

COMMERCIAL PROPERTY REPORT

6021 6021, CARLSBAD, CA 92009



Presented by

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Salik Real Estate & Development

6021 6021, CARLSBAD, CA 92009

 **FOR SALE**
 • Active: 10/10/2019

List Price

\$28,500,000

List Date: 10/10/2019

Property Facts

	Public Facts	Listing Facts
Property Type	—	Retail
Property Subtype	—	Retail
Year Built	—	2019

Extended Property Facts

Miscellaneous Details

Parking Spaces 2019

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Listing Facts and Details

Listing Details

Listing ID: 259830

Original List Date: 10/10/2019

Listing Source: CREXi

Current List Price: \$28,500,000

Details:

Newly constructed in 2019 Lift is a 53205 square foot mixed use office and retail project located in the heart of San Diego's North County. 96% occupied Lift offers an investor the ability to purchase a high performing prized asset with secure and stable in place cash flow. The gem of North San Diego development Lift embodies forward thinking design concepts unseen in the region. The project infuses two coming of age concepts experience based retail and nontraditional and amenitized creative office space. Both retail and office portions of the property encourage indoor and outdoor flow of patrons and occupants with excellently curated outdoor amenity spaces.

Price Change History

Change Date	Description	New List Price	% Change
1/17/2020	Active	\$28,500,000	-7.08%
11/21/2019	—	\$30,670,000	—


Public Facts

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
—	—	—	—	—	CARLSBAD, CA 92009

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5
3,580	2,610	5,515	6,732	4,050
2011 Est. daily traffic counts	2011 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	2011 Est. daily traffic counts
Street: Elm Ave Cross: Garfield St Cross Dir: SW Dist: 0.03 miles	Street: State St Cross: Alley Cross Dir: NW Dist: 0.02 miles	Street: Roosevelt St Cross: Elm Ave Cross Dir: NW Dist: 0.04 miles	Street: Jefferson St Cross: Oak Ave Cross Dir: NW Dist: 0.04 miles	Street: Harding St Cross: Oak Ave Cross Dir: SE Dist: 0.04 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
		2005 ▲ 5,700 ADT	1999 ▲ 6,800 AWDT	
		2004 ▲ 5,700 AWDT	1998 ▲ 6,800 AWDT	
		2003 ▲ 6,500 Vendor Estimate	1997 ▲ 6,400 AWDT	
		2002 ▲ 6,500 Vendor Estimate	1996 ▲ 6,400 AWDT	
		1999 ▲ 5,900 AWDT	1995 ▲ 6,400 AWDT	

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

