCESSIBILITY

Carlsbad provides outstanding regional connectivity through direct access to I-5, SR 78, and Palomar Airport Road. The city is served by McClellan-Palomar Airport, offering convenient business aviation access, while commuter rail and regional transportation networks connect businesses to the broader San Diego and Southern California markets.

The Palomar Airport Road corridor in particular has emerged as one of North County's most prominent employment centers, supporting a dense concentration of office, industrial, flex, and R&D facilities. Business parks throughout the area benefit from immediate freeway access, executive housing, retail amenities, and proximity to coastal communities.

INDUSTRIAL & FLEX FUNDAMENTALS

North San Diego County continues to rank among the region's most desirable industrial and flex markets. Recent market performance reflects improving occupancy trends, positive absorption, and resilient rental rates supported by limited land availability and

ongoing demand from manufacturing, technology, and life science users. The market's diverse tenant base and barriers to new development have contributed to long-term stability and investor interest.

Carlsbad's inventory of high-image flex and R&D facilities remains particularly attractive to companies requiring a blend of office, laboratory, engineering, manufacturing, and warehouse functionality. As businesses increasingly seek adaptable work environments, the city's flex product continues to benefit from broad tenant demand across multiple industries.

LIFESTYLE & WORKFORCE ATTRACTION

Beyond its economic advantages, Carlsbad offers an exceptional coastal lifestyle that supports employee recruitment and retention. Residents and employees enjoy miles of coastline, premier golf courses, high-performing schools, extensive recreational amenities, and a vibrant retail and dining environment. This unique combination of lifestyle and business infrastructure has helped position Carlsbad as one of Southern California's most desirable locations for both employers and talent.

Today, Carlsbad stands as a premier Southern California business destination where innovation, talent, and quality of life converge, creating a compelling environment for companies seeking long-term growth and operational success.

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TOP INDUSTRIES ALONG THE CA-78 CORRIDOR



