



CARLSBAD
INNOVATE
THE FIRST OF ITS KIND
IN NORTH COUNTY



2810 CARIBOU COURT, CARLSBAD, CA 92010

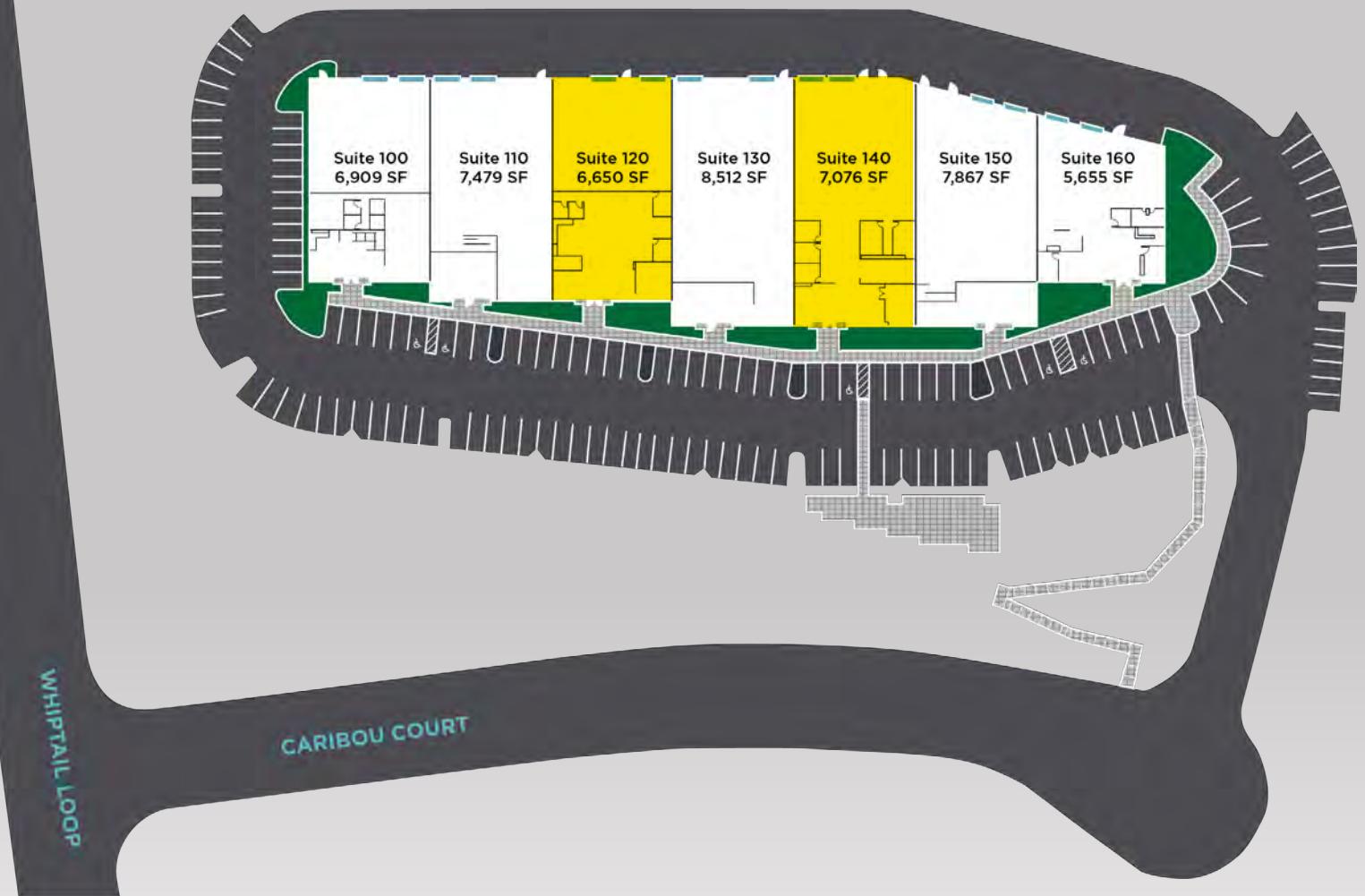
BUILT FOR A NEW WAY OF WORKING

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.





