

±3,132 SF | INDUSTRIAL/FLEX CONDO UNIT | 6138 INNOVATION WAY CARLSBAD, CA



FOR LEASE

The Towers at Bressi Ranch

For leasing
information
contact

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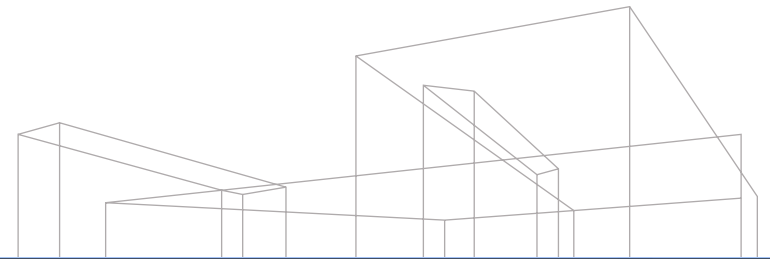
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THE TOWERS AT BRESSI RANCH

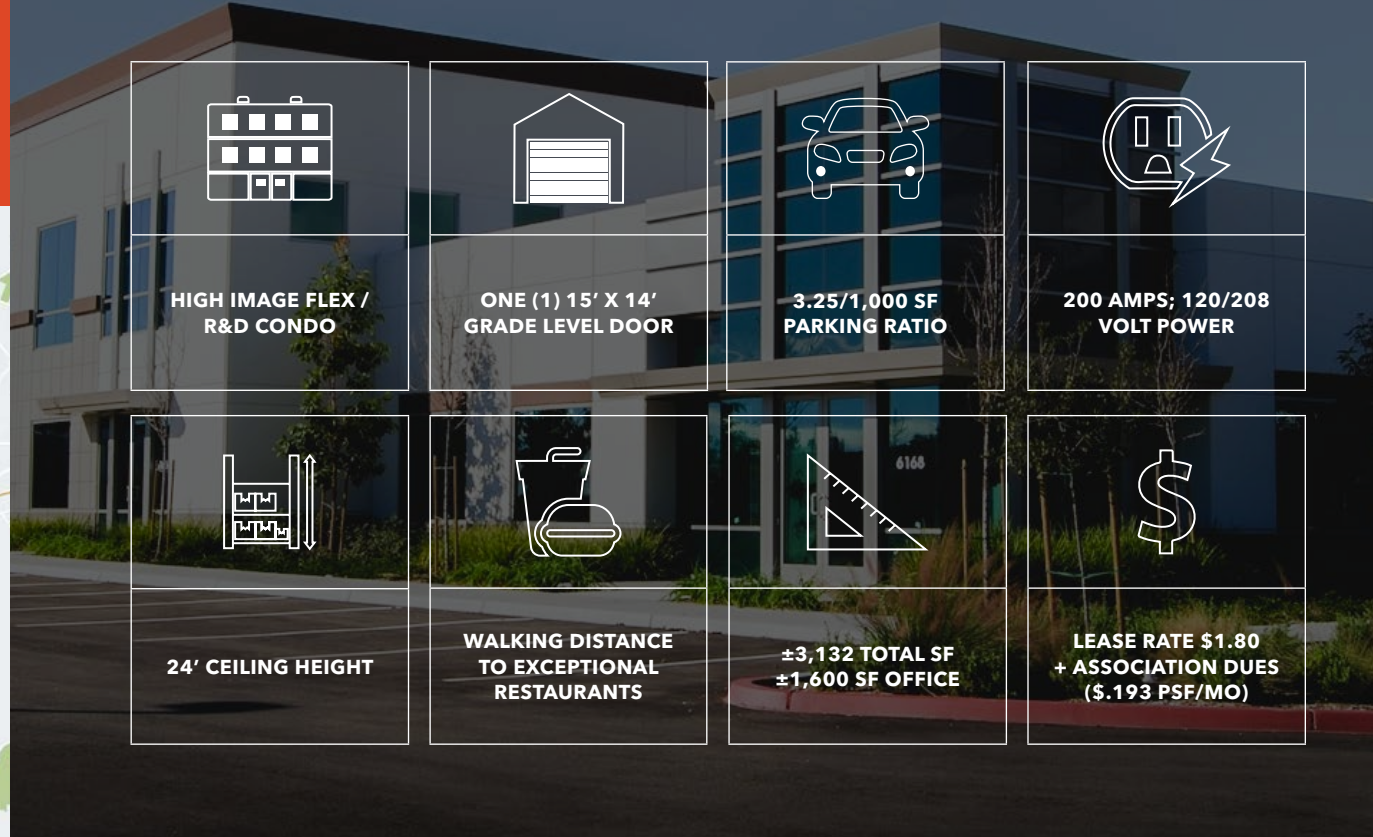
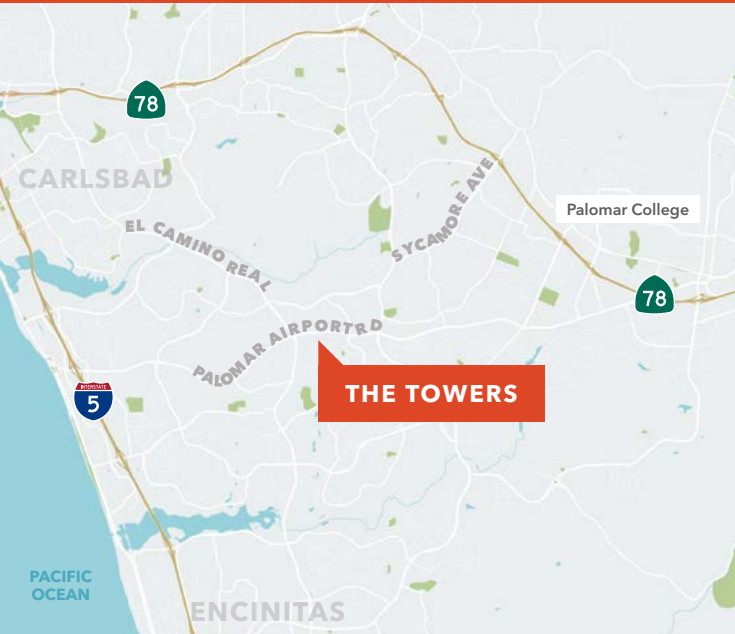
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2021 Demographics

