



# 6185 CARPINTERIA AVE

CARPINTERIA CA 93013

## OCEANFRONT OFFICE BUILDING

±35,850 SF ocean view office  
building featuring multiple patios with ocean  
views, on-site parking, bluff-top walking  
trails and more.

Offered at \$12,850,000

PRESENTED BY

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# Investment Highlights

## Offered at

\$12,850,000

## Occupancy

100% Vacant May 1, 2026

## Current Base Rent

\$79,943 (\$2.23/SF NNN)

## Building Size

±35,850 SF

## Price/SF

\$358/SF

## Land Size

Lot 1: ±155,944 SF (±3.58 AC)

Lot 2: ±19,602 SF (±0.45 AC)

## APN

Lot 1: 001-180-028

Lot 2: 001-180-029

## Year Built

2003

## Zoning

M-RP (Industrial/Research Park)

## Parking

102 Spaces: 2.85/1,000

Surface Lot & Garage

## HVAC

Throughout

## Restrooms

Yes

## Floors

2

## Elevators

2 (One in each building)

## Sprinklers

Yes

## Power

Fully Connected Back-up Generator

## To Show

Contact Listing Agents

Perched atop the Carpinteria bluffs overlooking the Pacific Ocean, 6185 Carpinteria Avenue offers one of the most inspiring coastal office environments on California's Central Coast. Set on ±3.58 acres, the property is improved with two separate two-story office buildings totaling ±35,850 square feet, connected by a beautiful open-air breezeway that captures ocean breezes and natural light throughout the day. The buildings feature multiple kitchenettes, breakrooms, and outdoor patios, providing a modern, campus-like atmosphere ideal for creative or professional users seeking an indoor-outdoor workspace. The property is surrounded by picturesque walking trails along the bluffs, offering employees a unique balance of productivity and well-being. With ample on-site parking, efficient floor plans, and immediate access to Highway 101, 6185 Carpinteria Avenue combines functionality, comfort, and unmatched views in a rare coastal setting—an exceptional opportunity for an owner-user, investor, or company headquarters.

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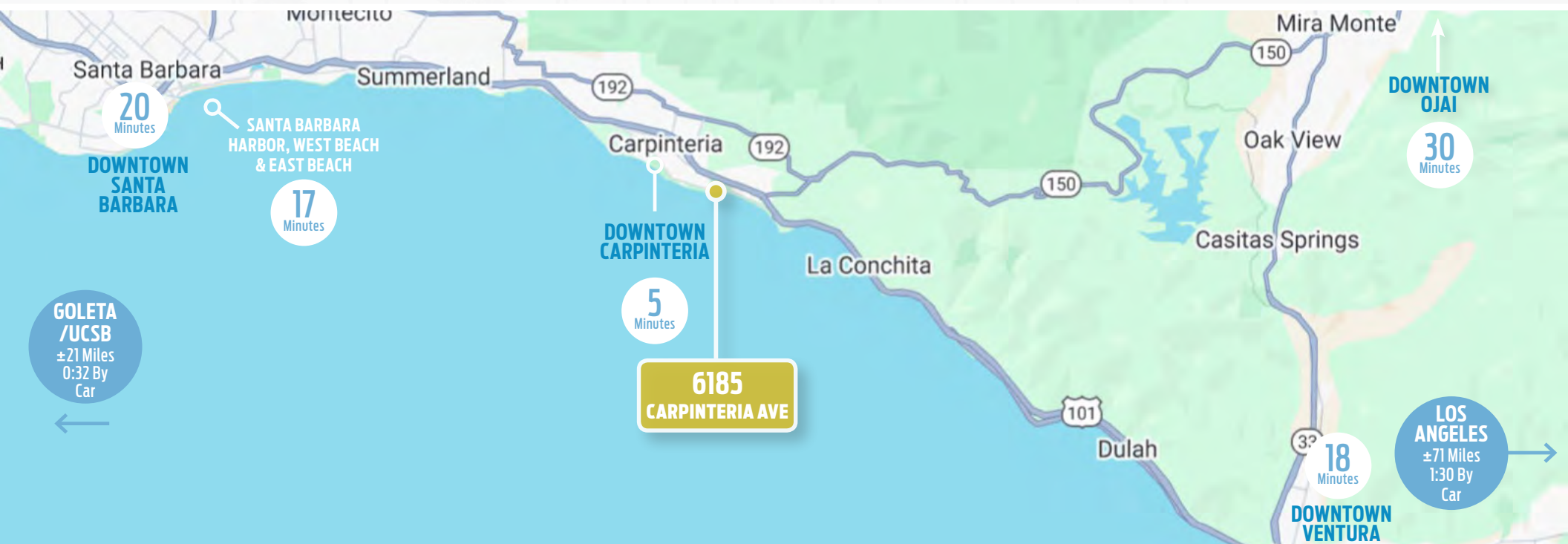


