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RAF Pacifica Plans New Creative Industrial R&D Facility

| By [David Phillips](#)

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CARLSBAD, CA—Following its recent announcement of a planned industrial development in the **Carlsbad Raceway Business Park**, **RAF Pacifica Group** has acquired 13.2 acres of land in the **Carlsbad Oaks North Corporate Center** where the firm plans to build an industrial/R&D facility totaling 168,000 square feet, according to **Adam Robinson**, principal of the firm.



RAF Pacifica

Group has acquired 13.2 acres of land in the Carlsbad Oaks North Corporate Center with plans for an industrial/R&D facility.

“Now is the time to be a developer in San Diego,” said Robinson. “Given the lack of high-quality industrial facilities in the market, it is far more efficient and cost-effective to build new construction than it is to renovate outdated industrial product. By incorporating more of what today’s industrial users are demanding, including high clear height ceilings, glass exteriors, and modern outdoor amenity areas, we intend to capitalize on growing demand for ‘creative industrial’ space, delivering a product like no other in the market.”

The firm's planned development project, which will be known as "vec•tor," is planned as a two-story facility that will accommodate one or two industrial or research tenants, according to Robinson. The state-of-the-art industrial center will include ample parking, grade-level and dock-high loading doors, and a glass-centric design to ensure natural lighting for users.

"The tremendous shift in demand toward creative office space has now transitioned to the industrial sector. Many industrial users are now seeking creative work environments that can support a wide range of operations, from research and development to distribution and manufacturing. Nowhere is this more important than in an entrepreneurial market like San Diego, which boasts some of the nation's fastest growing industrial companies," Robinson added.

The vec•tor industrial facility will be situated in Carlsbad Oaks North, a 120-acre master planned corporate business park in Carlsbad, California, where leading biopharmaceutical company **IONIS Pharmaceuticals** is headquartered, and other major biotech companies are located.

"Based on the tremendous job growth in the region, this development will be extremely well-positioned to leverage demand for cutting-edge industrial space," adds Robinson, who notes that Carlsbad is home to one of the premier biotech employment hubs in Southern California, and the second largest life sciences industry in the nation. "Today's industrial users understand the value of a highly functional and innovative space, and are willing to pay a premium for these types of facilities."

RAF Pacifica Group plans to attract high-caliber tenants across a diverse range of industries in San Diego, integrating desirable amenities and ample office space for corporate operations, according to Robinson.

"Our deep expertise in the San Diego industrial market, coupled with our forward-looking approach to infusing industrial buildings with creative office elements, will enable us to bring enormous value to local businesses," he said, adding that this product type will fill a void in the market. "Our firm has over a million square feet of ground-up development planned over the next 24 months, and we expect to continue to be one of the most active developers in the region."

RAF Pacifica Group acquired the 13.2-acre land parcel for a total consideration of \$8.86 million from **Kilroy Realty**. The development site is located at the intersection of **Whiptail Loop** and **Faraday Avenue** in Carlsbad, California. **Mike Erwin** and **Tucker Hohenstein** of **Colliers International** represented RAF Pacifica Group as the buyer in the transaction.

Recently formed RAF Pacifica Group is a privately held, full-service commercial real estate investment firm that acquires, owns, and develops industrial and office properties throughout San Diego County. The firm is spearheaded by Adam Robinson, who was previously a principal of SR Commercial where he directed the firm's acquisition of 68 properties totaling approximately two million square feet and more than \$250 million in commercial properties. With Robinson, Steve Leonard, and Matt Burton at the helm, RAF Pacifica Group oversees a portfolio of 2.65 million square feet of real estate, with a niche focus in office and industrial product. The firm has an additional one million square feet of speculative development in the pipeline over the next 24 months, and continues to actively seek value-add investment and ground-up development opportunities in San Diego County.