

# BRESSI RANCH INDUSTRIAL PARK

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6131 INNOVATION WAY  
CARLSBAD, CA

32,441 SF INDUSTRIAL  
AVAILABLE NOW FOR LEASE



# HIGHLIGHTS



## FUNCTIONALITY

Class A Industrial building with features that meet the demand of today's distribution & manufacturing users, including:

- New construction
- 30'-32' clear height
- Dock & Grade loading
- ESFR Sprinkler System
- Modern move-in ready Office Improvements



## CORPORATE IDENTITY

Front corner unit with excellent curb appeal and signage potential within the highly desirable Bressi Ranch Corporate Center



## STRATEGIC LOCATION

Equidistant to downtown San Diego, Orange County and Southwest Riverside, "reverse commute" freeway traffic patterns, ability to reach over 6 million people within a 1 hour drive.



## LIFESTYLE

Minutes away from the Pacific Ocean, surrounded by retail amenities within walking distance including restaurants, breweries and hotels.



## AFFORDABILITY

Significant rental rate savings compared to Central San Diego and Orange County



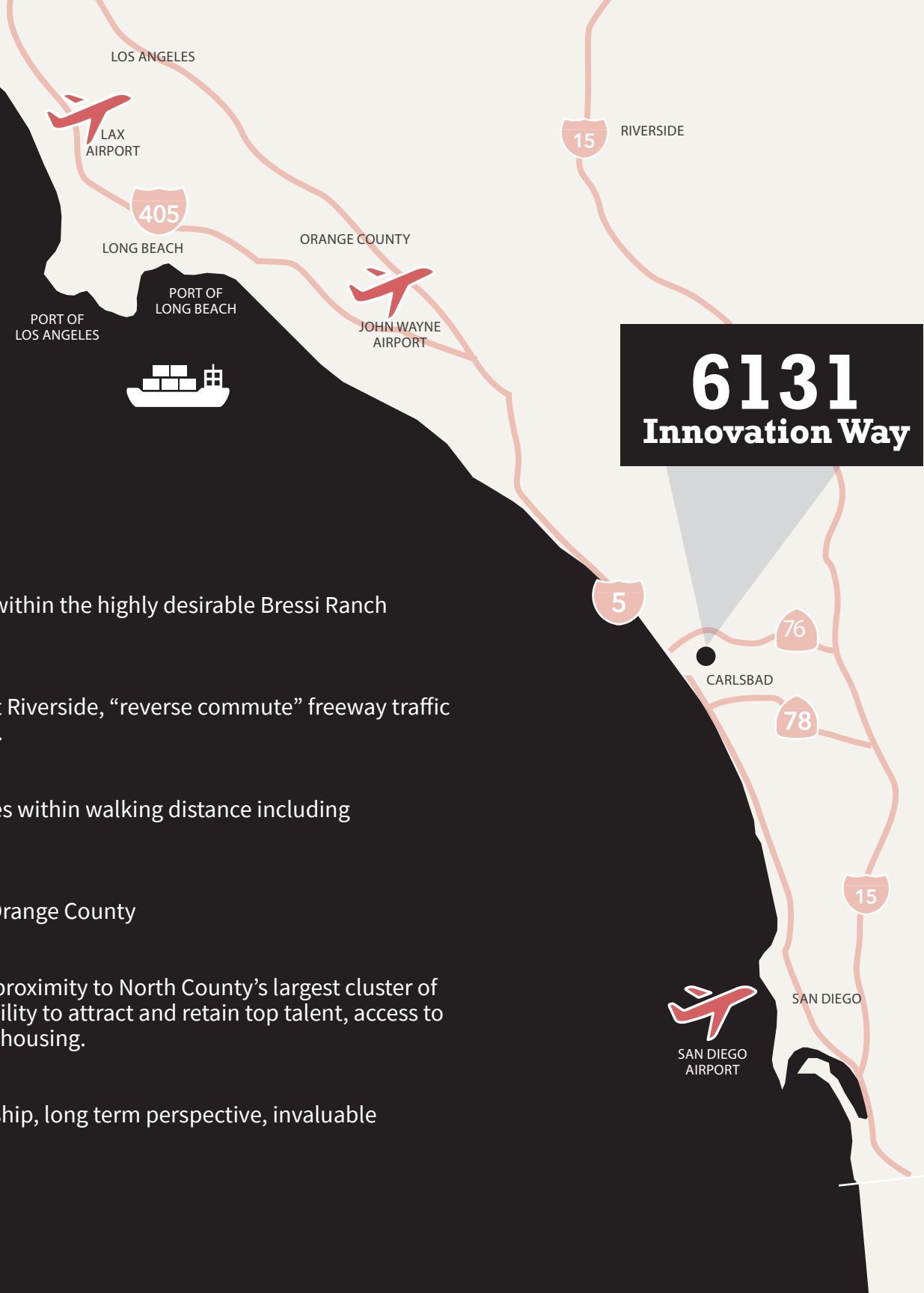
## ACTIVITY BREEDS ACTIVITY

Situated less than 1 mile away from the new ViaSat campus and in proximity to North County's largest cluster of credit occupiers. These commitments are reflective of the area's ability to attract and retain top talent, access to affordable living options for employees, and proximity to executive housing.



## STRENGTH & STABILITY

Institutional ownership and management results in pride of ownership, long term perspective, invaluable experience, and access to capital for improvements



**6131**  
**Innovation Way**

6131-6133 Innovation Way  
Carlsbad, CA

Two (2) Industrial Buildings  
+/-114,572 SF total  
3.99 Acre Site

Abundant Parking  
Outdoor Seating and Patio

### *Lifestyle Amenities*

On site brewery, walking  
distance to retail, restaurants  
and housing

**Shown By Appointment Only**

Lease Rate: \$1.50/SF NNN  
OpEx = \$0.39/SF/Mo.