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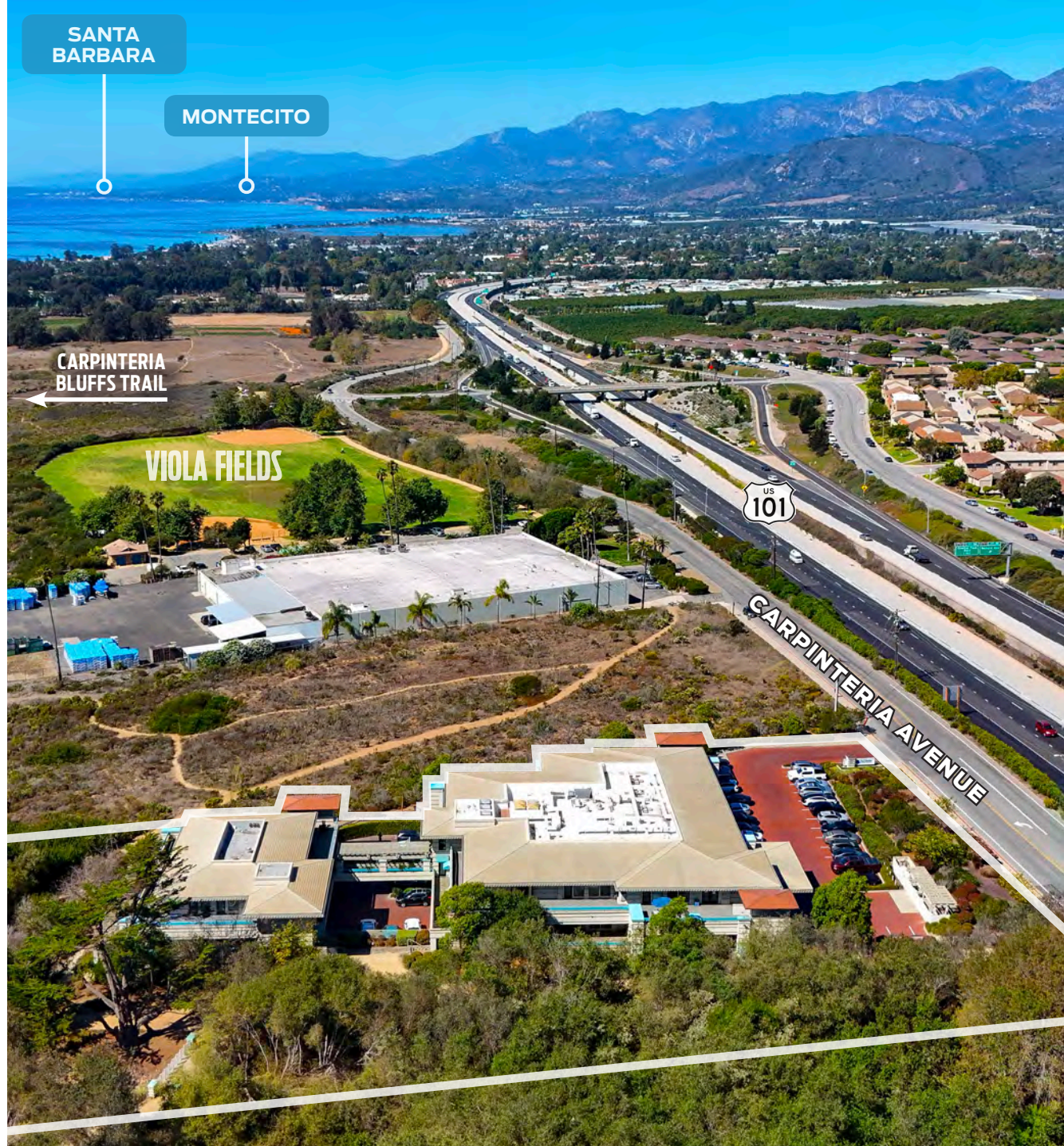
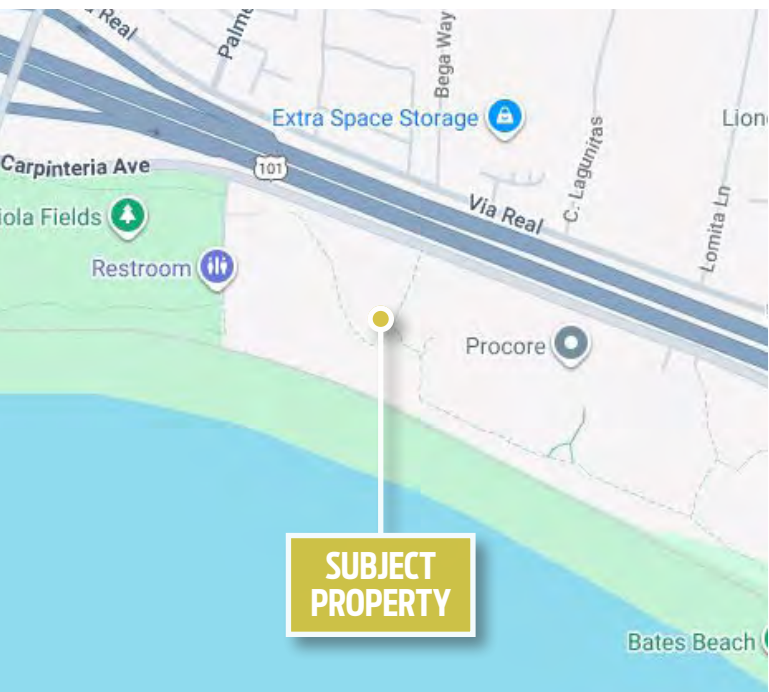
