

CARLSBAD

INNOVATE

THE FIRST OF ITS KIND
IN NORTH COUNTY

LEASING 
INCENTIVE 

3 -Months Abated Base Rent
for a minimum 60-month
Lease by a qualified Tenant
*Lease must be signed
on or before October
31, 2024



2810 CARIBOU COURT, CARLSBAD, CA 92010

BUILT FOR A NEW WAY OF WORKING



PROJECT OVERVIEW

Carlsbad Innovate offers cutting-edge modern architecture and a strategic location within Southern California's growing coastal innovation hub in Carlsbad/Bressi Ranch. This corporate campus is a freestanding 50,150 SF property on a 4.3-acre lot with ample parking. Carlsbad Innovate is just minutes to I-5, amenities, and Palomar Airport.

PROPERTY DETAILS



PROJECT OVERVIEW
Ideal for technology + office + creative uses



CLEAR HEIGHT
24 feet



PARKING
3.0/1,000 SF (150 stalls)



SIZE
50,150 SF divisible
5,655 SF to 8,512 SF



FINISHES
High-image and adaptive



DESIGN
Unique and highly collaborative space layouts



LOADING
Oversized glass grade-level roll-up doors



INGRESS/EGRESS
Easy access to HWY 78, I-15 and I-5 Freeways



HVAC
100% Climate-controlled building



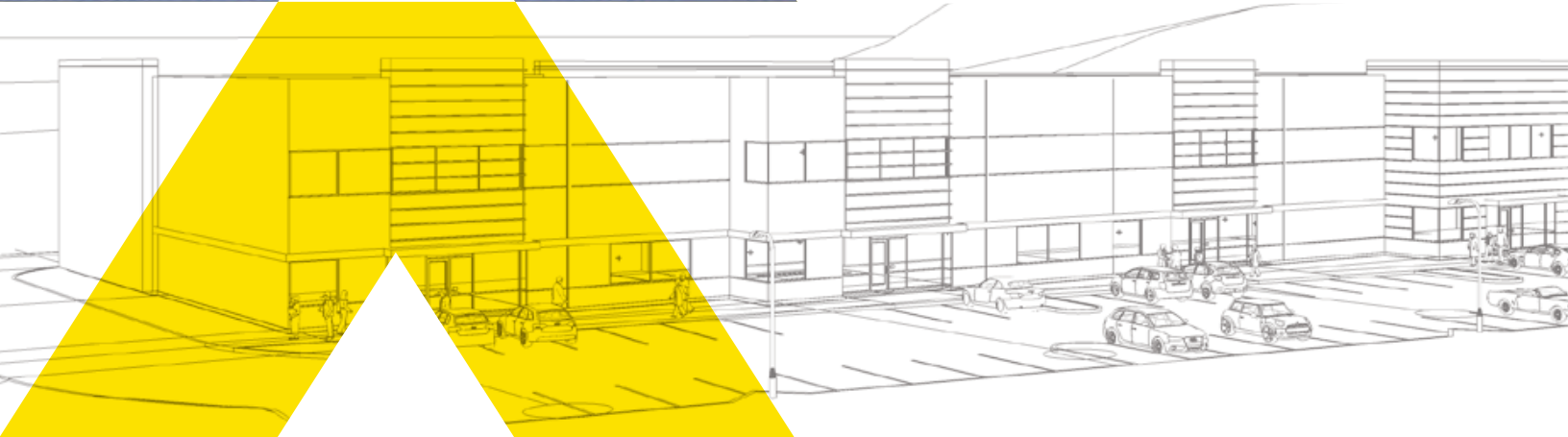
ON-SITE AMENITIES
Outdoor seating and lounge area