Available Now

# PROJECT OVERVIEW



# CURRENT AVAILABILITY



**32,441**  
TOTAL SPACE AVAILABLE (SF)



**5,882 (18%)**  
OFFICE SIZE (SF)



**30'-32' CLEAR**  
MINIMUM CLEAR HEIGHT



**225A/277/480V**  
POWER | PLUS 250A/120/208V SERVICE  
POWER UPGRADE AVAILABLE



**NOW**  
AVAILABLE



**2 DOCK**  
DOORS



**1 GRADE**  
DOOR



**ESFR**  
SPRINKLERS



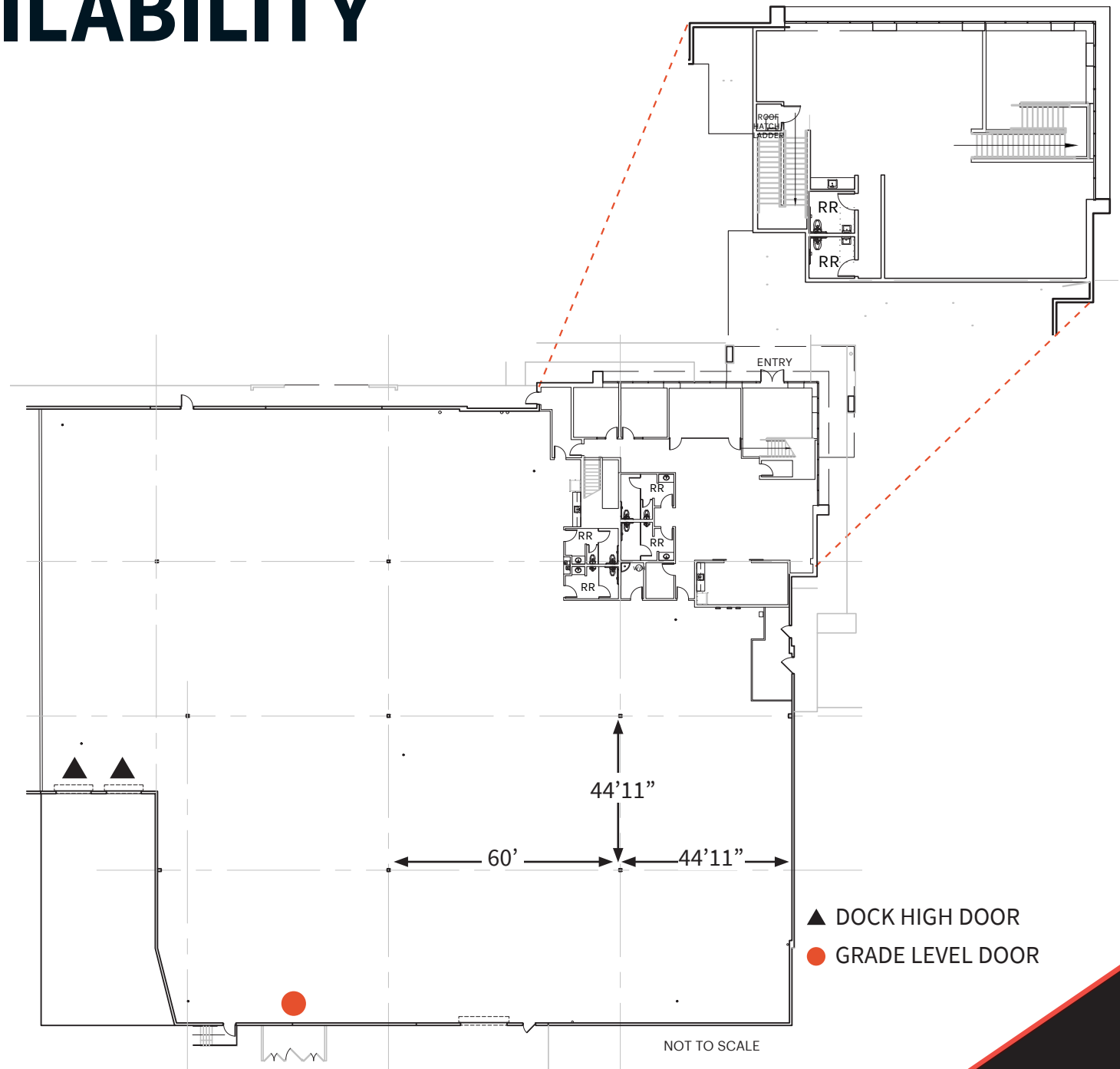
**2.7:1,000 SF**  
PARKING



**\$1.50/SF NNN**  
RENTAL RATE



**\$0.39/SF**  
OPEX



# Carlsbad OVERVIEW

Carlsbad is one of the northern most cities along San Diego's beautiful Southern California coastline, nearly equal distance south to San Diego, or north to Los Angeles.

In 2022, Carlsbad's economy grew by roughly \$1.07 billion, to a total gross regional product of \$15.8 billion. Key industry clusters include manufacturing, wholesale trade, life science, high-technology, information & communication technology, clean-technology, and medical device.

The city is a hub for corporate headquarters locations, including regional tenants Viasat, TaylorMade, Callaway, Nordson, Thermo Fisher, Ionis Pharmaceuticals, Nixon, Spy Optics, Netgear, and Merck, and more. One of the City Council's strategic focus areas is bringing quality jobs to the city in a competitive economy.

Carlsbad is also known for its 7 miles of beaches, inviting weather, and outdoor activities. The city is home to LegoLand California, La Costa Golf & Country Club and the Carlsbad Flower Fields, in addition to world class resorts, shopping, breweries, restaurants, and so much more.



	15 miles	35 miles	55 miles
Population	725,976	3,201,971	7,039,121
Households	255,594	1,156,817	2,385,973
Average Household Size	3.24	3.25	3.40
Total Businesses	35,143	159,033	324,581
Total Employees	297,989	1,583,236	3,097,512
Median Age	37.6	37	36.4
Median Household Income	100,824	100,974	97,426

# BRESSI RANCH MAP



Palomar Airport

Viasat

Viasat

Viasat

Viasat

CARLSBAD BREWING CO.