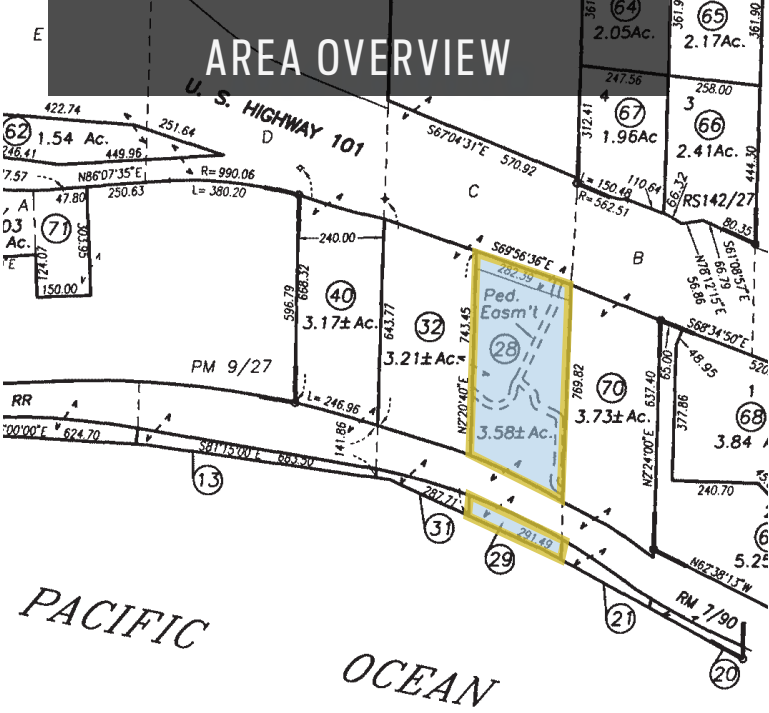
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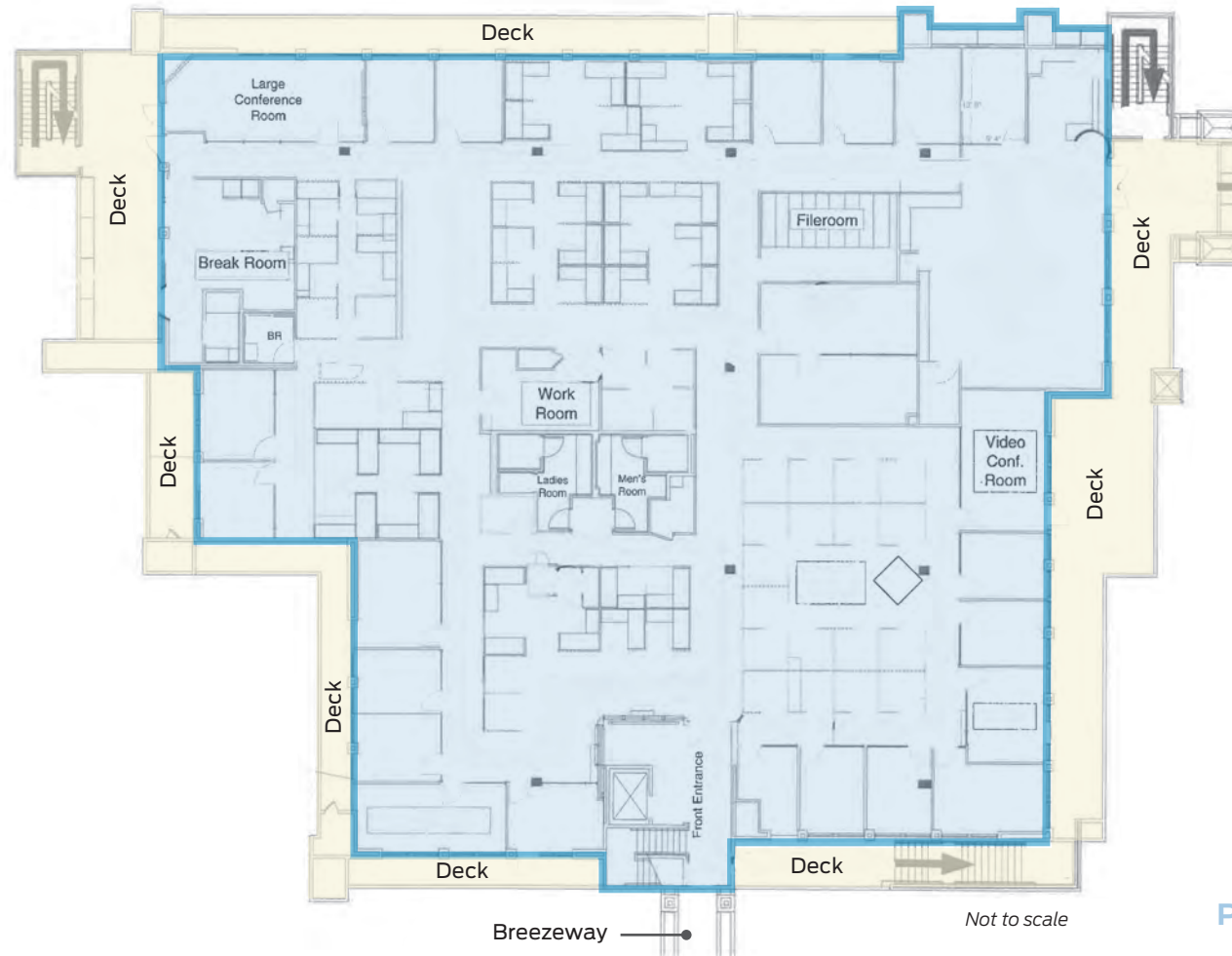




