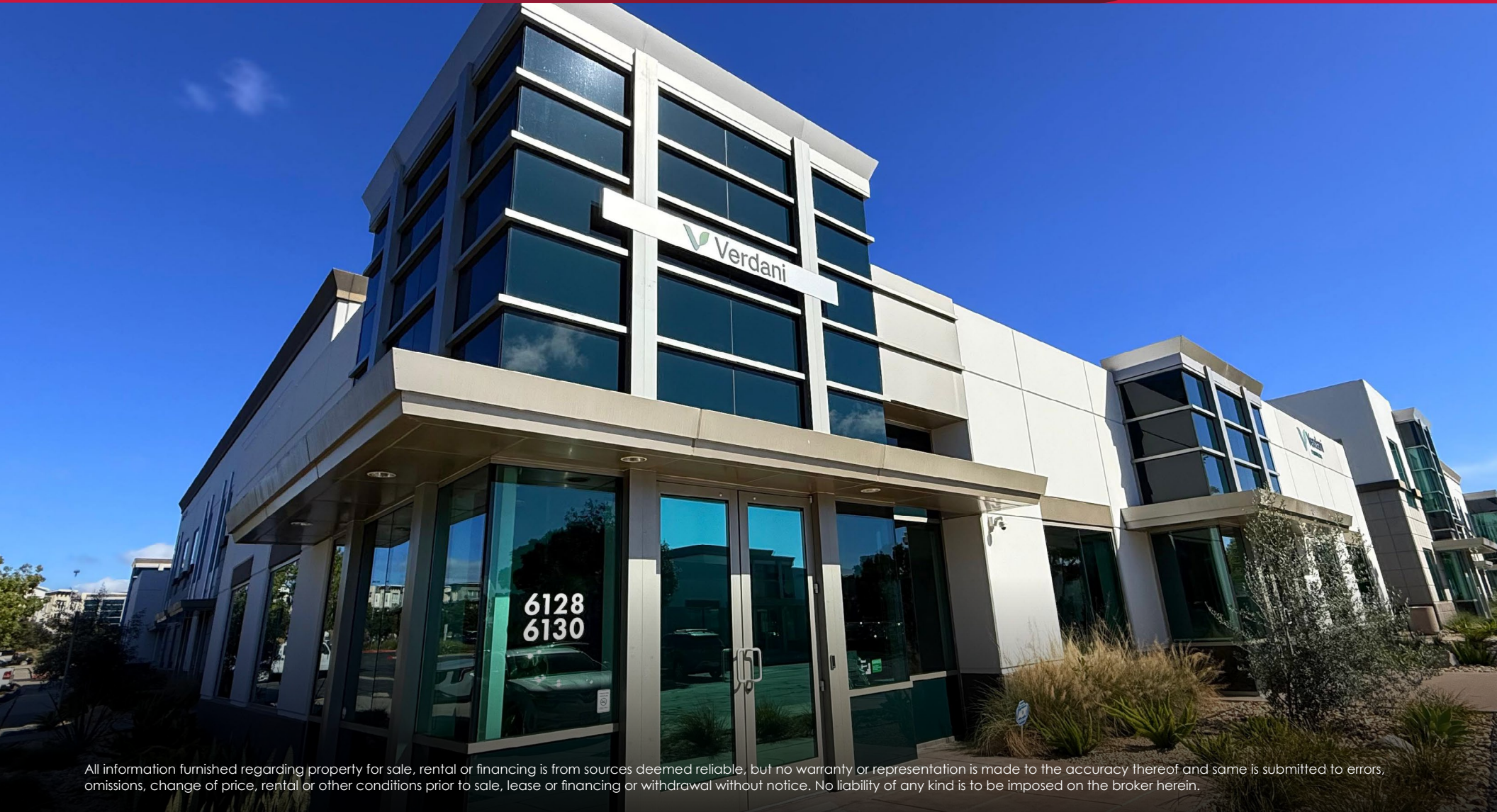


±1,921 SF OFFICE FOR LEASE | CARLSBAD, CA

6130 INNOVATION WAY



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PROPERTY HIGHLIGHTS


 **Address:** 6130 Innovation Way
Carlsbad, CA 92009