Room&Board HOME FURNISHINGS

6131 Innovation Way

SKY ZONE TRAMPOLINE PARK

HONMA

Del Lusso Napoletana Pizzeria

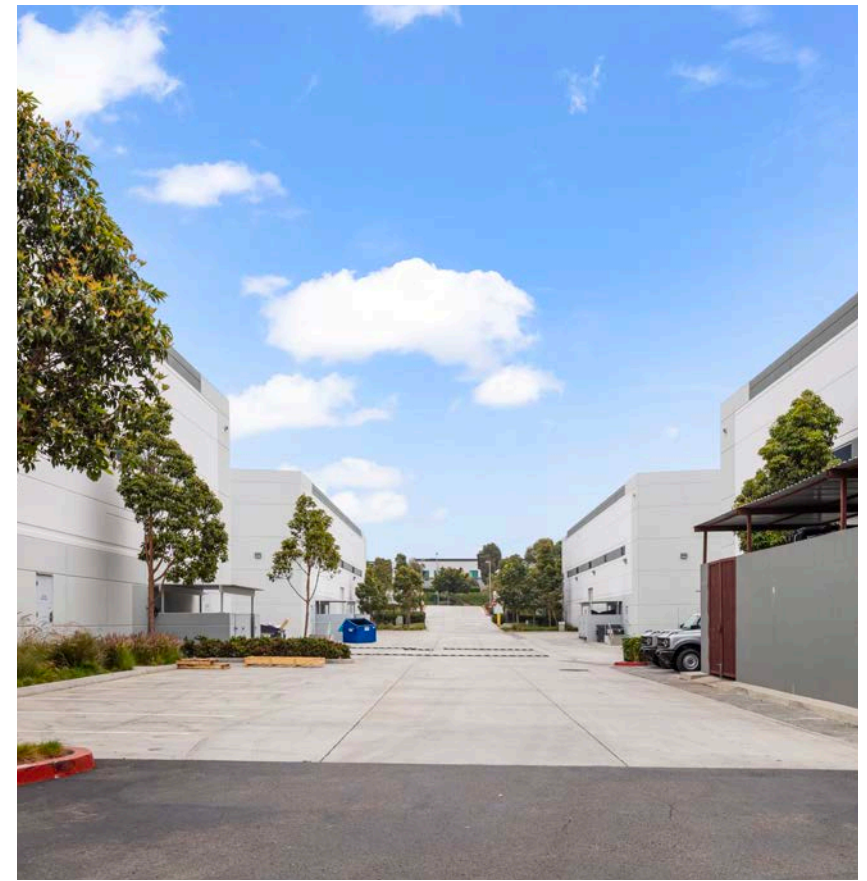
Eureka Eat Drink American

First Citizens Bank

INNOVATION WAY

Holiday Inn

PALOMAR AIRPORT ROAD



# STRATEGIC LOCATION

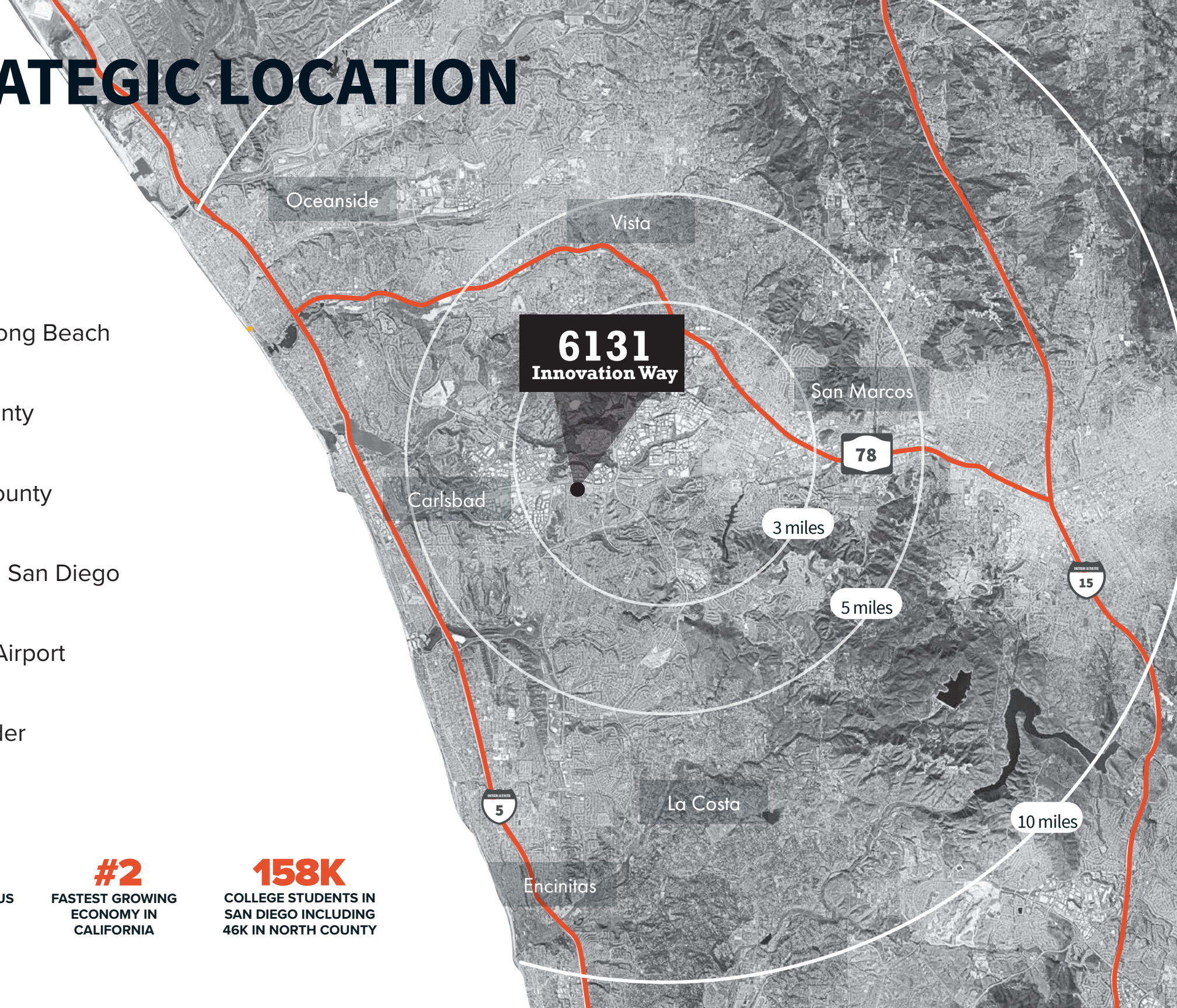
## DRIVE TIMES

- **1 hr 36 min**  
Port of LA/Long Beach
- **40 min**  
Orange County
- **45 min**  
Riverside County
- **25 min**  
UTC/Central San Diego
- **45 min**  
Downtown/Airport
- **55 min**  
Mexico Border

**3.3M**  
5TH MOST POPULOUS  
COUNTY IN US

**#2**  
FASTEST GROWING  
ECONOMY IN  
CALIFORNIA

**158K**  
COLLEGE STUDENTS IN  
SAN DIEGO INCLUDING  
46K IN NORTH COUNTY





# LAST MILE APPROVED NORTH SAN DIEGO DEMOGRAPHICS

**101,377**  
Population  
**33,249**  
Housing Units  
**\$91,998**  
Household Income

**113,806**  
Population  
**47,505**  
Housing Units  
**\$114,706**  
Household Income

**61,986**  
Population  
**26,522**  
Housing Units  
**\$116,477**  
Household Income

**13,243**  
Population  
**6,669**  
Housing Units  
