



6126

INNOVATION WAY | STE L1 CARLSBAD, CA 92009



FOR SALE OR LEASE | HIGH IMAGE OFFICE - FLEX CONDO | OCEAN VIEW

Property Overview

ZONING:

P-C (Planned Community) –
Bressi Ranch Master Plan

SIZE:

3,676 SF

CONSTRUCTION:

Concrete Tilt-Up

SPRINKLERS:

Fully Sprinkled

ENERGY:

LEED Certified

LOCATION:

Walking Distance to Retail
Amenities

PARKING:

12 Surface Parking Stalls

YEAR BUILT:

2007

PROPERTY TYPE:

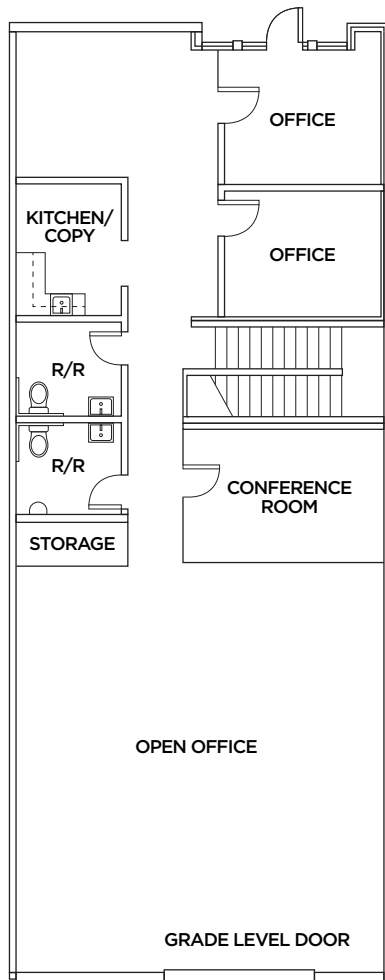
Office / Flex / R&D Condominium

HOA FEE:

\$2,196 Quarterly

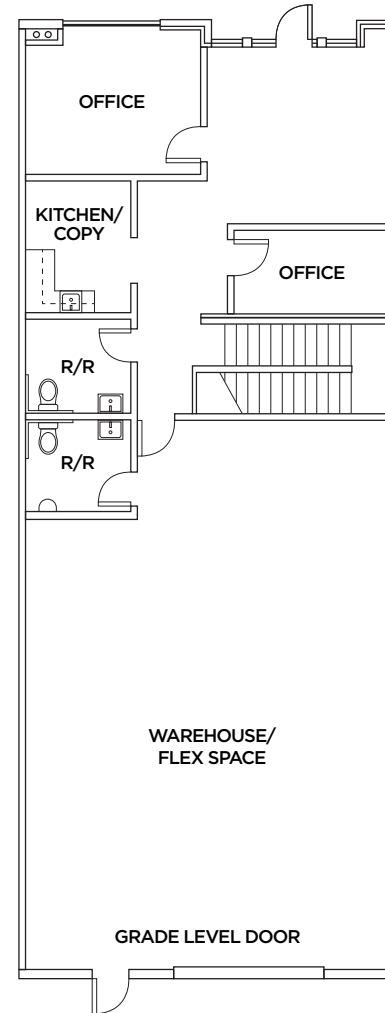
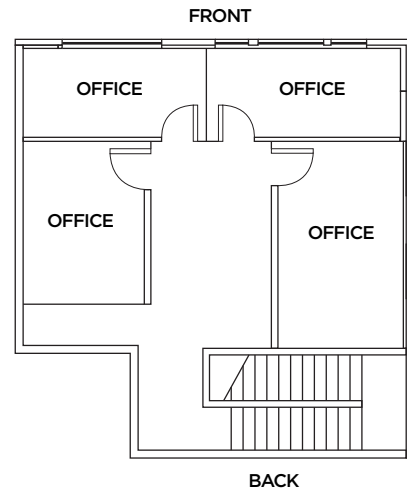


Floor Plan

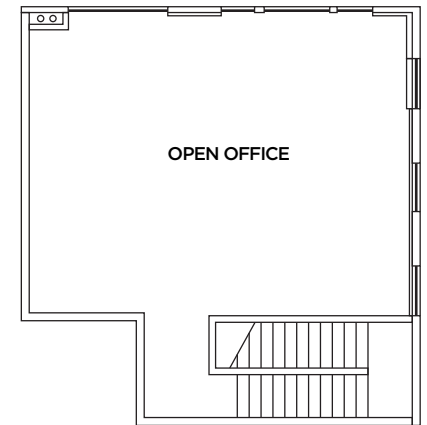


CURRENT PLAN

*GRADE DOOR NO LONGER IN PLACE, SPACE REMAINS FOR REPLACEMENT



FLOOR PLAN DRAWING NOT TO SCALE



ORIGINAL PLAN



Carlsbad | San Diego, CA



Carlsbad is one of North San Diego County's most established coastal business communities, strategically positioned along the I-5 corridor approximately 35 miles north of Downtown San Diego. The city combines a highly educated workforce, affluent residential base, strong corporate presence, and immediate access to regional transportation infrastructure.

Carlsbad has developed into a significant employment center for technology, life science, medical devices, communications, action sports, and advanced manufacturing companies. The city's concentration of corporate campuses, research and development facilities, industrial properties, and professional office space has established it as one of the primary business hubs within North County San Diego.

The market benefits from direct connectivity to Interstate 5 and State Route 78, proximity to McClellan-Palomar Airport, and convenient access to the broader San Diego and Southern California labor pools. Carlsbad's strong demographics, high household incomes, coastal quality of life, and established amenity base continue to support long-term demand from employers, investors, and commercial real estate users.