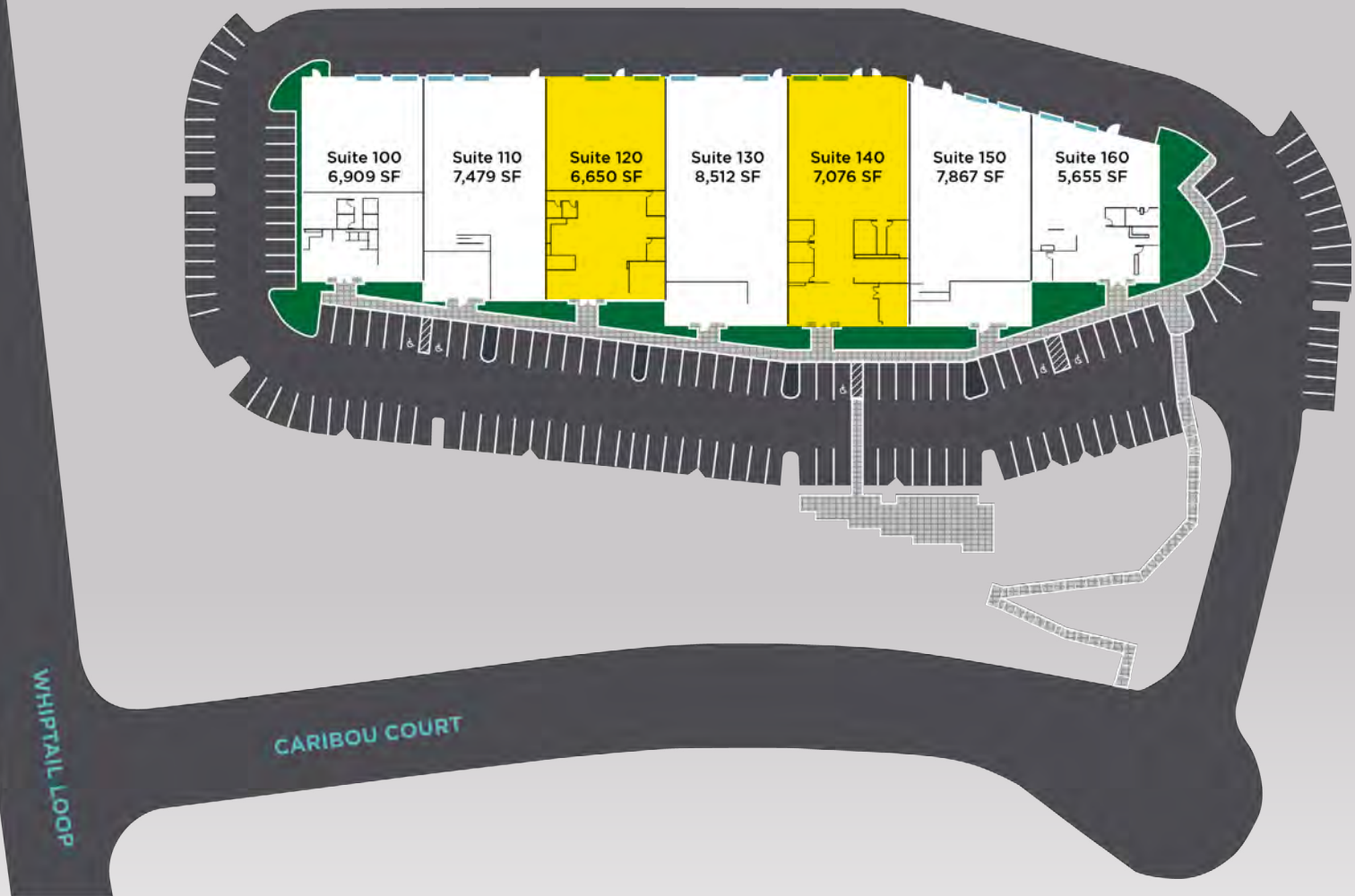


PROPERTY
Elevated panoramic views



LEASE RATE
Negotiable





AVAILABILITY

SUITE	SIZE	GROUND FLOOR	MEZZ SF
100	6,909 SF	6,079 SF	830 SF
110	7,479 SF	6,653 SF	826 SF
120	6,650 SF	6,650 SF	-
130	8,512 SF	7,385 SF	1,127 SF
140	7,076 SF	7,076 SF	-
150	7,867 SF	6,740 SF	1,127 SF
160	5,655 SF	4,858 SF	797 SF

