

FOR LEASE

# The Towers at Bressi Ranch

6136 Innovation Way, Carlsbad, CA



**3,111 SF**

IN EXCLUSIVE BRESSI RANCH

CREATIVE FLEX  
UNIT AVAILABLE



Customized to You.

The Towers at Bressi Ranch is a premier business park situated within the 130-acre Master Planned Bressi Ranch Corporate Center and located within convenient driving distance to the communities of Carlsbad, Encinitas, San Elijo Hills, La Costa, and Shadowridge. Numerous retail and quality of life amenities are walkable, including hotels, banking, restaurants, fitness studios, and storefronts. Function meets form here at the Towers at Bressi Ranch.

# Private Work & Play Spaces in a Superior Location

Need to get away from it all but still stay close to home? Looking for a modern, creative workplace setting? The Towers at Bressi Ranch provide the perfect accommodations for the established company or hobbyist/enthusiast to make their dream a reality.



## Beautiful Bressi Ranch

- The Towers at Bressi Ranch sit on 20 acres within Bressi Ranch Corporate Center, a 132-acre, campus-style mixed-use business park surrounded by the beautiful and amenity-rich Bressi Ranch neighborhood of Carlsbad, California.
- Bressi Ranch Village is a 116,403 square-foot center that is home to a unique blend of shops, services, restaurants and eateries. Enjoy the relaxed atmosphere and neighborly feel where walkers are encouraged. Shoppers rewarded. Diners delighted!
- Located along the Hops Highway (Highway 78), Carlsbad is known for its thirst-quenching breweries and Bressi Ranch is no different. With three brew-houses within walking distance of each other, locals have plenty of places to get hoppy.

**It takes a village to complete a community, and Bressi Ranch does that perfectly!**

The Towers at Bressi Ranch is Carlsbad's most desirable flex & office project. The project was built in 2007 and has been awarded a Leadership in Energy and Environmental Design (LEED) certification. The units feature extensive glass line and are very functional for creative office, industrial, life science, and R&D users. The Towers are also within walking distance to hundreds of amenities, including Pizza Port, Trader Joes, Mendocino Farms, Sprouts, Board & Brew, Bird Rock Coffee Roasters, and Eureka! The Towers embody the North County Coastal lifestyle and all that it has to offer.

# AERIAL MAP



# A Walk, Bike, or Short Drive to Everywhere

Just minutes from McClellan-Palomar Airport, the ocean, major freeways and transit routes as well as numerous amenities, The Towers at Bressi Ranch's central location provides the essential infrastructure to support a growing company.

## ★ Bressi Ranch

Trader Joe's	Sprouts	Stater Brothers Markets
Staples	Chase Bank	Richard Walker's Pancake House
Shell	Board & Brew	Tommy V's Urban Kitchen
Mendocino Farms	Ebullition Brew Works	Bird Rock Coffee Roasters
Peet's Coffee	Pizza Port	Casero Taqueria
Starbucks Coffee	Eureka!	Luna Grill
CVS	UPS	BevMo
Fortis Fitness	Panini Kabob Grill	Mission Federal Credit Union
Fish District Seafood	Panda Express	Pieology

## 2 Palomar Commons

Lowe's	Noodles and Company	California Bank & Trust
Chipotle	Bistro Kabob	Panera Bread

## 3 South of Palomar Airport Road

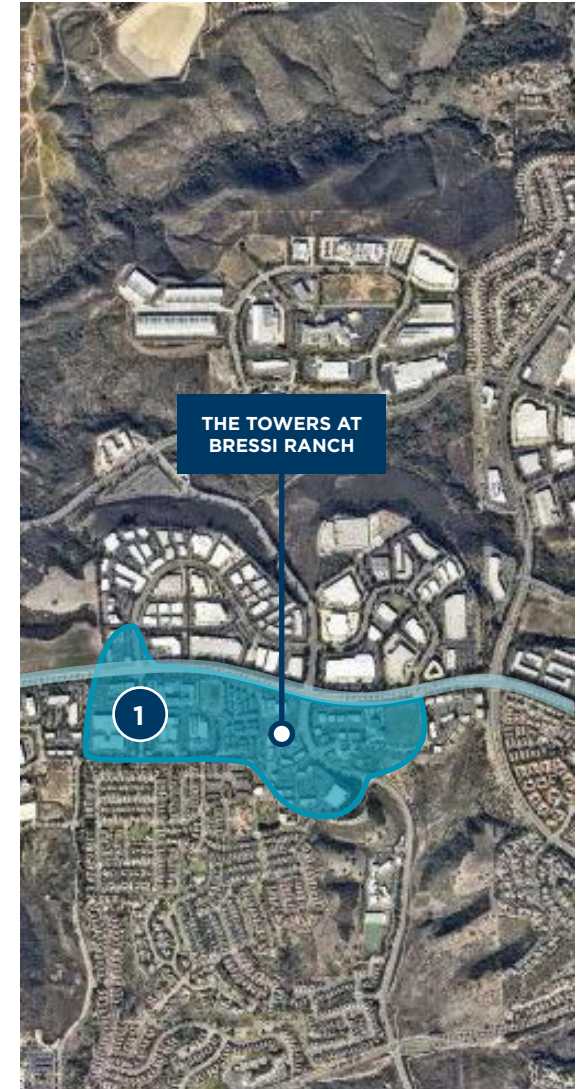
Costco	Mobil	Burger Lounge
Seafire Restaurant	Starbucks	Veggie Grill
Islands	Taco Bell	Nothing Bundt Cakes
Carl's Jr.	Subway	Green Dragon Tavern

