



# 6185 CARPINTERIA AVE

CARPINTERIA CA 93013

## VACANT OCEANFRONT OFFICE BUILDING

±40,763 SF ocean-view office building  
featuring multiple patios with ocean  
views, on-site parking, bluff-top  
walking trails and more.

## MAJOR PRICE REDUCTION

Now Offered at

**\$11,785,000**

(\$289/SF)

PRESENTED BY

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# Investment Highlights

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 ±40,763 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.

## PRICE REDUCTION

\$11,785,000

## Occupancy

Vacant

## Building Size

±40,763 SF

## Price/SF

\$289/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: 2.5/1,000

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

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# 6185 CARPINTERIA AVE

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## MAJOR PRICE REDUCTION

±40,763 SF Office Building Perched Atop The Iconic Carpinteria Bluffs With Ocean Views



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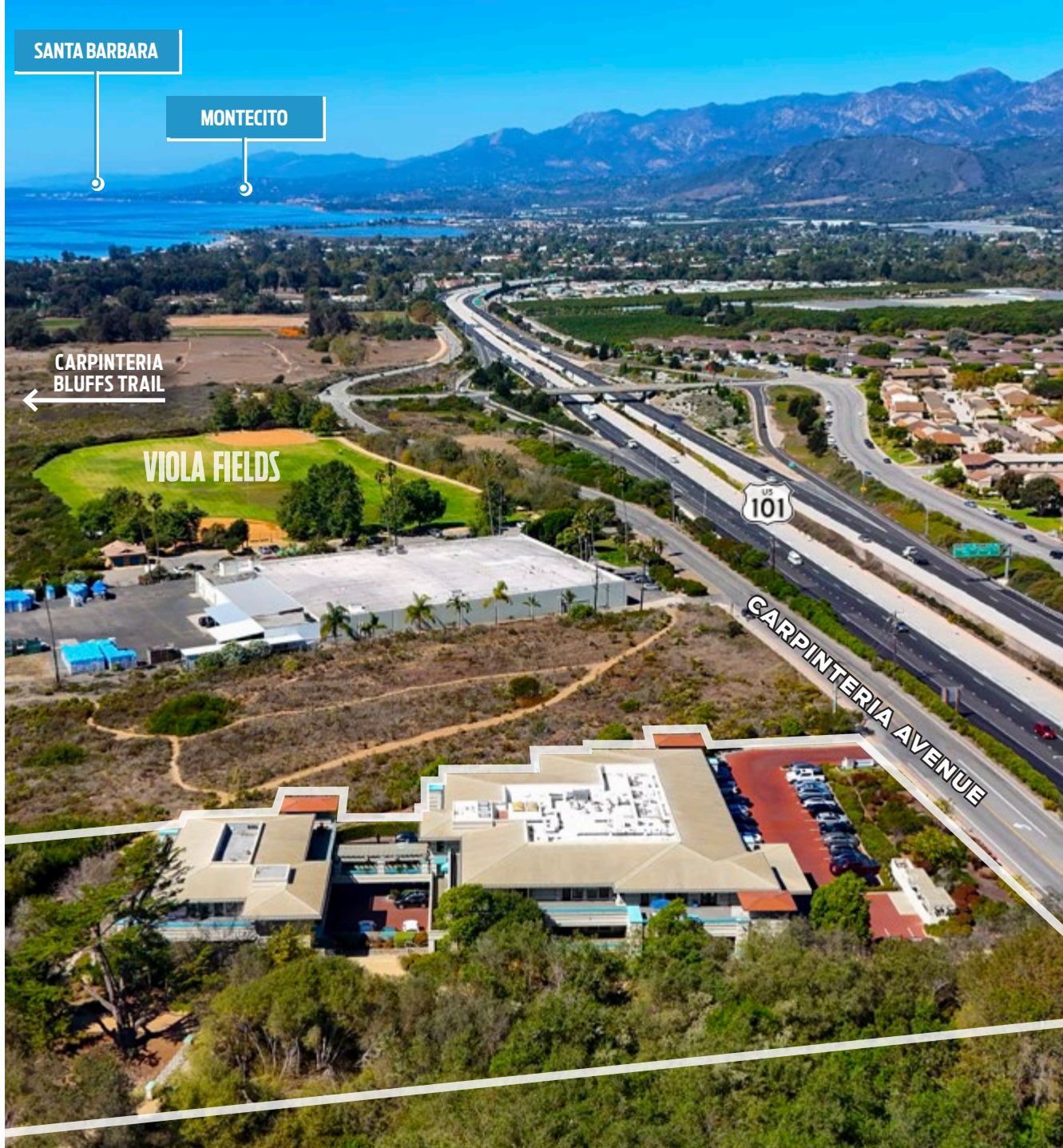
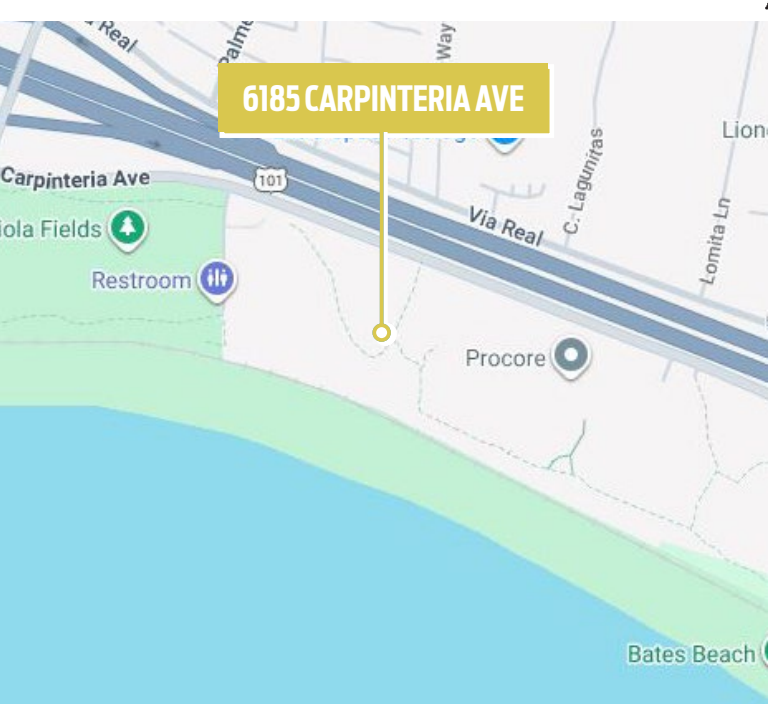
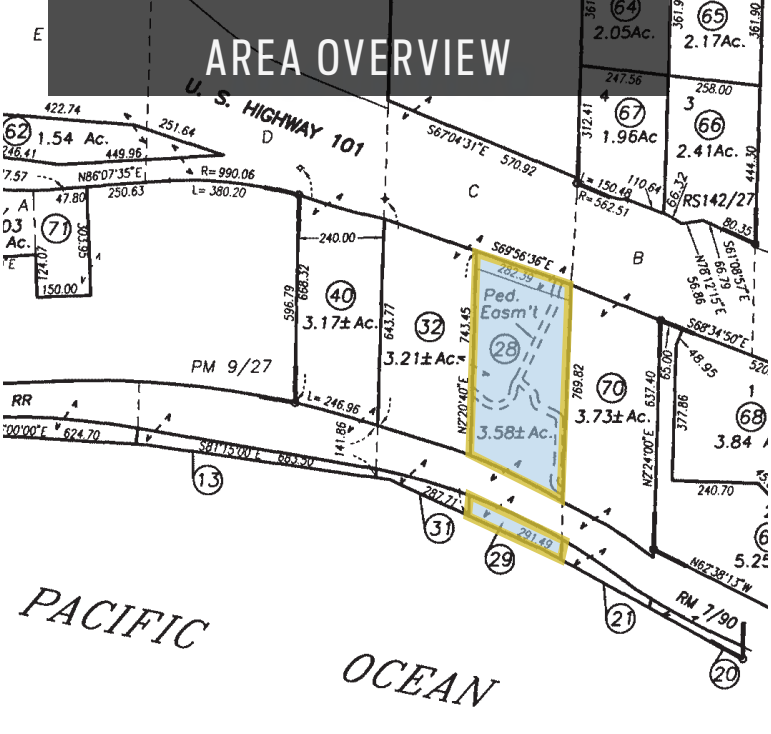
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# Bldg B Floor Plan • Ground Floor • ±16,168 SF

CARPINTERIA AVENUE



PACIFIC OCEAN



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# Bldg A Floor Plan • Ground Floor • ±4,569 SF