AVAILABLE SUITE

JOIN THE INNOVATION

HIGHLIGHTS

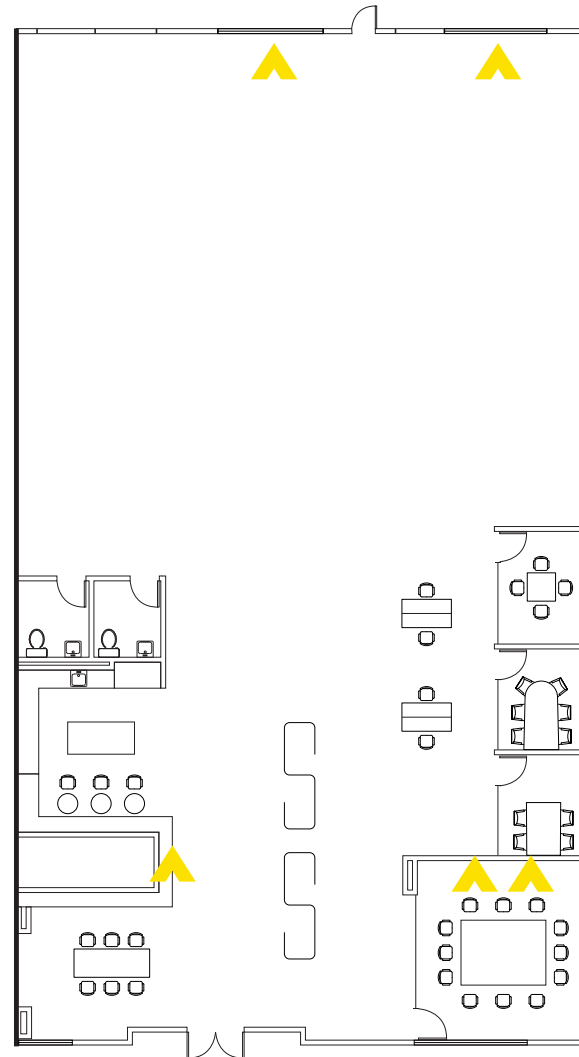
- OPEN WAREHOUSE SPACE FOR MANUFACTURING, R&D, OR OPEN OFFICE COLLABORATION SPACE
- ENERGY EFFICIENT LED LIGHTING, REFRIGERATOR, DISHWASHER, MICROWAVE, AND CONFERENCE TV
- POLISHED CONCRETE FLOORS
- EXTENSIVE NATURAL LIGHT



SPEC SUITES

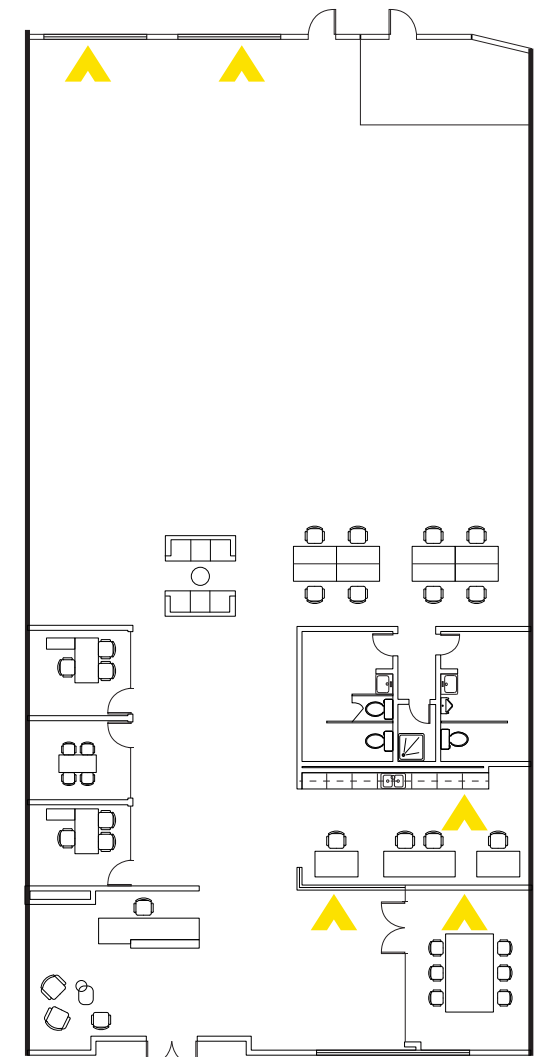
SUITE 120 | 6,650 SF

-  **TV**
wall mounted
-  **FEATURE PLANTER**
built-in with wood plank seating
-  **2 ROLL-UP DOORS**
glass
-  **WRITABLE**
wall surface