## 4 North of Palomar Airport Road

Windmill Food Hall	Chevron	Carlsbad Premium Outlets
King's Fish House	Starbucks	P.F. Chang's
Ruby's Diner	BJ's Restaurant	Corner Bakery Cafe
Rubio's	Panda Express	Menchie's Frozen Yogurt

## 5 West of I-5

Draft Republic	In-N-Out Burger	Toast Gastrobrunch
Miguel's Cocina	McDonald's	Shell



### Walkable Bressi Ranch

With shopping, coffee, dining, pharmacies, and more within walking distance, everything is right where you need it. The Towers at Bressi Ranch offer a work/life balance that is second to none.

# Consider The Creative Possibilities

## 1 Car Collection Showroom



Store and display your classic or sports car collection in a high-image, climate-controlled space, meet with fellow collectors, and take pride in your collection. Cultivating your collection can be a deeply satisfying endeavor and one that includes plenty of social interaction.

## 2 Clean Technology



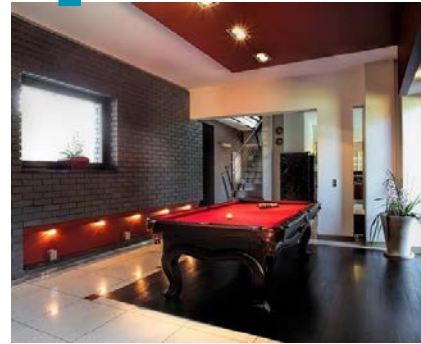
This innovative property inside the Bressi Ranch Corporate Center is an excellent location to host your company focused on energy efficiency or renewable resources.

## 3 Creative Office



Colorful, vibrant, open, creative workspaces inspire employees to feel unhindered and innovate with their ideas and solutions. The Towers at Bressi Ranch's units quickly adapt to creative office space and are ideal for such use.

## 4 Man Cave



A man cave offers a quick getaway from the pressures of work. It's a place to decompress and refill with emotional energy. The Towers at Bressi Ranch offers space for men to express their tastes and personalities. A place to proudly display things they find important, and to place to hang with friends.

## 5 Information & Communications Technology



Create a dynamic workspace for a business focused on unified communication and technology integration.

## 6 Design/Prototyping



Expand your 3D printing, rapid machining, and quick-turn tooling manufacturing company into the right space.