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
- POLISHED CONCRETE FLOORS
- ENERGY EFFICIENT LED LIGHTING, REFRIGERATOR, DISHWASHER, MICROWAVE, AND CONFERENCE TV
- EXTENSIVE NATURAL LIGHT

SPEC SUITES

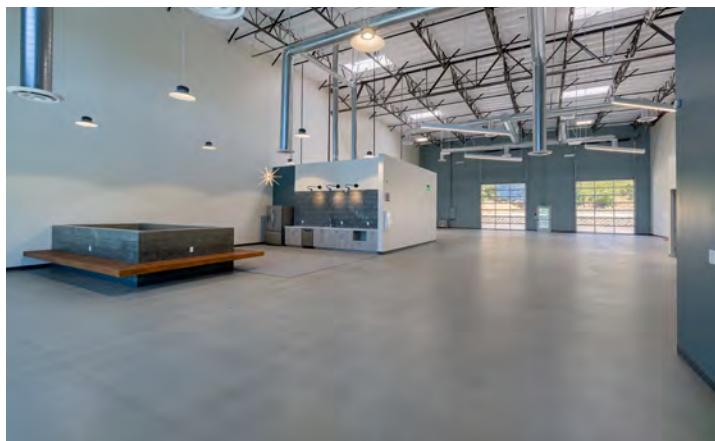
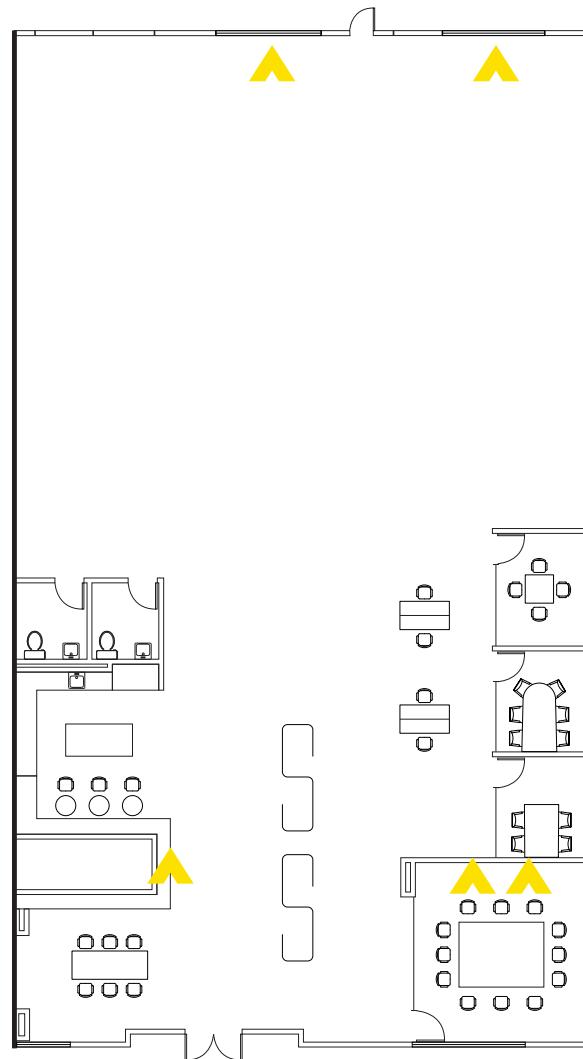
SUITE 120 | 6,650 SF