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## Bldg B Floor Plan - Ground Floor



PACIFIC OCEAN



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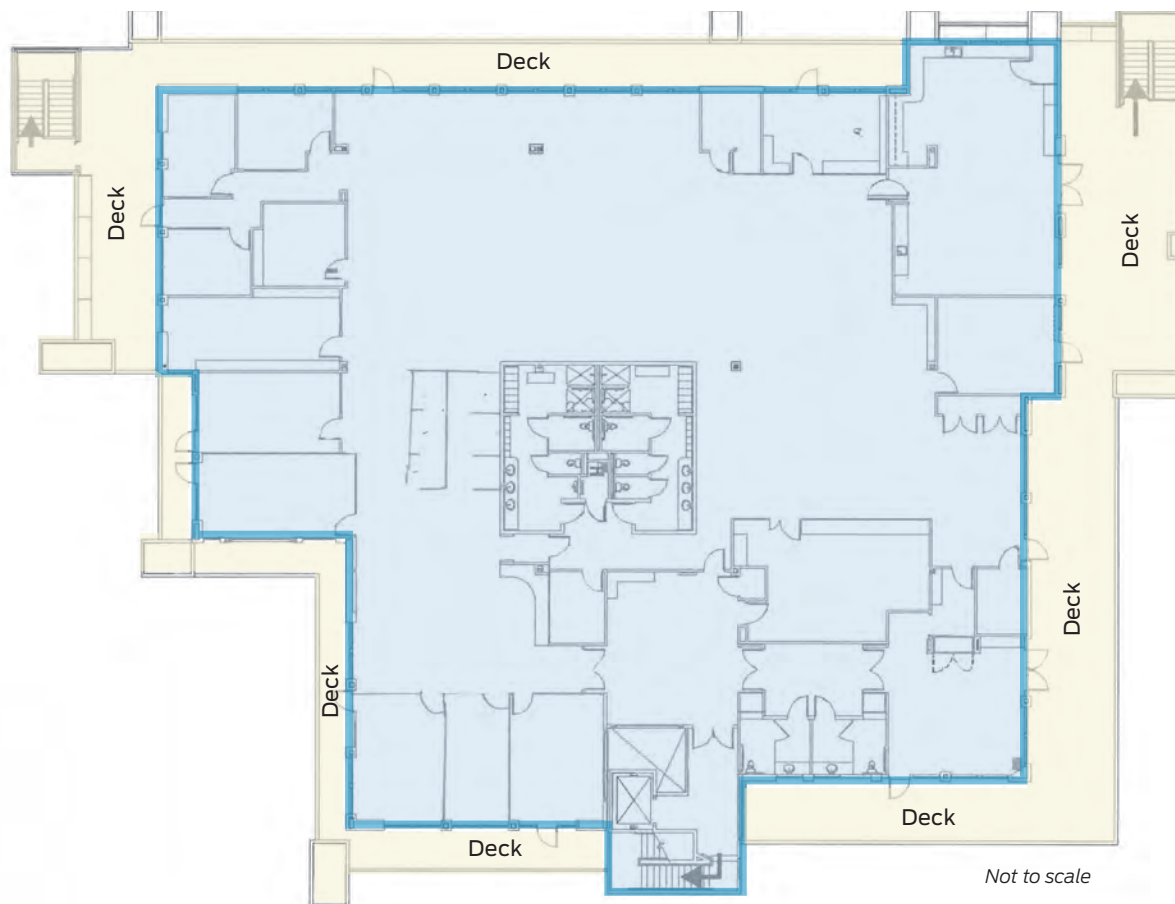
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## Bldg B Floor Plan - Second Floor