	1 Mile	3 Miles	5 Miles
Population (Est)	3,724	69,635	240,280
Average HH Income	\$215K	\$158K	\$143K
Projected Population	3,817	70,807	244,381

Located in the Master Planned Bressi Ranch Corporate Center



HIGH IMAGE FLEX /
R&D CONDO



ONE (1) 15' X 14'
GRADE LEVEL DOOR



3.25/1,000 SF
PARKING RATIO



200 AMPS; 120/208
VOLT POWER



24' CEILING HEIGHT



WALKING DISTANCE
TO EXCEPTIONAL
RESTAURANTS



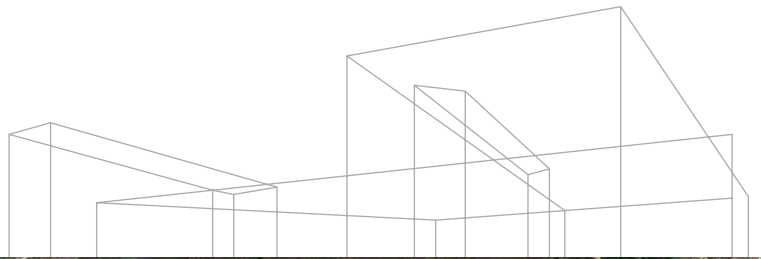
±3,132 TOTAL SF
±1,600 SF OFFICE



LEASE RATE \$1.80
+ ASSOCIATION DUES
(\$1.93 PSF/MO)

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Staples	Starbucks
BANK OF AMERICA	primos

Lowe's	FIVE GUYS BURGERS AND FRIES	CRISP OVEN
Panera BREAD	Jamba Juice	Shell

Holiday Inn	STAYBRIDGE SUITES AN IHG HOTEL
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TRADER JOE'S	Peets Coffee	PURE/BURGER	MENDOCINO FARMS sandwich market	SPROUTS FARMERS MARKET
néktar JUICE BAR	SPATER HOUSE	BevMo!	Board & Brew	Luna Grill fresh mediterranean
P	PIZZA PAPA	BIRD ROCK COFFEE ROASTERS	CASERO TRATTORIA	CVS pharmacy
CHASE	rubios	unleashed	Shell	
CIRCLE K	SUPERCUTS	emerchie's artisan pizza	verizon	