 **TV**
wall mounted

 **FEATURE PLANTER**
built-in with wood plank seating

 **2 ROLL-UP DOORS**
glass

 **WRITABLE**
wall surface





SUITE 140 | 7,076 SF

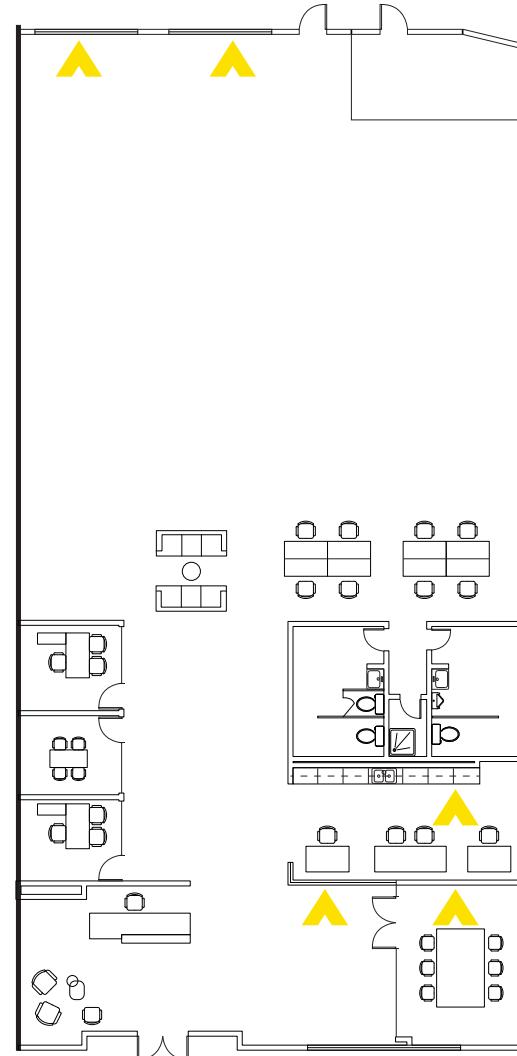
TV
wall mounted

PARTIAL HEIGHT WALL
with 2x4 wood and cable screen

2 ROLL-UP DOORS
glass

DECORATIVE
pendant lighting

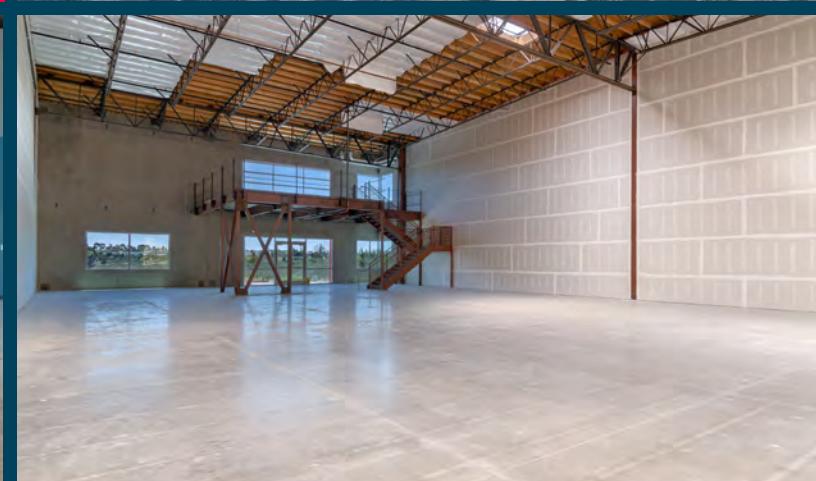
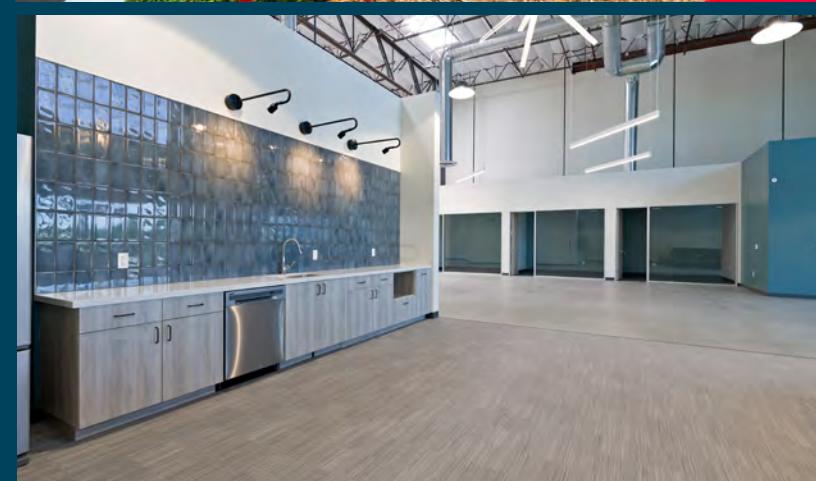
VIEW VIRTUAL TOUR