 **Total Square Feet:** ±1,921 SF

 **Year Built:** 2007

 **Designation:** LEED Building

 **Working Spaces:** 6 Private Offices

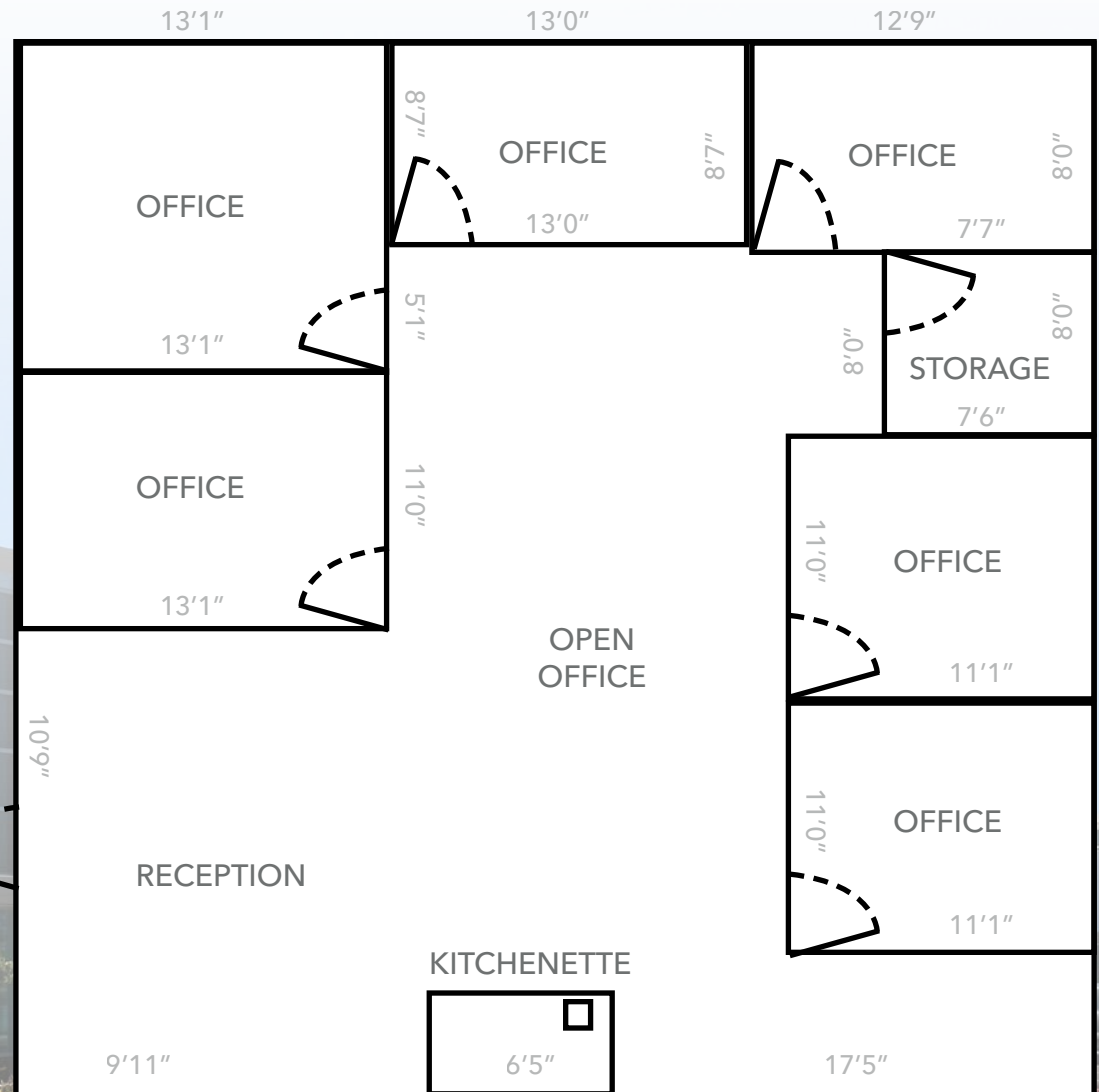
 **Location:** Walking Distance to
Bressi Village Shopping Center