114,746

2026 Population

\$142,748

Median Household Income

\$1.26M

Median Property Value

Nearby Amenities



THE ISLAND AT CARLSBAD



MCCLELLAN
PALOMAR
AIRPORT

PALOMAR COMMONS



EL CAMINO REAL

PALOMAR AIRPORT RD

CARLSBAD GATEWAY CENTER



FARADAY AVE

BRESSI RANCH



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CARLSBAD, CA 92009

THE SQUARE



EL FUERTE ST



Drive Times

4 MINUTES

Palomar Airport

13 MINUTES

Hwy 78

45 MINUTES

Downtown San Diego

10 MINUTES

I-5

40 MINUTES

San Diego Airport

50 MINUTES

Orange County



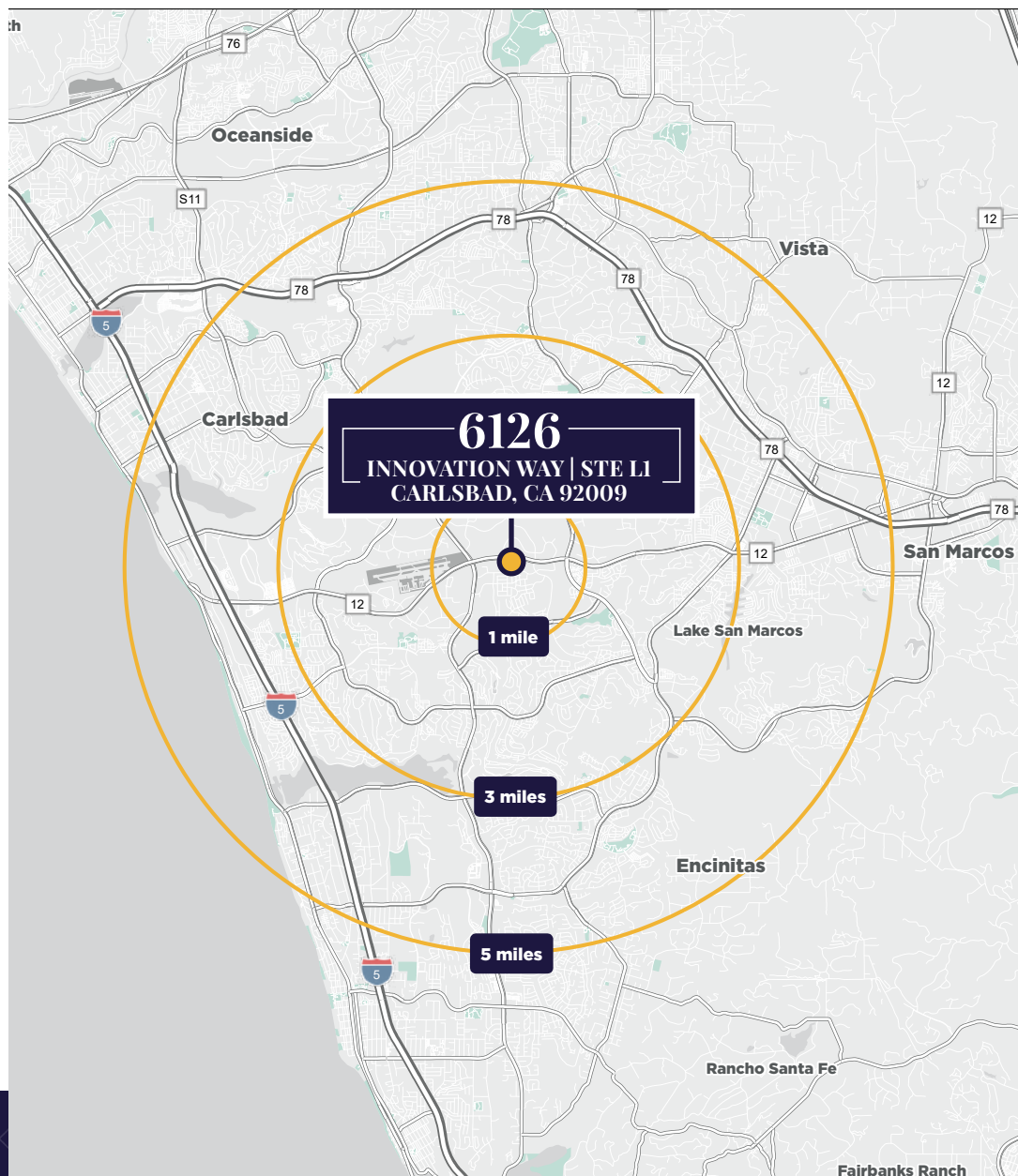
Corporate Neighbors

Demographics

Population	3 Miles	5 Miles	10 Miles
2026 Total	112,035	275,023	659,651
Median Age	46.5	42.6	40.5
Total Businesses	5,854	13,275	31,847
Total Employees	73,037	134,485	285,368
White Collar Workers	78.00%	72.30%	65.90%
Blue Collar Workers	7.80%	12.10%	15.90%

Households	3 Miles	5 Miles	10 Miles
2026 Total	29,901	92,049	241,518
Avg Household Size	2.45	2.64	2.67
Owner Occupied	66.90%	62.20%	56.70%
Renter Occupied	27.20%	32.10%	36.60%

Income	1 Mile	3 Miles	5 Miles
2026 Avg HH Income	\$237,828	\$198,006	\$190,968
2026 Median HH Income	\$204,738	\$149,639	\$142,232
2026 Est Per Capita Income	\$79,504	\$80,251	\$71,895



*Data: ESRI

Contact

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