SPACE TO THRIVE



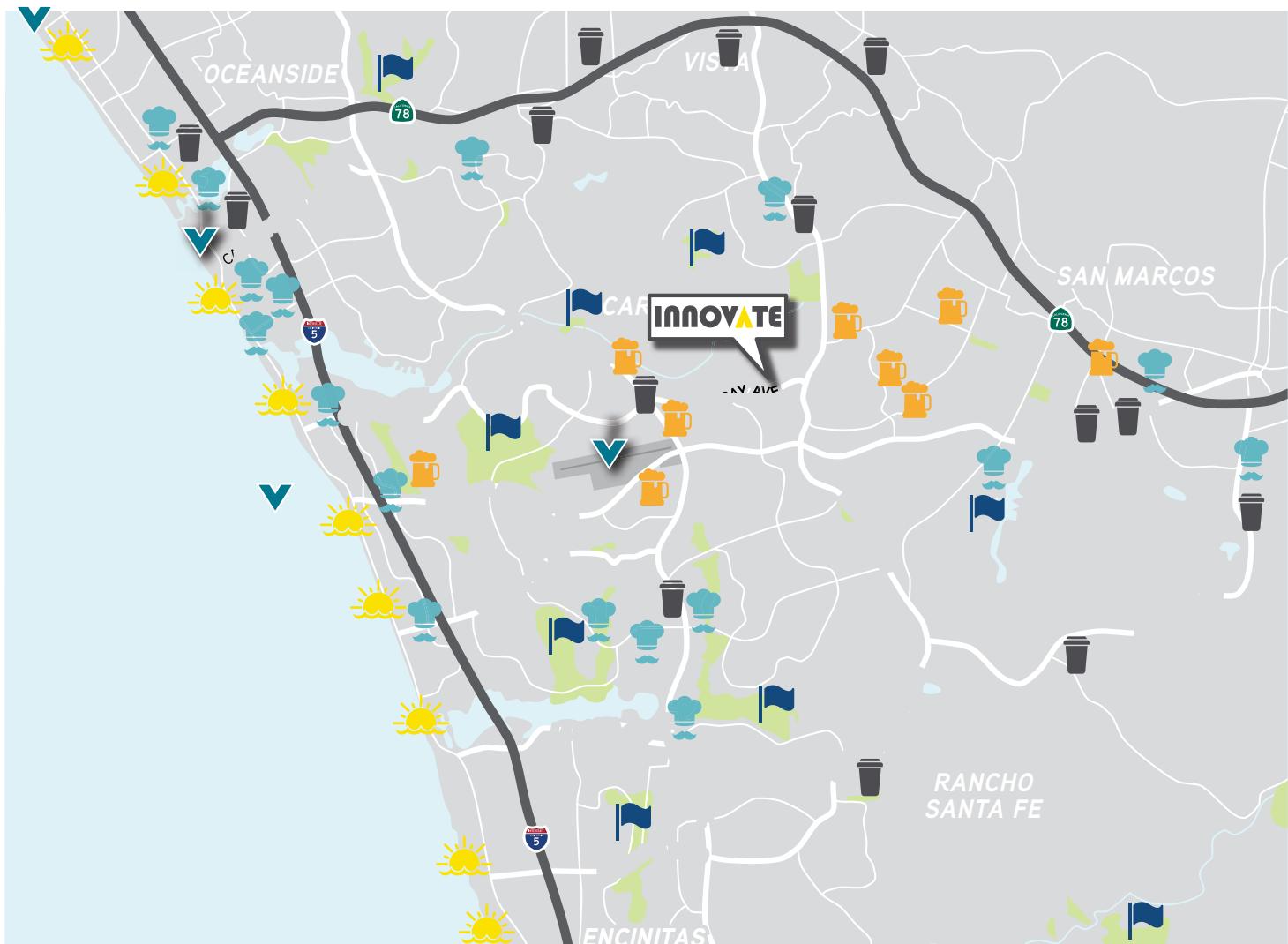


Large-scale open spaces help conserve resources and improve collaboration opportunities.

Natural light welcomes and inspires teams to thrive.

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

AMENITIES



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



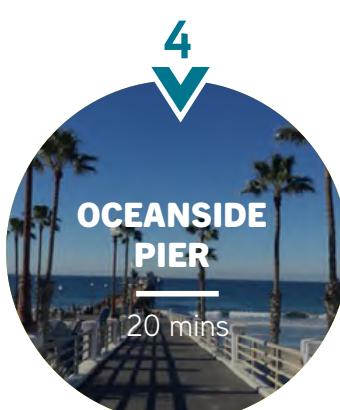
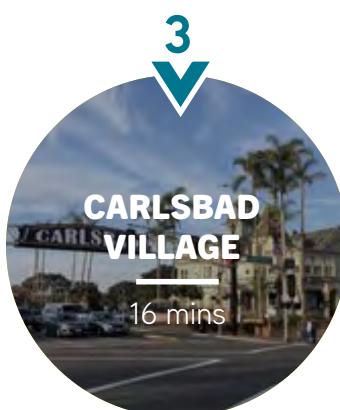
CAFFEINE

- 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



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





Legoland
Carlsbad Flower Fields
San Diego Safari Park



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



19 golf courses
56 breweries



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



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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