

For Lease
Carlsbad Flex Opportunity

UPG
URBAN
PROPERTY
GROUP est. 1989

THE TOWERS

at Bressi Ranch



6120 Innovation Way
Carlsbad, CA 92009

upgsocal.com

Property & Location Highlights



Part of The Towers within Bressi Ranch Corporate Center, the premier Carlsbad business park



Space features ground floor office area with kitchenette and restroom, 14' x 14' oversized grade level door, 26' clear height, and second floor open space with floor to ceiling windows



Quick access to El Camino Real, Faraday Ave, I-5, and Highway 78



Adjacent to Bressi Ranch amenities, including retail, restaurants, and banks



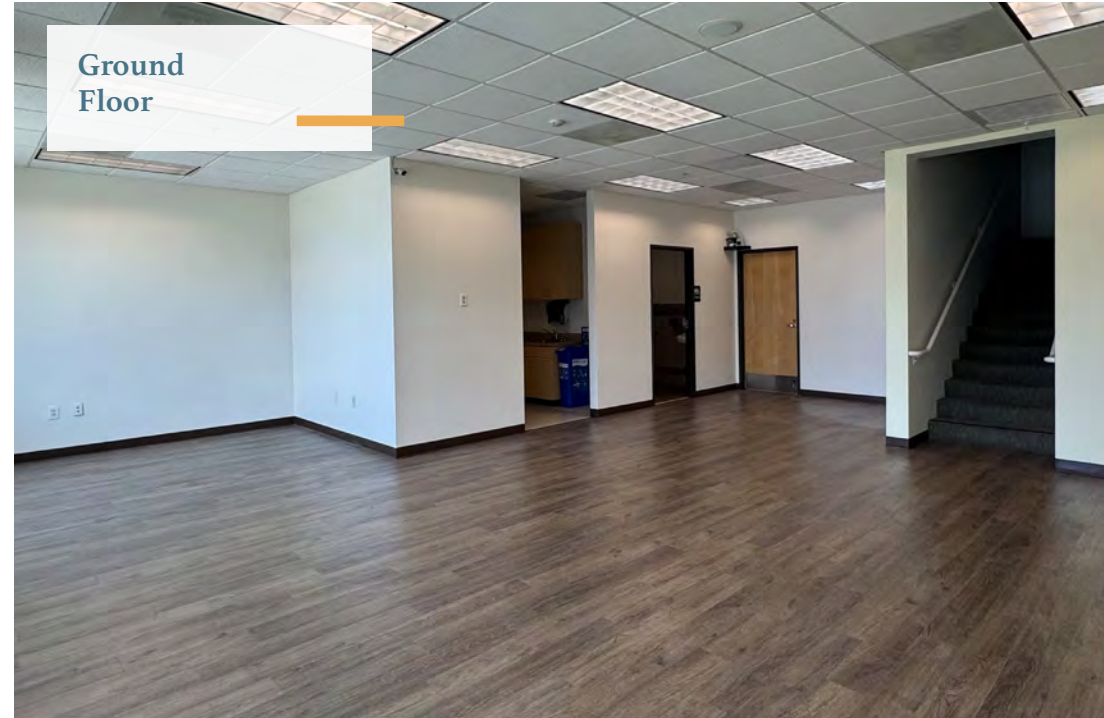
Short drive to Carlsbad's McClellan Palomar Airport