↑  
BUILDING B



↓  
PACIFIC OCEAN

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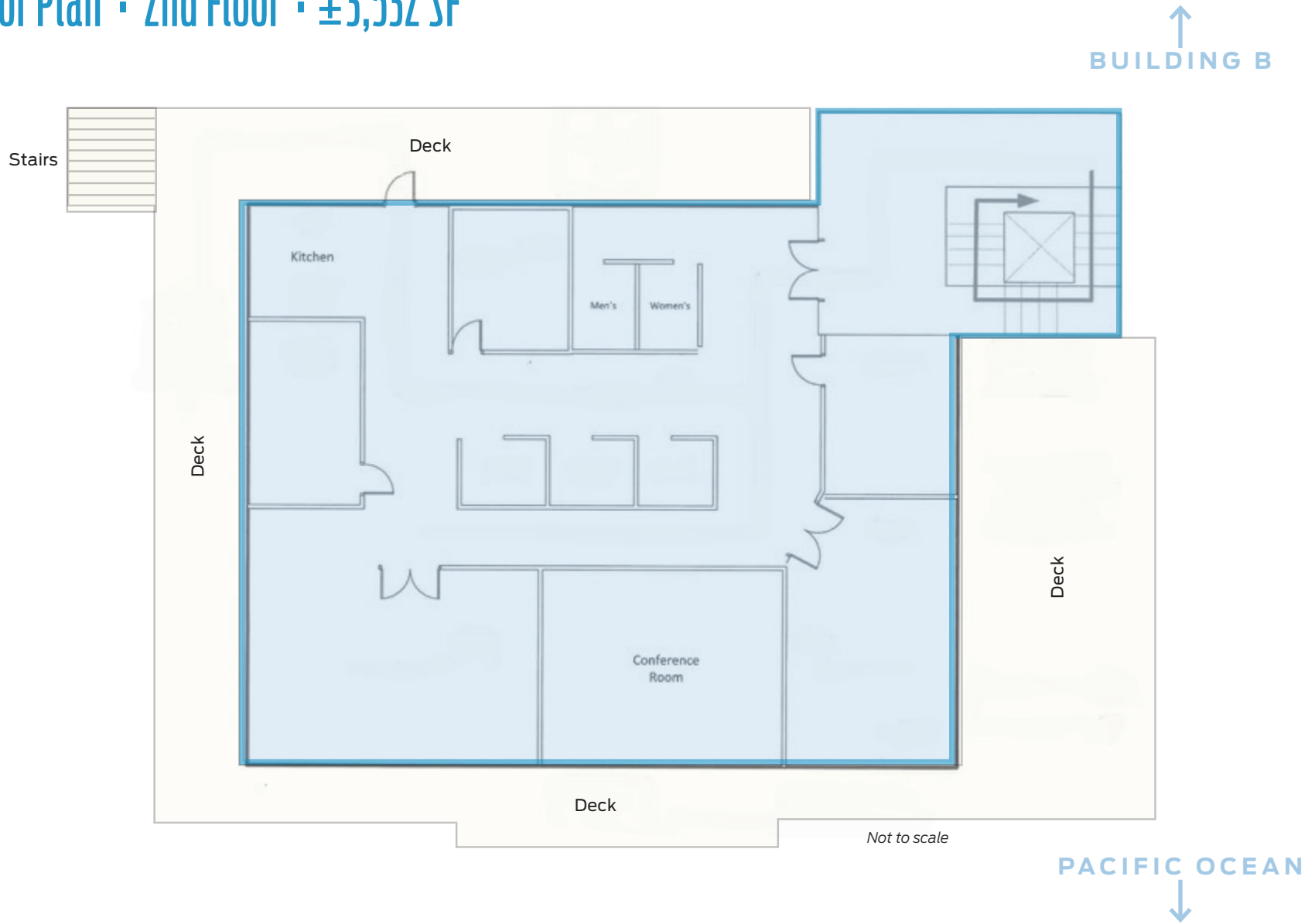
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# Bldg A Floor Plan • 2nd Floor • ±3,532 SF