Clean
Technology



Higher
Education



Information and
Communications
Technology



Life
Sciences



Manufacturing



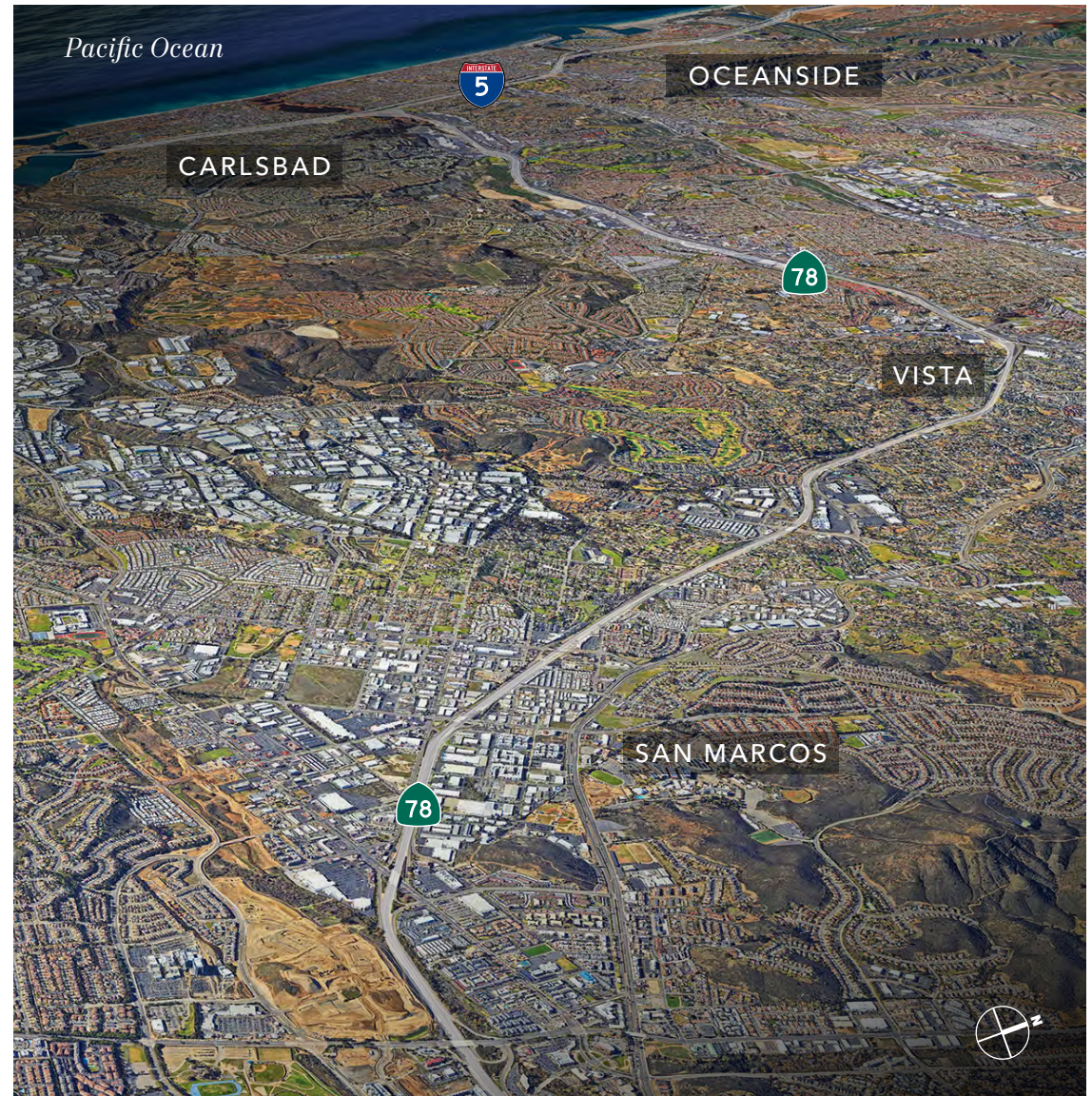
Med Tech



Specialty Food and
Microbreweries



Sports and Active
Lifestyle Industry

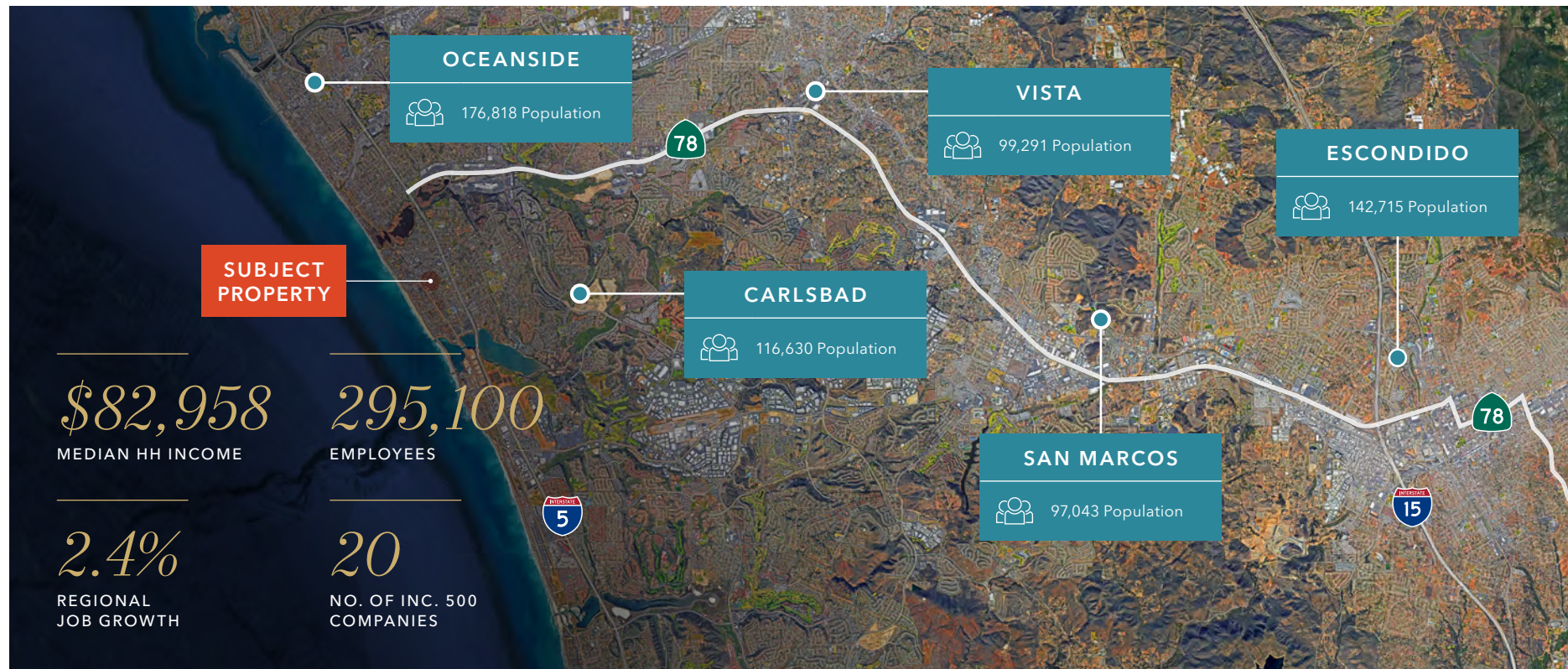


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Connecting North County residents to more job opportunities and lifestyles

The 78 Corridor includes the cities of Carlsbad, Escondido, Oceanside, San Marcos, and Vista. With a population totaling 630,000, the Corridor is home to nearly one-fifth of residents in the San Diego Region. Employment along the Corridor exceeds 290,000 jobs - roughly 19 percent of the regional total - and annual gross regional product (GRP) surpasses \$36 billion, making the Corridor a major player in the regional economy. Moreover, North County

has emerged as a leader of technological innovation; with over 850 total tech firms - a concentration nearly 42% above the national average - the Corridor's diverse and well-established tech cluster has seen steady growth in recent years. Contributing more than \$6.1 billion annually and directly employing nearly 25,000 people, tech along the Corridor is a major engine of economic growth within the region.



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SAN DIEGO