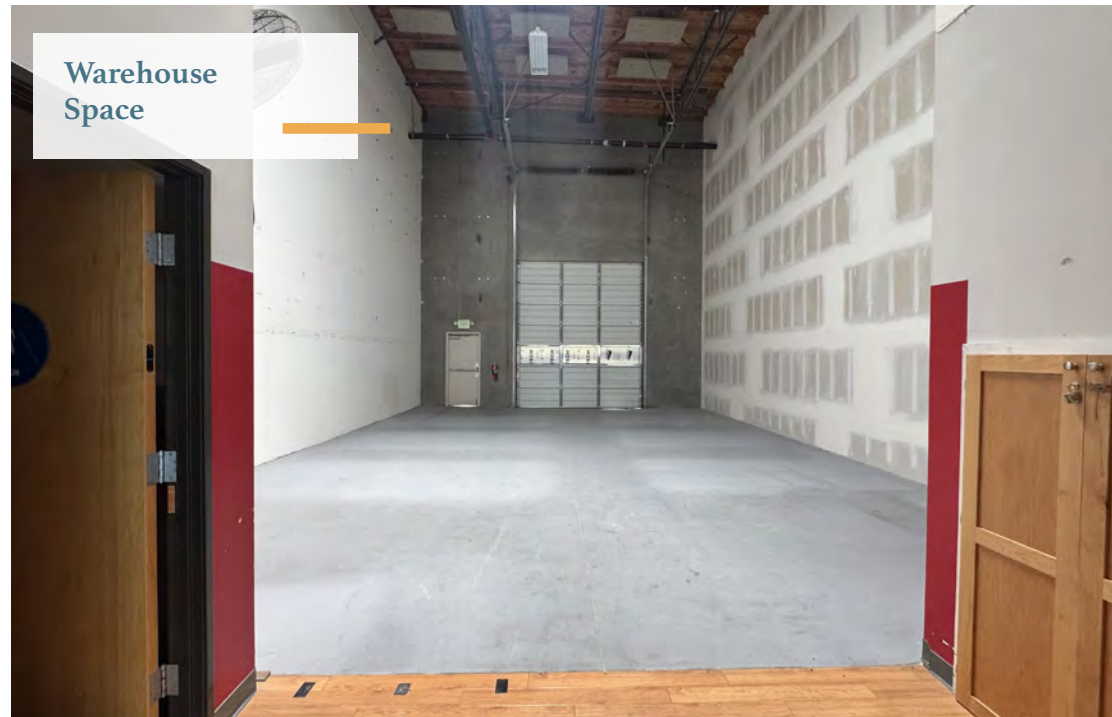
Highly desirable location with strong local demographic base