# PROPERTY HIGHLIGHTS

**Year Built: 2007**

Newer, High-Image Construction

**26'**

Clear Height

**12'x14'**

Grade-Level Door

**4.0/1,000 SF**

Parking

**Ample Windows &  
Natural Light**

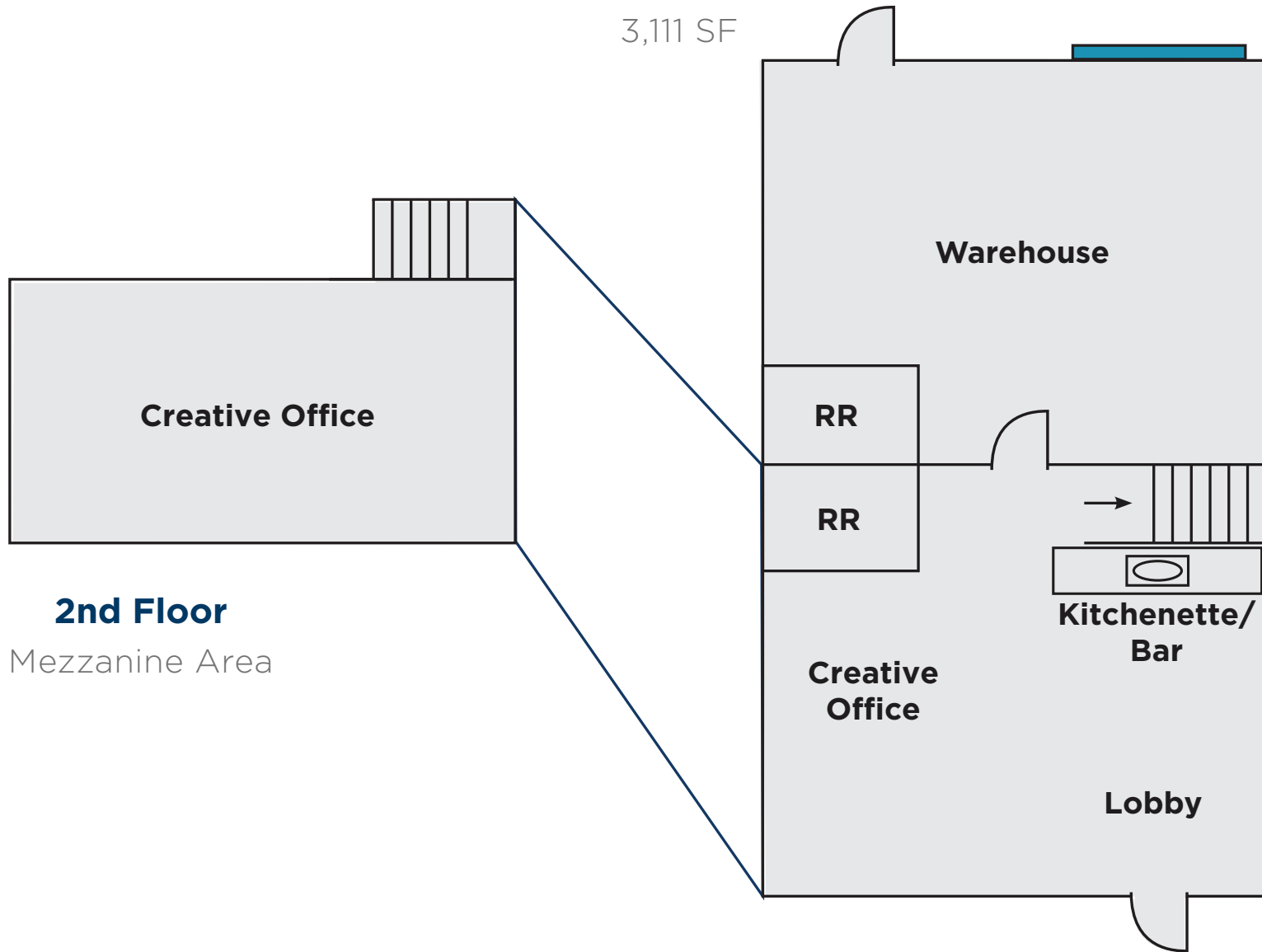
**Creative Office**



# FLOOR PLAN

## 1st Floor

3,111 SF



## 2nd Floor

Mezzanine Area





# SITE

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# PROPERTY PHOTOS



# DEMOGRAPHICS



## College Education:

33%+ of residents (25+) hold a bachelor's degree or higher



## Employment Growth:

16% over the past 10 years



## 2023 Population:

246,773 | 5 Mile Radius



## 2023 Median Household Income:

\$115,207 | 5 Mile Radius



## 2023 Median Age:

40 | 5 Mile Radius



## 2023 Median Home Value:

\$924,124 | 5 Mile Radius

# Carlsbad

## A Desirable Place to Live

Located in the heart of southern California in North County San Diego, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. Carlsbad has been named as one of the most desirable places to live.

**A place for personal fulfillment: a career that could change the world, a healthy and active lifestyle, and a stunning environment.**

"In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand."

# North County

North County continues to grow into a robust, vibrant, and increasingly independent economic region. North County's employment growth is above that of the rest of the country and the state which suggests that inward investment is increasingly identifying North County as a place to successfully grow one's business and find quality talent — making it its own independent economy. This means the region's economy reflects the unique conditions and factors that are somewhat independent of activities and events to the south. Similarly, the North County office market is less dependent on the leasing decisions of large business service firms, and more driven by smaller startups and smaller professional service companies.



**Population: 639,866**

From 2010-2023 the population grew by nearly 8% compared to 7% for entire County of San Diego and the State of California.



**Median Household Income: \$94,500**

Median household income is 5.6% higher than the state.



**Jobs: 361,274**

October 2023 unemployment rate is 4.3%. 20% of the county's labor force is located in North County.

## The Innovators: Carlsbad Employers



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