Located along the Pacific Coast of Southern California, San Diego is California's second largest city, with an estimated population of 1.41M in 2021. San Diego is renowned for its 17 miles of shoreline, proximity to the Mexican border, and year-round warm climate, making it an idyllic place to visit.

DIVERSE EMPLOYMENT BASE

San Diego has a diversified and dynamic economy, with concentrations in high-tech and healthcare related industries, as well as the largest concentration

of military assets in the world. The city's innovation economy is anchored by one of the strongest biotech clusters in the nation, provided almost 50,000 jobs county-wide and generated \$33.6 billion in County economic activity in 2016. Additionally, San Diego is home-port to more than 60 percent of the ships in the U.S. Pacific Fleet and more than one-third of the combat power of the U.S. Marine Corps. Top employers in the city include the Naval Base San Diego, the University of California, San Diego, Sharp Healthcare, and Qualcomm, Inc.

LARGE TOURISM INDUSTRY

Tourism is the third largest industry in San Diego, generating 194,000 direct and indirect local jobs. The city hosts more than 35 million visitors annually, which generates an estimated \$10.8 billion in spending. Major tourist attractions include Balboa Park (which contains San Diego Zoo), Petco Park, SeaWorld, Mission Beach, and a thriving downtown, highlighted by the Gaslamp Quarter. Additionally, the San Diego Convention Center welcomed more than 545,000 visitors in 2017.