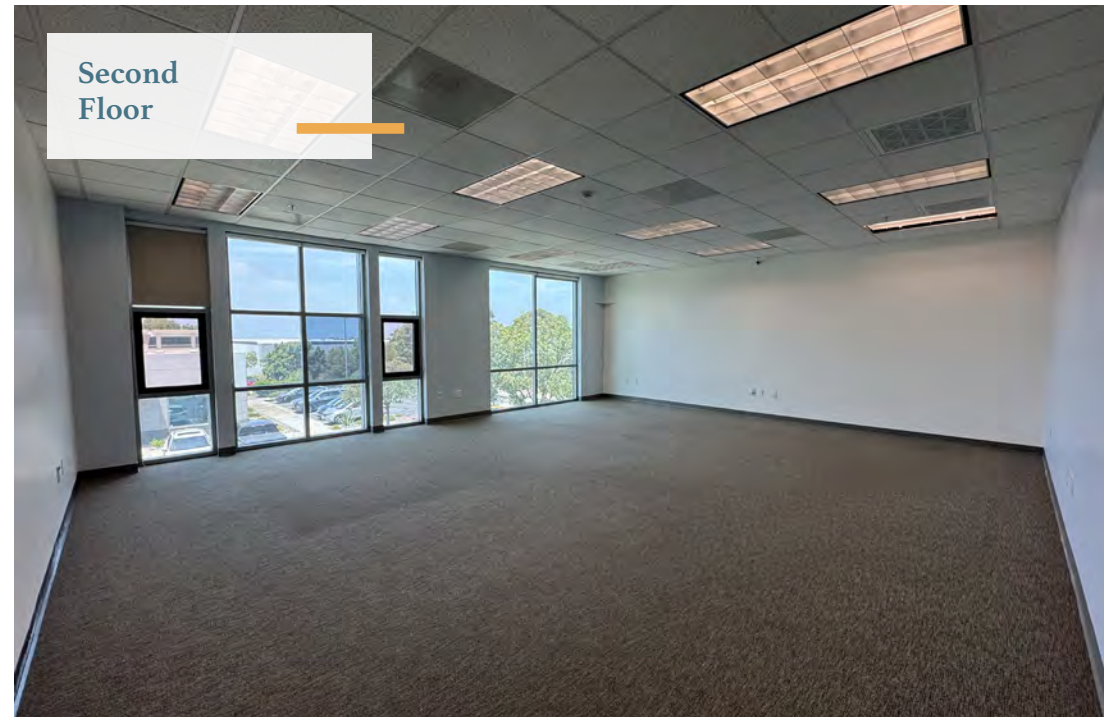
Suite Entrance



Ground Floor



Warehouse Space



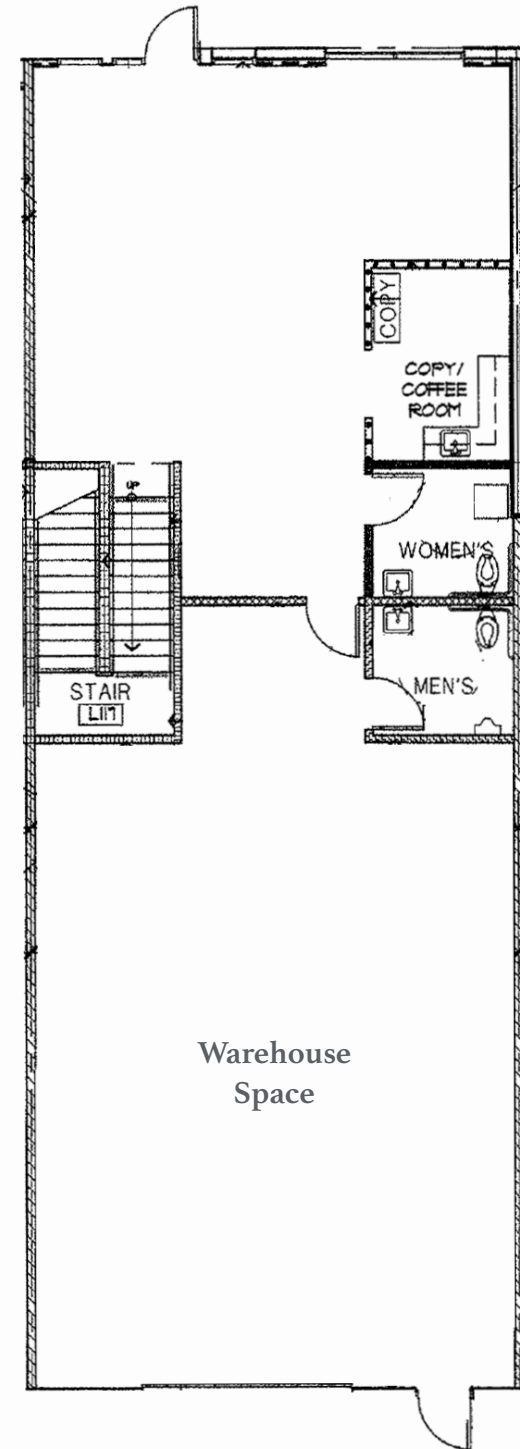
Second Floor

Take advantage of this fantastic industrial/flex opportunity in *The Towers* at Bressi Ranch.

Address	6120 Innovation Way Carlsbad, CA 92009
Available SF	±2,905 SF
Timing	Available Now
Year Built	2007
Parking	3.25/1,000 SF (4 surface spaces)
Zoning	PM, Carlsbad
Construction Type	Concrete Tilt Up
Landscaping	<ul style="list-style-type: none"> • Drought tolerant plants and trees • Grass, shrubs and concrete walkways • Reclaimed Carlsbad Water system
Additional Details	LEED Certified
Lease Rate	Contact Broker