 **Amenities:** Reception Area, Kitchenette,
Open Office Layout, Storage Space

LEASE RATE: \$3.15/SF +ELEC



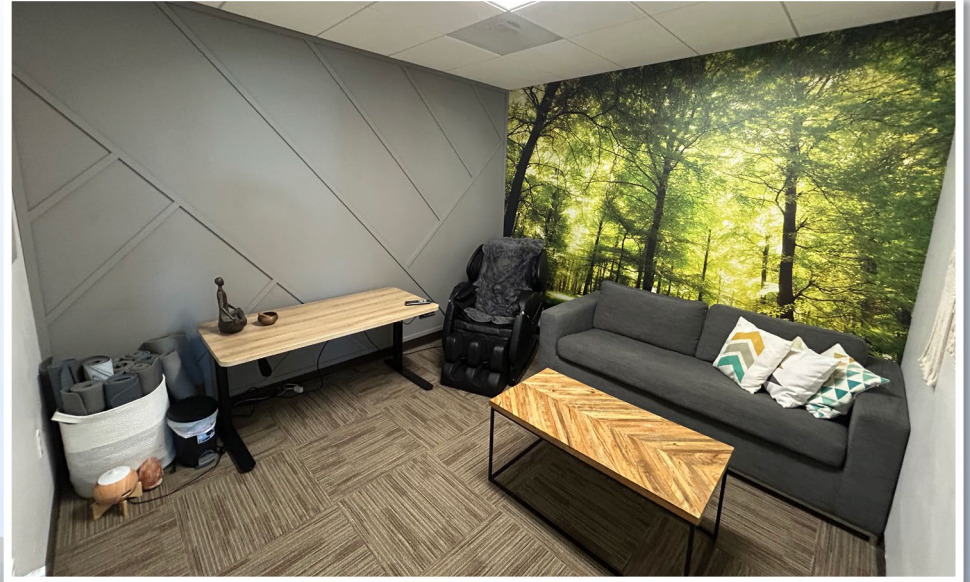
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AVAILABLE FOR LEASE

2 | 6130 Innovation Way, Carlsbad, CA

INTERIOR PHOTOS



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INTERIOR PHOTOS



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PROPERTY SITEPLAN



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PROPERTY LOCATION



MCCLELLAN-PALOMAR AIRPORT

6130 INNOVATION WAY

Bressi Ranch Village Center

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DEMOGRAPHICS

Traffic Counts
35,926 ADT

**Palomar Airport Rd*

Population
243,491

**5-Mile Radius*

PAI Households
90,739

**5-Mile Radius*

Median household income
\$142,280

**5-Mile Radius*

Median age
41.8

**5-Mile Radius*



Eureka!



Del Lusso
Napoletana Pizzeria

COOLA




rubio's
COASTAL GRILL



HONMA



Holiday Inn Carlsbad



Staybridge Suites Carlsbad

INNOVATION WAY

GATEWAY RD

AVAILABLE FOR LEASE

7 | 6130 Innovation Way, Carlsbad, CA

ABOUT CARLSBAD

Carlsbad is a coastal North County hub that pairs beach-town lifestyle with a strong business ecosystem, making it an easy sell for a new office. It sits about 35 miles north of downtown San Diego with roughly 7 miles of coastline, giving convenient access to both the 5 freeway and the beach. With around 115,000 residents, it's big enough for amenities and a solid talent pool yet still more relaxed than a major city. The economy spans tech, life sciences, clean tech, action sports, and advanced manufacturing, so you're joining a true employment center rather than a bedroom community.

For your team, Carlsbad offers classic North County living: mild, sunny coastal weather, preserved open space, and easy access to parks, trails, lagoons, and beaches for lunch breaks or after-work outings. Attractions like LEGOLAND, resort-style golf, and high-end coastal resorts add a vibrant hospitality scene and convenient client venues. A growing mix of traditional offices and flexible coworking—especially in Carlsbad Village and near Palomar Airport Road—provides options from turnkey private suites to outdoor work areas with strong amenities. Combined with the Coaster commuter rail, local transit, and McClellan-Palomar Airport, it's easy to pitch a Carlsbad office as a recruiting asset: serious work, strong industry neighbors, and a “work near the beach” culture.

WITHIN 5 MILES



189,530
POPULATION



\$145,410
AVERAGE HH INCOME



40.1
AVERAGE AGE



10,544
TOTAL BUSINESSES



103,660
TOTAL EMPLOYEES



AVAILABLE FOR LEASE

8 | 6130 Innovation Way, Carlsbad, CA

±1,921 SF OFFICE FOR LEASE | CARLSBAD, CA

6130 INNOVATION WAY



**LEE &
ASSOCIATES**

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