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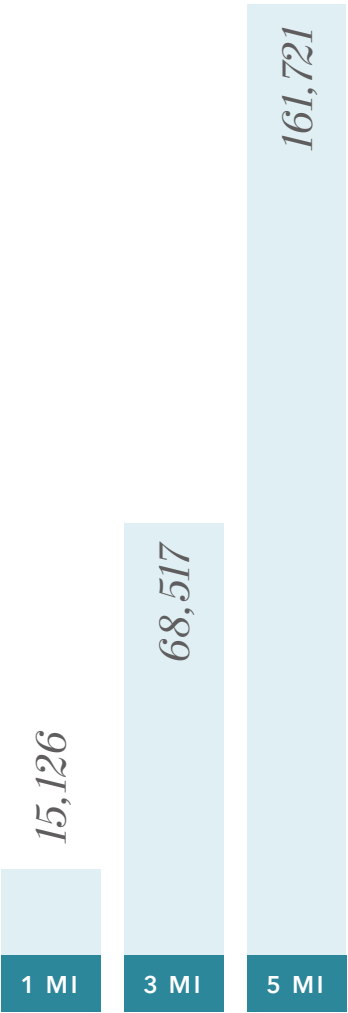
LOCATION OVERVIEW



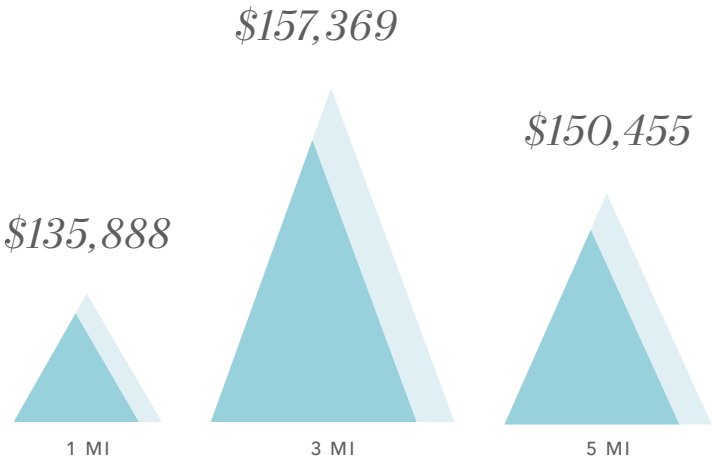
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DEMOGRAPHICS