**\$113,972**  
Household Income

VISTA

CARLSBAD

LA COSTA

ENCINITAS

SOLANA BEACH

SAN MARCOS

RANCHO SANTA FE

**57,750**  
Population  
**19,952**  
Housing Units  
**\$78,374**  
Household Income

**44,574**  
Population  
**17,134**  
Housing Units  
**\$136,152**  
Household Income

**3,247**  
Population  
**1,419**  
Housing Units  
**\$166,505**  
Household Income

# CORPORATE NEIGHBORS



PACIFIC OCEAN

**6131**  
Innovation Way

Jazz Pharmaceuticals

VUORI

ThermoFisher  
SCIENTIFIC

ARGONAUT  
MANUFACTURING SERVICES

Raytheon  
Technologies

DUPONT

NAVIGATE  
PHARMACEUTICALS

actec  
powered by EOS

Callaway

Callaway

TaylorMade

ACTIVISION

Mercedes

Medtronic

MASIMO

QUIDEL

Viasat

BECKMAN  
COULTER

adidas

GenMarkDx

Abbott

MILLIPORE  
SIGMA

COPAN

ARGONAUT  
MANUFACTURING SERVICES

IONIS  
PHARMACEUTICALS

ACUSHNET COMPANY

DCN

S Melrose Dr

S Melrose Dr

Poinsettia Ln

Palomar Airport Rd

El Fuerte St

Palomar Airport Rd

Sycamore





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**Rexford  
Industrial**

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