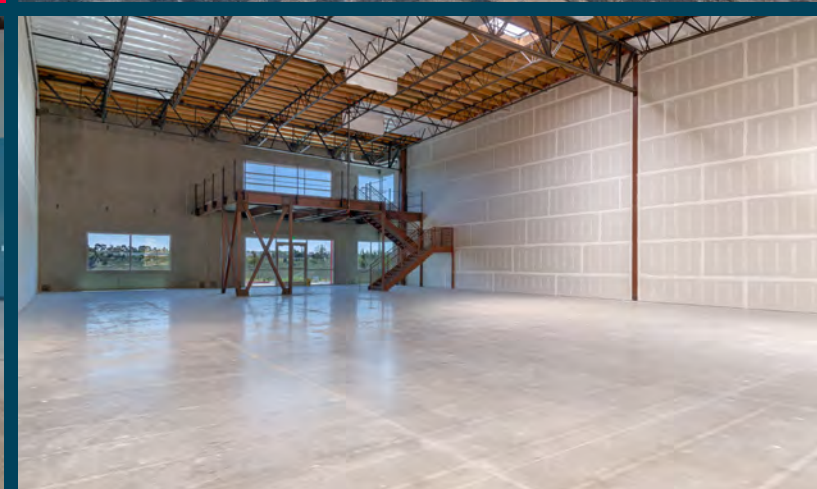


SUITE 140 | 7,076 SF

-  **TV**
wall mounted
-  **PARTIAL HEIGHT WALL**
with 2x4 wood and cable screen
-  **2 ROLL-UP DOORS**
glass
-  **DECORATIVE**
pendant lighting