CARPINTERIA AVENUE



PACIFIC OCEAN



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## Bldg A Floor Plan - Ground Floor

↑  
BUILDING B



↓  
PACIFIC OCEAN

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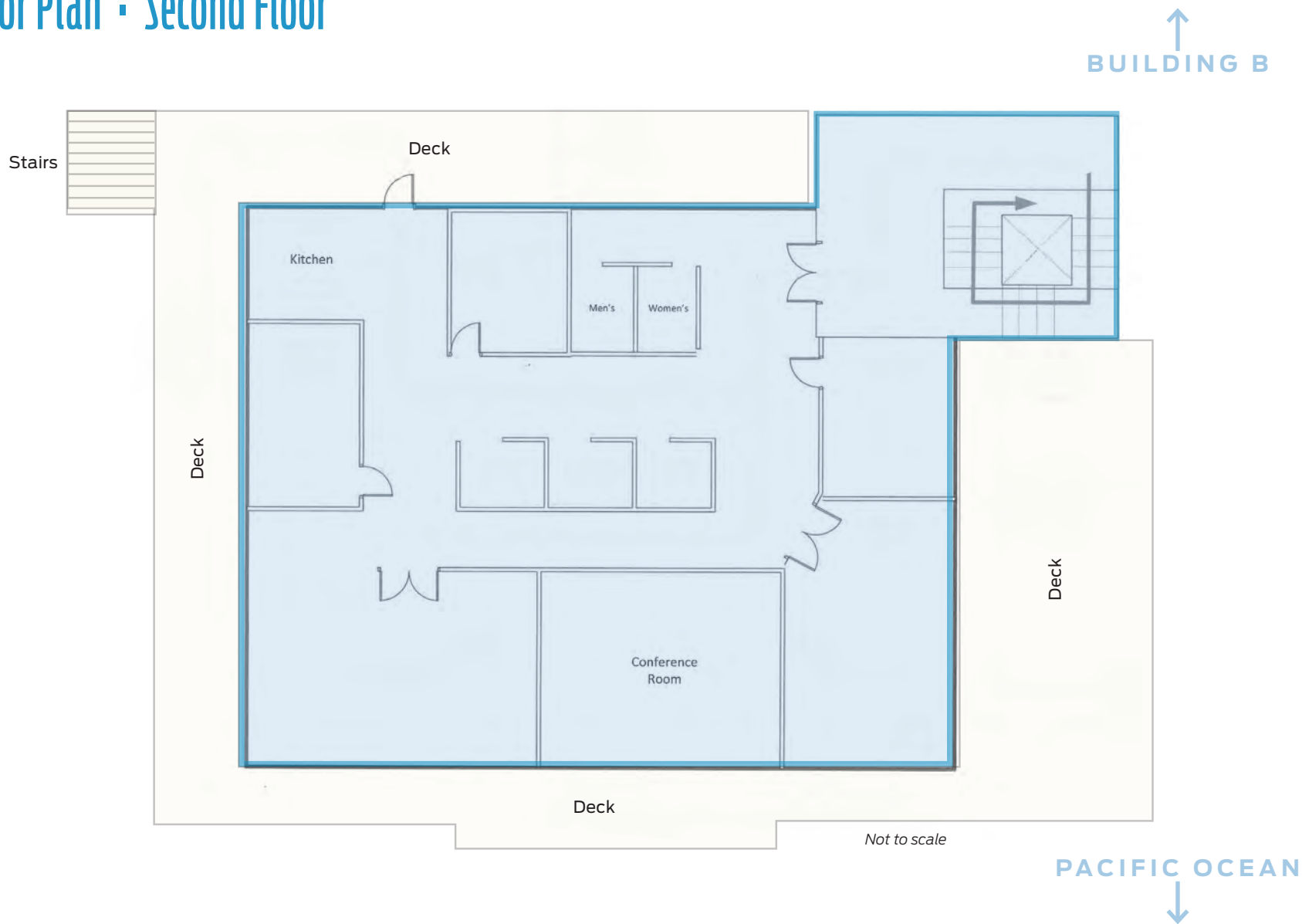
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## Bldg A Floor Plan - Second Floor



