

6126 Innovation Way, Ste L1, Carlsbad Ca 92009 | High Image R&D Flex Condo

6126

**FOR SALE**

**The Towers at Bressi Ranch**



Peter Kies  
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## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Urban West Ventures, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Urban West Ventures, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Urban West Ventures, Inc.

## CONTACT US

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## THE OPPORTUNITY

Urban West Ventures, Inc., as Exclusive Listing Broker, is pleased to present an exciting opportunity for an Owner-Occupant or Investor to acquire a rare High Image R&D Flex Condo in the highly desirable development, The Towers at Bressi Ranch .

The Subject Property – **6126 Innovation Way, Ste L1, Carlsbad Ca 92009** – offers approximately 3,676 Sq Ft of High Image flex R&D space

Incoming Ownership will appreciate the turn key improved office space or the flexibility to keep the open office area as R&D or easily convert the back half of the condo to 22' clear warehouse.

The minimal improved office space provides a reception area, 6 private offices, an open office/bullpen, conference room, a kitchen/break area and a private restroom.



## PROPERTY INFORMATION

<b>Market:</b>	North County San Diego
<b>Submarket:</b>	Carlsbad – Carlsbad Court
<b>Property Type:</b>	Flex R&D Industrial Condo
<b>Property Name:</b>	The Towers at Bressi Ranch
<b>Zoning:</b>	Carlsbad P-C (Planned Community)
<b>Zoning Link:</b>	<a href="https://ecode360.com/44011605#44011612">https://ecode360.com/44011605#44011612</a>
<b>Address:</b>	6126 Innovation Way, Ste L1, Carlsbad Ca
<b>Total Building RBA:</b>	5,300 Sq Ft
<b>Lot Size:</b>	113,256 Sq Ft (2.60 AC)
<b>Floor Area Ratio:</b>	0.05
<b>Construction:</b>	Concrete Tilt
<b>Year Built/Renovated:</b>	2007

## ACQUISITION OPPORTUNITY

<b>Subject Suite:</b>	Suite L1
<b>Subject RBA:</b>	3,676
<b>APNs:</b>	213-262-13-09
<b>Clear Height:</b>	22'
<b>Loading:</b>	1 Grade Level 12'x14' Doors **
<b>Skylights:</b>	Yes
<b>Sprinklered:</b>	Fully
<b>Parking:</b>	12 Surface

\*\*Door no longer in place, space remains for a replacement.

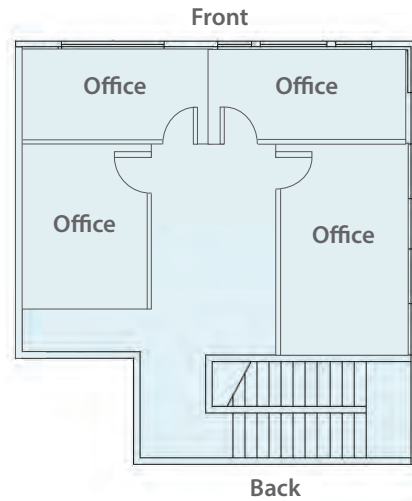
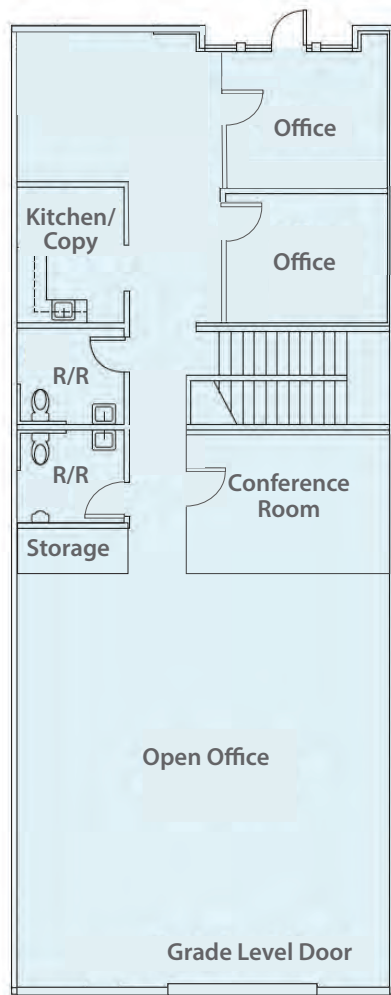
**Sale Price: \$ \$2,113,700 (\$575/SF)**