SPACE TO THRIVE

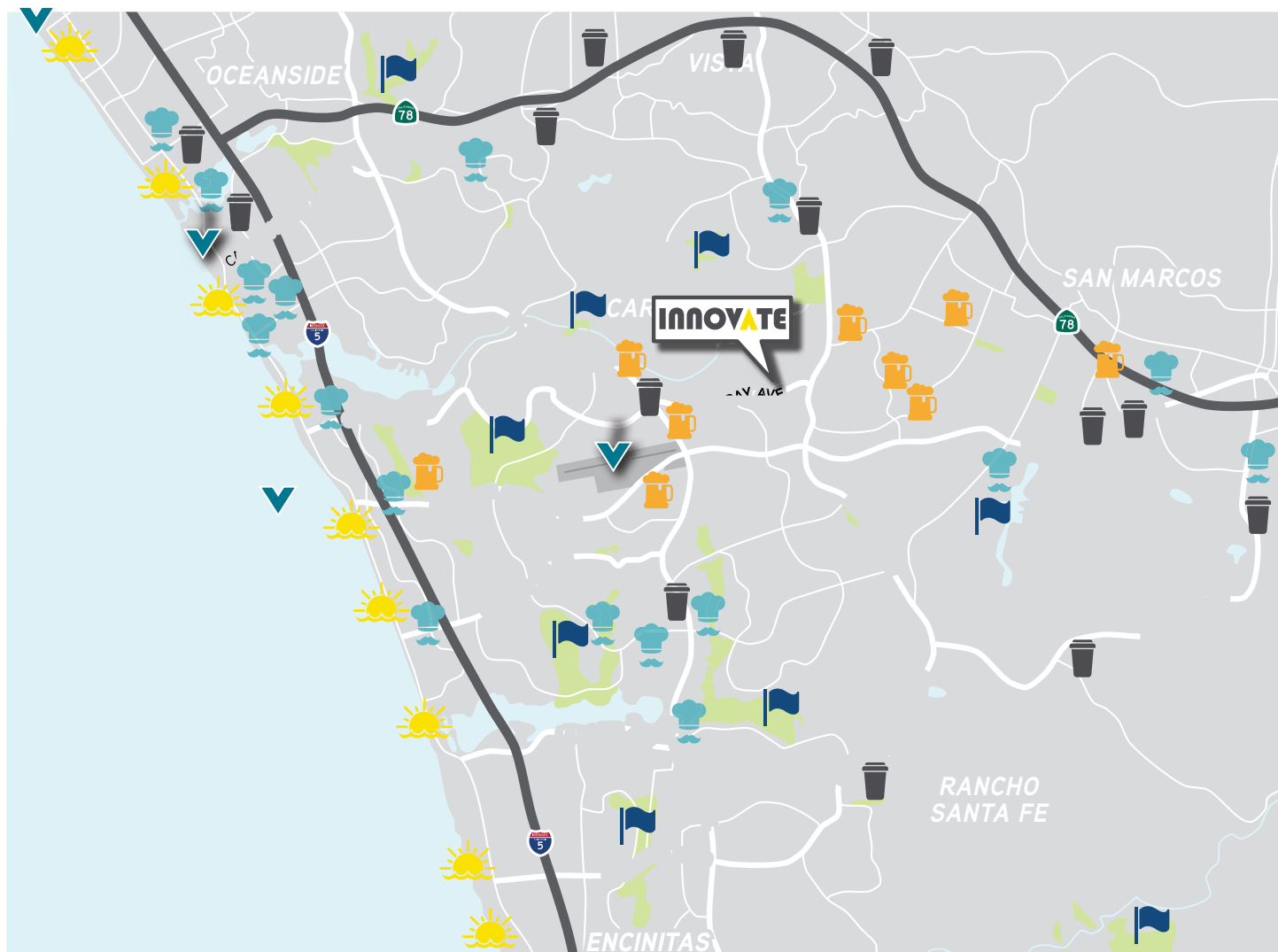


Large-scale open spaces help conserve resources and improve collaboration opportunities.

Natural light welcomes and inspires teams to thrive.

Amenities, outdoor areas, recreation, and open space contribute to a balance of work and play.

AMENITIES



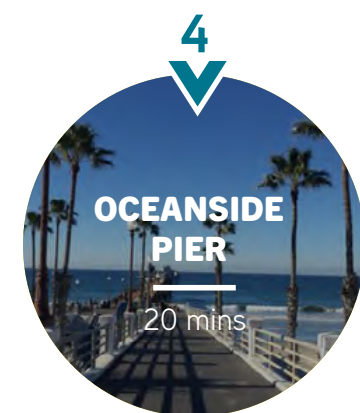
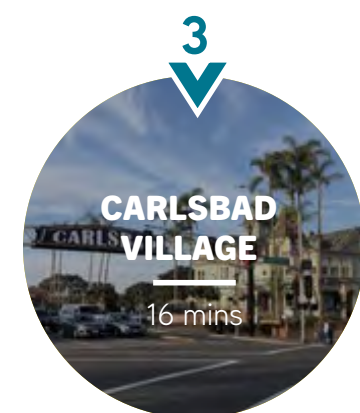
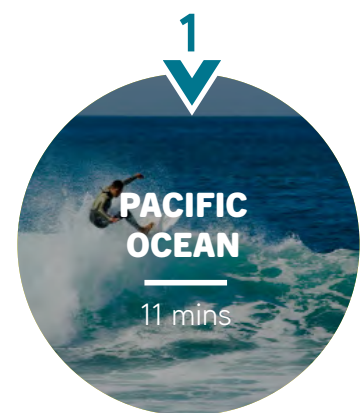
- ☕ CAFFEINE**
- 1 Revolution Roasters/ Succulent Cafe/ Cafe Topes/Baba Coffee
 - 2 Steady State Roasting Co/Vinaka
 - 3 Starbucks
 - 4 Starbucks
 - 5 Leap Coffee
 - 6 La Costa Coffee Roasting
 - 7 Starbucks
 - 8 Skybound Coffee & Dessert Lounge
 - 9 Starbucks
 - 10 Starbucks
 - 11 Starbucks
 - 12 Old California Coffeehouse
 - 13 Better Buzz Coffee
 - 14 Perk's Coffee House