ESTIMATED POPULATION



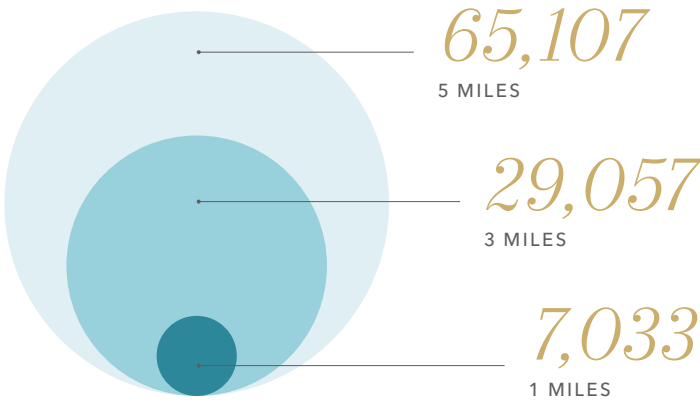
AVERAGE HOUSEHOLD INCOME



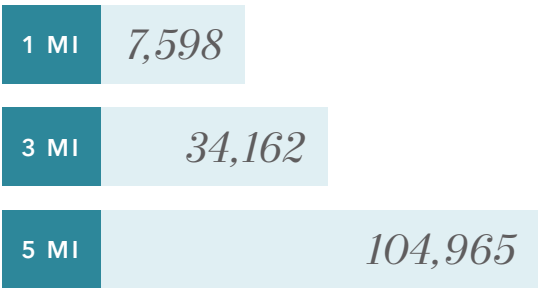
MEDIAN AGE



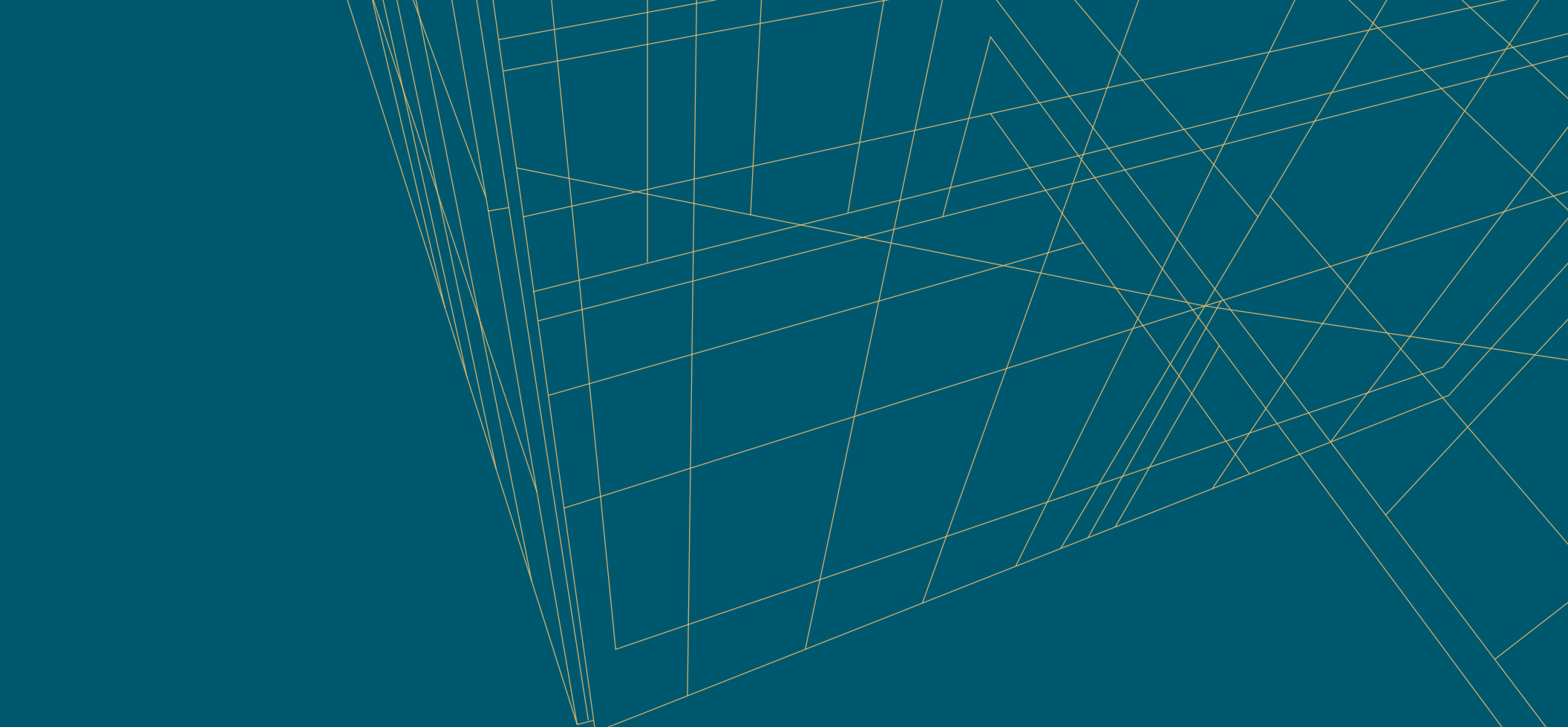
ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2026, CoStar USA



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