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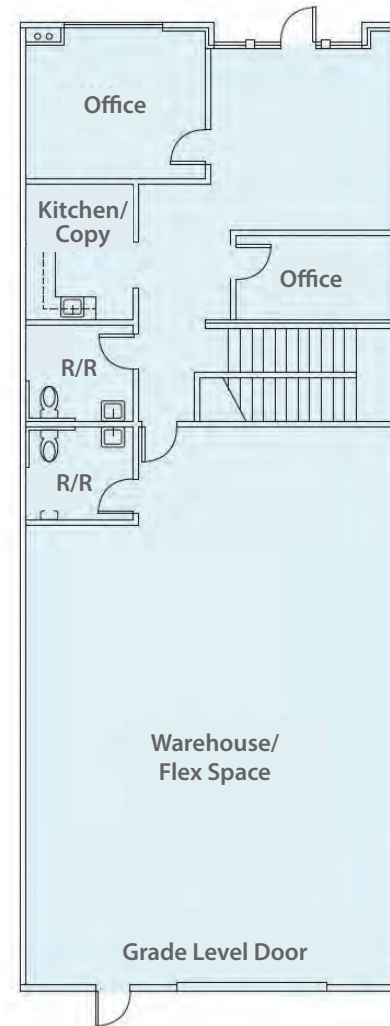
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# FLOOR PLAN



**CURRENT PLAN**



**PREVIOUS PLAN**

*Floorplan drawing not to scale*

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# AERIAL OVERVIEW



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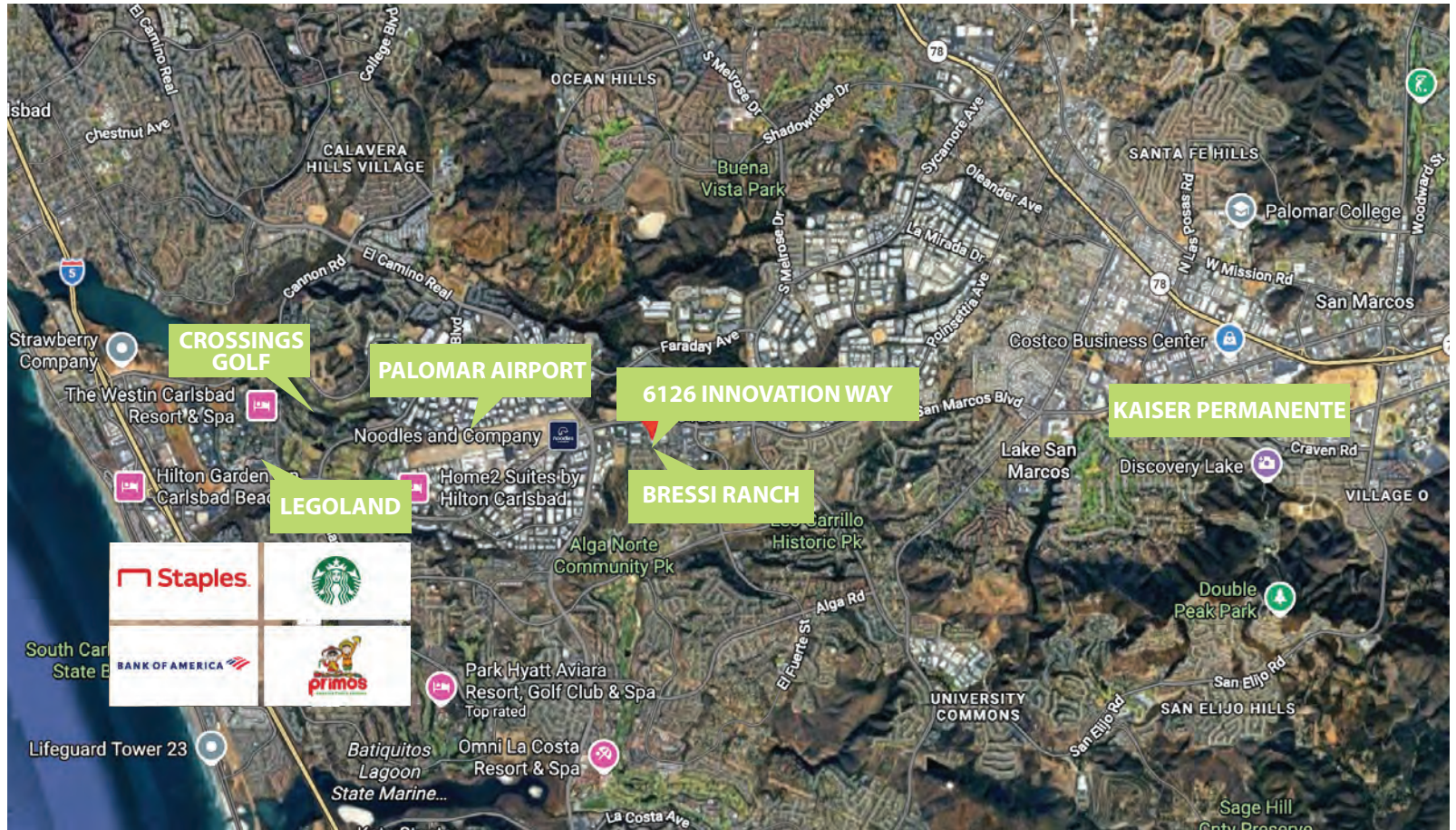
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# AERIAL OVERVIEW