PALOMAR COMMONS

PALOMAR AIRPORT RD

THE TOWERS

BRESSI RANCH VILLAGE CENTER

Viasat

Eureka

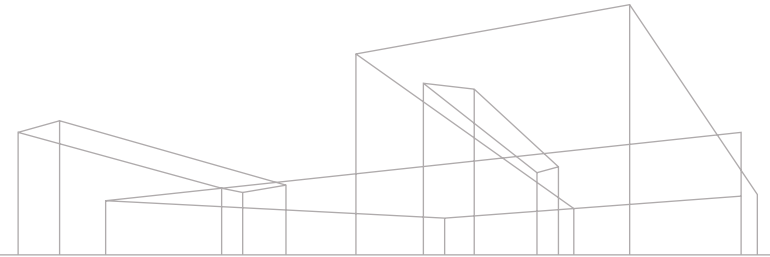
PACIFIC RIDGE
SCHOOL

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Floor Plans

±3,132 SF

RENTABLE SQUARE FOOTAGE

+1,600 SF

OFFICE SQUARE FOOTAGE

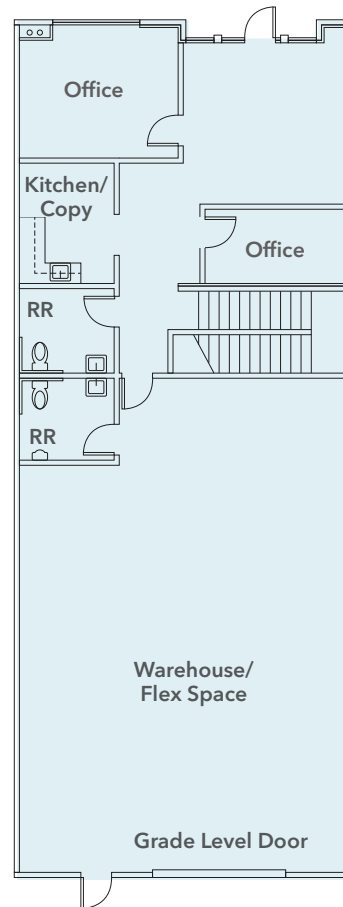
\$1.80/SF MG

LEASE RATE PLUS ASSOCIATION DUES

Association Dues are \$604/month
(\$1.93 PSF/Mo)

First floor with two private offices and industrial space with grade level door. Second floor contains a large open office area with expansive windows.

FIRST FLOOR

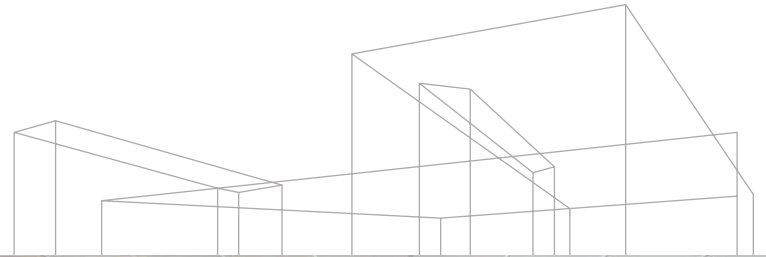


SECOND FLOOR



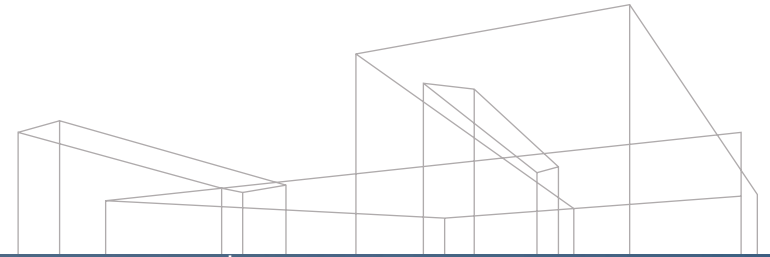
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The property is ideally located in the center of the coastal city of Carlsbad which boasts a healthy \$14.6 billion economy.

This delightful city has beautiful sandy beaches, three unique lagoons, outstanding shopping and world-class sporting events. It also boasts the LEGOLAND® theme park with rides, shows and attractions and the Flower Fields of Carlsbad Ranch that sports 50 acres of spectacular blooming flowers every spring. Home to many world-renowned golf equipment manufacturers, Carlsbad also features the storied La Costa golf courses with their long list of legendary tournaments and iconic players.

The Omni La Costa golf courses, Legends and Champions, boast a rich tournament history dating back 50 years, filled with players ranging from the best professional golfers in the world to politicians, Hollywood celebrities and legendary sports heroes,

including Bob Hope, Frank Sinatra and Tiger Woods. Visited by the PGA Tour for over thirty years, the two 18-hole, par 72 courses are nestled amongst 400 acres of lush landscape.

Offering locally grown fresh ingredients and flavors, Twenty/20 Grill & Wine Bar at the Sheraton Carlsbad Resort & Spa incorporates recipes from around the world, spectacular vistas of the Pacific coastline and a large outdoor patio area complete with fireplace.

Drive down the coastline on Historic Highway 101 from laid-back Oceanside to luxurious La Jolla enjoying the diverse and vibrant communities along the way that capture the true essence of a Southern California coastal vacation.

Notable Local Companies





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