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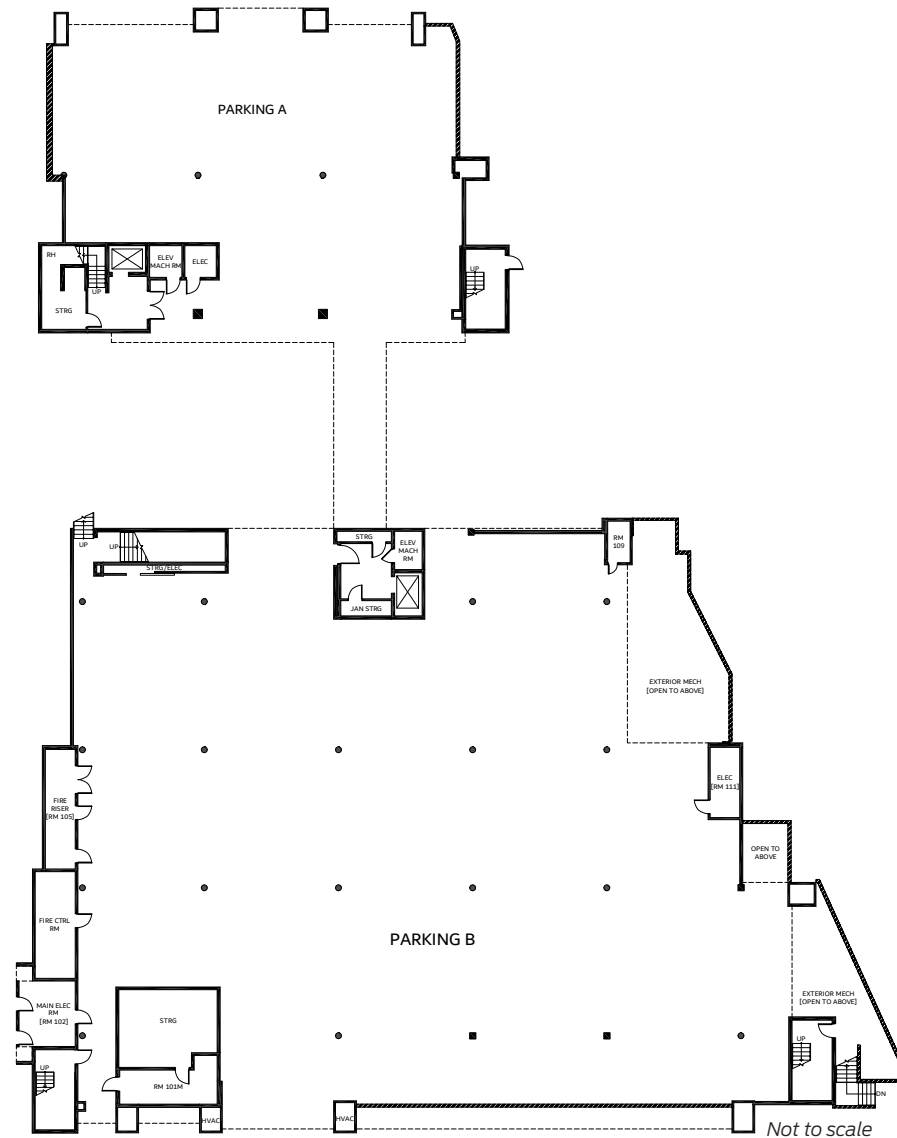
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# Covered Parking Layout 102 Spaces