## Major Tenants in Area

LegoLand California  
 Crossings Golf Course  
 Costco Wholesale  
 Lowes  
 Jersey Mikes  
 Hermosa  
 Chuao Chocletier  
 Sky Zone Tramline Park  
 Trader Joe's  
 Bressi Ranch Village Center'  
 Tommy V's Urban Kitchen & Bar  
 Target  
 Karl Strauss Brewing Company  
 GIA World Headquarters  
 Palomar Airport  
 Miniland USA  
 PF Changs  
 Noodles and Company  
 Home Depot  
 Crocs at Carlsbad Premium Outlets  
 Gemological Institute of America  
 In-Out Burger  
 Tumi Outlet Store  
 Carlsbad Strawberry Company  
 The Flower Fields  
 Bressi Ranch Village Center  
 Kaiser Permanente  
 Eureka  
 CVS  
 Verizon  
 Chase



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# WELCOME TO CARLSBAD

Carlsbad, California, often referred to as “The Village by the Sea,” is a premier coastal destination in North County San Diego that perfectly balances a laid-back beach vibe with upscale modern amenities. Located about 35 miles north of San Diego, this vibrant city boasts seven miles of pristine coastline, featuring popular spots like Tamarack State Beach and South Carlsbad State Beach, which are ideal for swimming, surfing, and relaxing in the sun. The heart of the city is the walkable Carlsbad Village, packed with unique boutique shops, art galleries, and a diverse dining scene that ranges from casual eateries to fine dining.

Beyond the beaches, Carlsbad is a renowned family-friendly destination, highlighted by the massive LEGOLAND® California Resort and the colorful, seasonal Flower Fields at Carlsbad Ranch, which draw visitors from around the world. Nature enthusiasts can explore over 67 miles of hiking and biking trails, including the scenic Batiquitos Lagoon and the volcanic ridges of the Lake Calavera Nature Preserve. The city is also famously known as the “Golf Capital of the World,” housing major industry companies and premier courses like The Crossings at Carlsbad and the Omni La Costa Resort & Spa.

With its 263 days of sunshine per year and a focus on high quality of life, Carlsbad offers an enviable, balanced lifestyle for both residents and visitors. It maintains a charming, small-town character while fostering a thriving economic environment, including a strong presence in the life sciences and technology sectors. Whether you are visiting for the world-class spas, the vibrant downtown farmers’ market, or the scenic coastline, Carlsbad is a quintessential Southern California escape.



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