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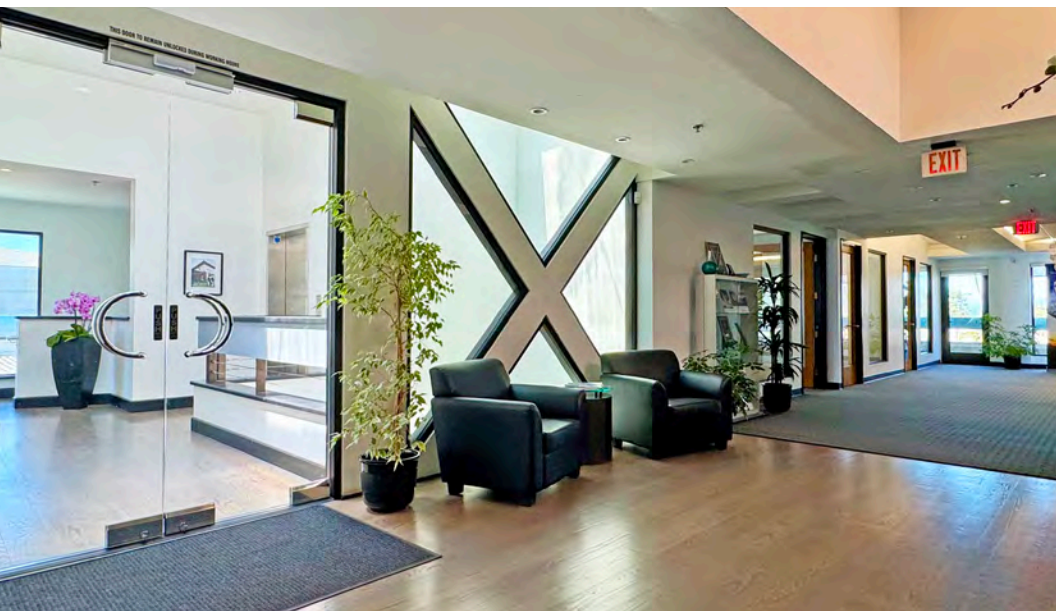
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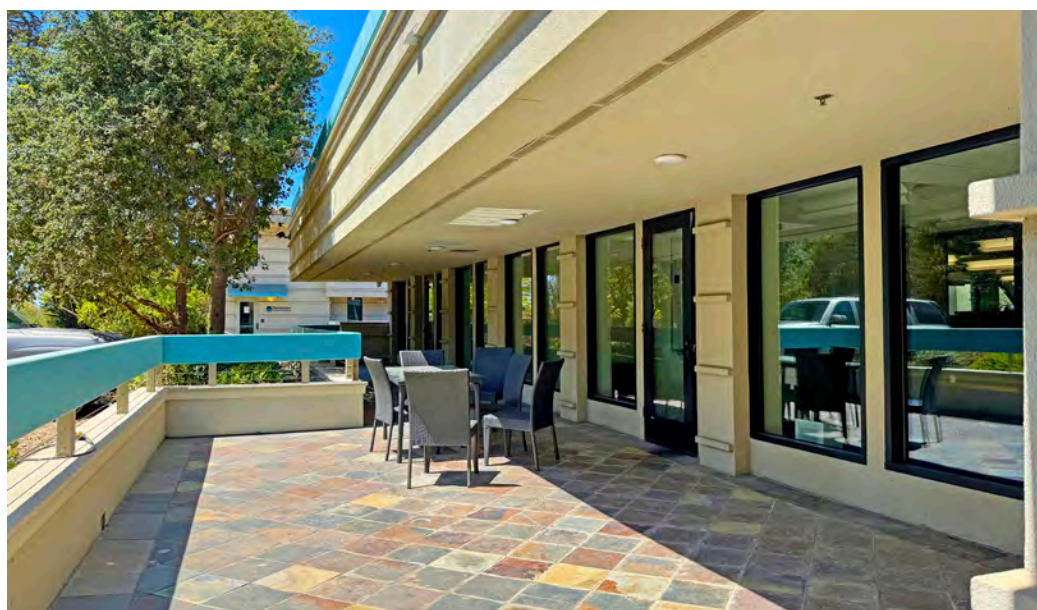
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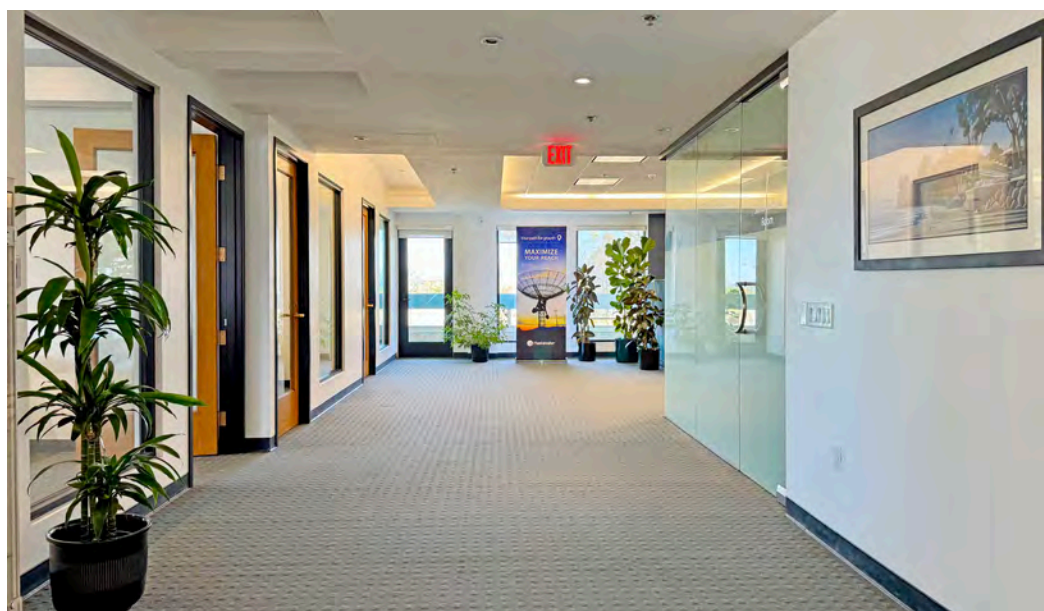
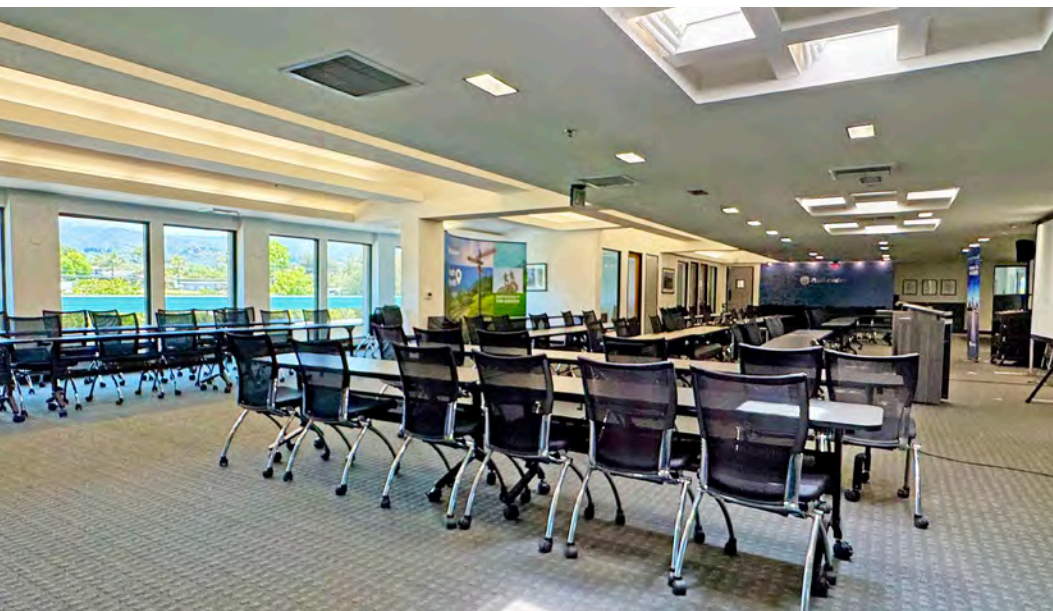
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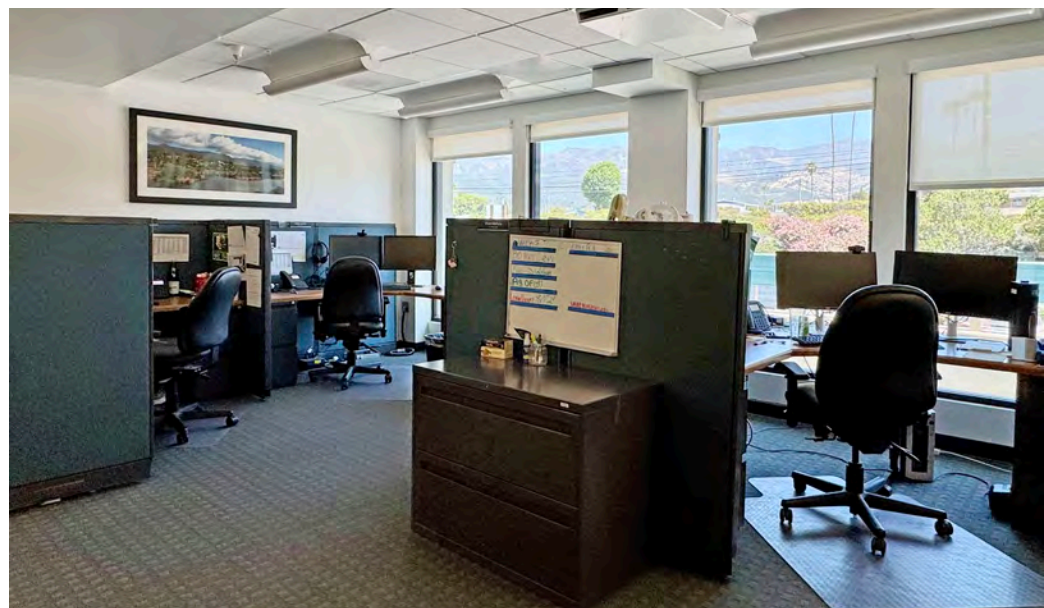
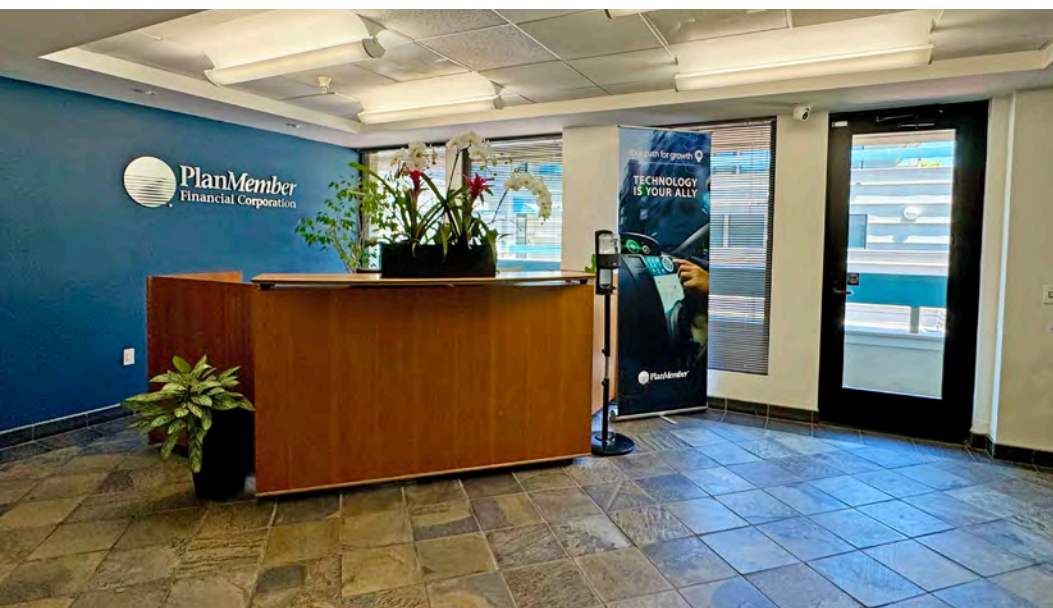
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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



FREUDENBERG  
MEDICAL

PROCORE

LinkedIn



DACInternational



EMCOR

GIGAVAC®



6185  
CARPINTERIA  
AVENUE

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIRPORT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

## Central Location, Sunshine & Good Company

High atop lush bluffs overlooking the sparkling Pacific Ocean and the majestic Santa Ynez Mountains, **6185 CARPINTERIA AVE** sits adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Dako Corporation, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the south and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.

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6185  
CARPINTERIA AVE



SANTA  
BARBARA

6185  
CARPINTERIA AVE

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## NOTABLE ACCOMODATIONS

The South Coast is home to some  
of the most prestigious hotels and resorts  
in the world catering to a wide variety of corporate  
retreats & events.

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## Market Overview

### CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset  
MAGAZINE



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