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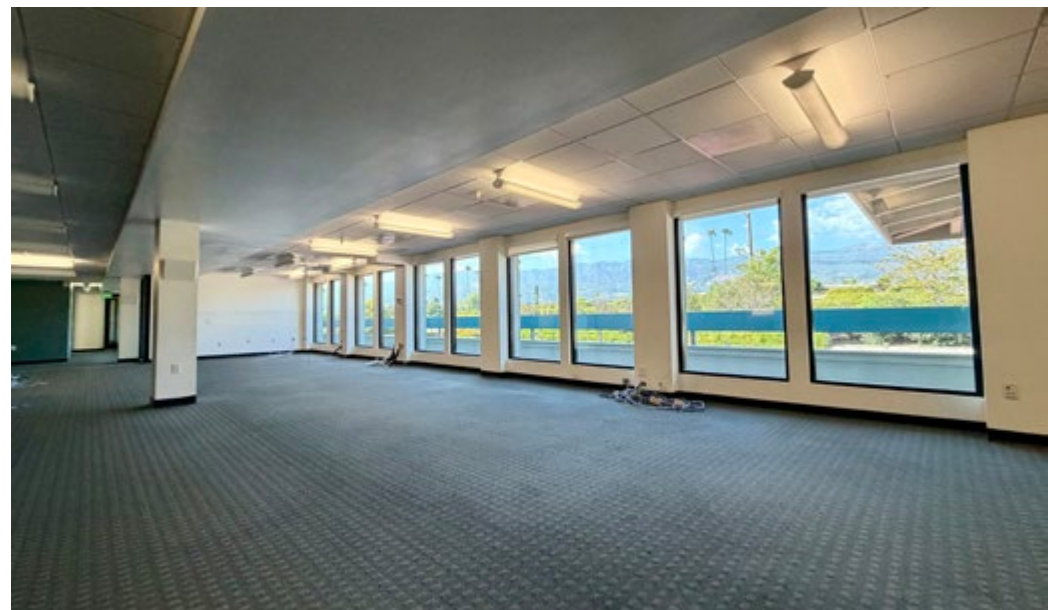
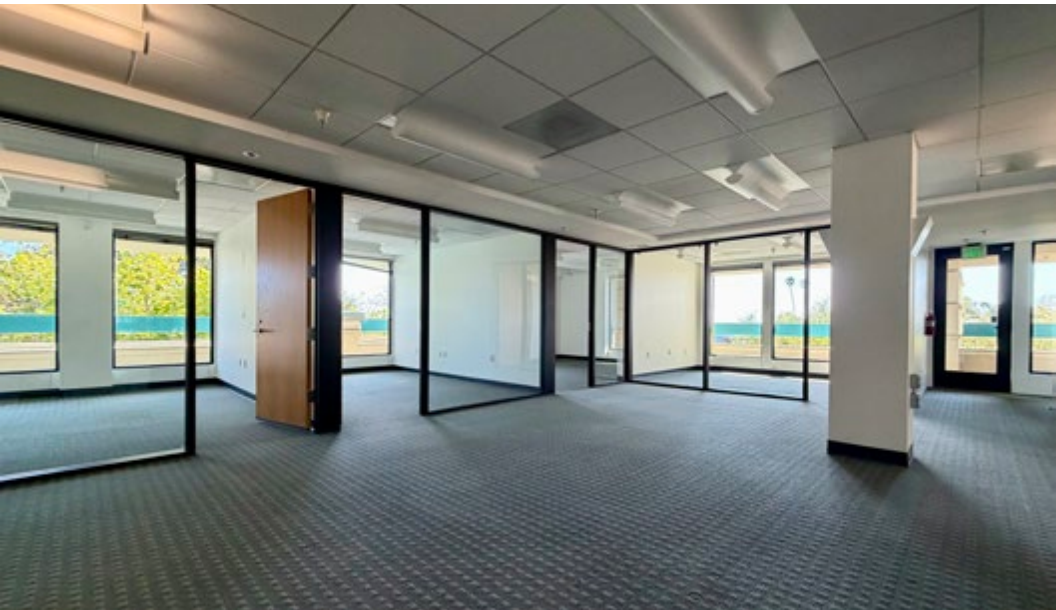
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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



PROCORE

LinkedIn



DACInternational

EMCOR

GIGAVAC

zbe

6185 CARPINTERIA AVE

US 101 FREEWAY

VENTURA / LOS ANGELES

# Central Location, Sunshine & Good Company

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!

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



**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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# CARPINTERIA

>100K

MEDIAN HH  
INCOME

~45%

BACHELORS  
DEGREE OR HIGHER

~70°

AVG YEAR-  
ROUNDTMP

15

MINUTES TO  
SANTA BARBARA

Positioned along the Southern California coast between Santa Barbara and Ventura, Carpinteria represents a **highly desirable, supply-constrained coastal market** supported by an **affluent and stable demographic base**. The city's population of 13,000 is characterized by a median age near 45 and **household incomes exceeding \$100K**, with nearly half of residents holding a bachelor's degree or higher—underpinning a **well-educated workforce and consistent housing demand**.

Carpinteria's appeal extends beyond its economic fundamentals, driven by a **coastal lifestyle that continues to attract a strong renter base**. Walkable downtown amenities along Linden Ave, accessible beaches, and a relaxed community environment contribute to sustained demand from both local residents and commuters. The city's economy remains **diversified across technology, advanced manufacturing, agriculture and tourism**, with employers such as Procore Technologies and LinkedIn Learning & Video facility reinforcing **income stability** and **access to high-quality jobs** throughout the region.

Carpinteria's limited land availability and coastal development constraints create meaningful barriers to new supply. Combined with median home values exceeding \$1 million and enduring lifestyle-driven demand, these dynamics support **long-term rent growth potential and asset appreciation** within this tightly held multifamily submarket.

Supply-Constrained Coastal Submarket

>\$1.0M Median Home Value | High Barrier to Entry

Affluent Demographics | ~\$100K+ Median Income

Highly Educated Workforce (~45% Bachelor's+)

Diverse Economic Base: Tech, Ag, Tourism

Proximity to Regional Employment Hubs

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# Sunset

“Top 14 Unsung Beach Towns”

# TRAVEL+ LEISURE

“15 Best US Beach Towns  
to Live in Year-Round”

- Walkable Coastal Downtown (Linden Ave.)
- Perennially Touted “World’s Safest Beach”
- Year-Round Temperate Climate (~70°F Avg.)
- Small-Town Character with Coastal Amenities
- ~15 Minutes to Santa Barbara
- Outdoor-Oriented Living: Surf, Trails, Open Space

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