- 🍳 GRUB**
- 1 Wrench & Rodent / Urge
 - 2 Campfire
 - 3 Craft Burger/Compass/Land & Water Co
 - 4 Park 101/Pizza Port/Board and Brew
 - 5 Vigilucci's
 - 6 In N Out
 - 7 Island Restaurant Carlsbad
 - 8 Benihana/Sushi Kuchi
 - 9 In N Out
 - 10 Vivace
 - 11 Notorious Burger
 - 12 Vue
 - 13 Ignite!
 - 14 Connie's
 - 15 Decoy Dockside
 - 16 Mama Kat's
 - 17 The Bellows

- 🍺 BREWSKI**
- 1 Karl Strauss Brewing Co
 - 2 Arcana Brewing Co
 - 3 Burgeon Brewing Co
 - 4 Rowleur Brewing Co
 - 5 Iron Fist Brewing
 - 6 Battle Mage Brewing Co
 - 7 Latitude 33 Brewing Co
 - 8 Barrel Harbor Brewing
 - 9 RIP Current Brewing

- ☀️ HANG 10**
- 1 Oceanside City Beach
 - 2 Grand Ave Beach
 - 3 Tamarack Beach
 - 4 Carlsbad State Beach
 - 5 North Ponto Beach
 - 6 South Carlsbad State Beach
 - 7 Ponto State Beach
 - 8 Grandview Surf Beach
 - 9 Leucadia State Beach

- 🚩 FORE!**
- 1 El Camino Country Club
 - 2 The Crossings at Carlsbad
 - 3 Rancho Carlsbad
 - 4 Ocean Hills Country Club
 - 5 Aviara Golf Club
 - 6 Encinitas Ranch Golf Course
 - 7 Golf at Omni La Costa
 - 8 St. Mark's Golf Club
 - 9 The Bridges Golf Club



NORTH COUNTY AN INNOVATION LEADER

Carlsbad Innovate takes full advantage of its coastal north county location, blending beach community character with North County's robust, vibrant, and diversified economic region. North County benefits from a blend of top companies, startups, and quickly expanding innovators.

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

5.1%
JOB GROWTH

16
INC. 5000
COMPANIES

632,535
POPULATION (2021)

47.3%
COLLEGE GRADS WITH
STEM DEGREES

40%
BACHELOR DEGREES
OR HIGHER



*Source: Innovate78.com



KEY INDUSTRIES

HOSPITALITY & TOURISM

- Omni Resort
- Mission Pacific Resort
- The Alila

LIFE SCIENCE

- Ionis
- Ivitrogen
- ResMed
- Thermo Fisher Scientific

ACTION SPORTS

- Callaway Golf
- TaylorMade
- Titleist
- Quiksilver

CLEAN TECHNOLOGY

- Cymer
- Ezoic
- Cohu

INFORMATION COMMUNICATIONS

- ViaSat
- LiteScape Technologies

SURF. SIP. EXPLORE!

Located just north of the City of San Diego, North County offers a bustling community of innovation and adventure. Exciting new eateries, retail, sights, and outdoor treks are around every corner from the coast to the inland hills. Through all these diverse opportunities, North County truly offers a balance of work and play.

THE NORTH COUNTY LIFESTYLE

27min AVERAGE COMMUTE **\$919,765** AVERAGE HOME PRICE

\$91,409 MEDIAN HOUSEHOLD INCOME

40% OF CARLSBAD IS OPEN SPACE



VISIT

Legoland
Carlsbad Flower Fields
San Diego Safari Park



LAUNCH

North County is in the Top 100 places to start a business



RELAX

19 golf courses
56 breweries



TRAVEL

Home to Palomar Airport
35 Miles to San Diego Int'l Airport
54 Miles to Santa Ana Airport



EXPLORE

3 Lagoons
46 Miles of hiking trails
7 Miles of coastline

CARLSBAD

INNOVATE

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At Badiee Development, our goal is to create amazing opportunities for the people who come in contact with our brand – from investors and tenants to the municipalities, communities and business partners who are vital to our growth – through the development of Class – A Industrial, Retail and High Tech Office Real Estate projects.

Our strengths enable us to select suitable sites and provide hands-on construction, oversight and asset management to position our properties for sale or lease.

With over 30 years of experience in Southern California we offer a proven track record of success and are committed to our vision of creating projects that create value and opportunities, so that you can achieve your goals.



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