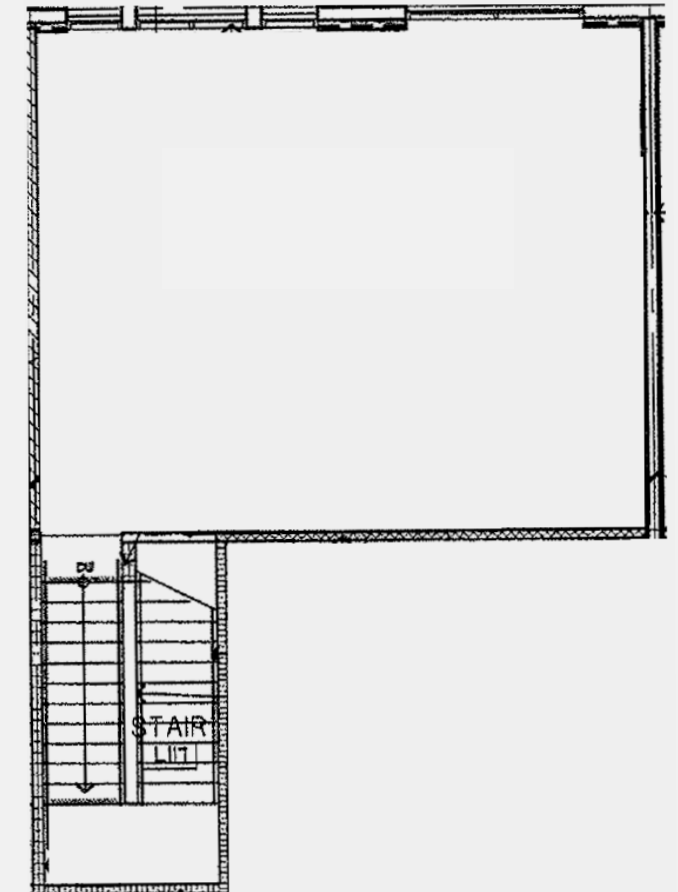
Site Plan

GROUND FLOOR



Site Plan

2ND FLOOR



Companies at The Towers



THE TOWERS

Elevate your success where innovation meets sustainability.

The Towers sits on 20 acres within Bressi Ranch Corporate Center, a 132-acre, campus-style mixed-use business park in Carlsbad, California. Conveniently situated at the main entrance of Bressi Ranch on Innovation Way and Palomar Airport Road, the Towers' office condos cater to small entrepreneurial businesses and large corporations with satellite offices. In addition, The Towers are officially LEED Certified.

280,000 SF

Project Size

Office/Flex

Project Type

2007

Year Built

Amenities & Developments

1 McClellan-Palomar Airport

2 Bressi Ranch Village Center

Blo Bow Dry Bar, Bloom Boutique, Bravo Jewellers, European Wax Center, Stater Bros, Trader Joe's, Verizon, and more

3 The Square at Bressi Ranch

Sprouts, BevMo, CVS, Bird Rock Coffee, F45, Mendocino Farms, Yoga Six, and more

4 Palomar Commons

Lowe's, Jersey Mike's, Panera, Chipotle, Five Guys, Noodles & Co, and more

5 Loker Retail Center

Starbucks, Bank of America, Staples, and more

6 Lift

44,030 SF Mixed-Use Office and Retail Development

7 Kensington at the Square

100 3-Story Townhomes



Life Science

- 1 IONIS PHARMACEUTICALS
- 2 GENOPTIX
- 3 ThermoFisher SCIENTIFIC
- 4 ARYTE BIOSCIENCE

Military & Innovation

- 1 ViaSat
- 2 GMI
- 3 Collins Aerospace
- 4 CISCO

Food and Beverage

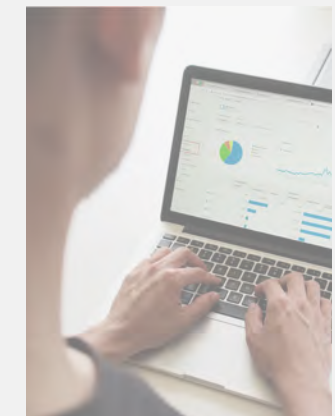
- 1 DOGLEG
- 2 Eureka!Burger
- 3 Starbucks
- 4 BELCHING BEAVER

Manufacturing

- 1 JELD-WEN
- 2 Nordson
- 3 ARGONAUT MANUFACTURING SERVICES
- 4 PRIMARCH

Action Sports

- 1 TaylorMade
- 2 Callaway GOLF
- 3 Titleist
- 4 Oregon Scientific



CARLSBAD

Discover a scenic coastal community with a forward-thinking economy.

Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry. The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

	2 Mile	5 Mile	10 Mile
Population (2025)	24,740	243,898	656,635
Project Population (2030)	24,547	244,677	660,926
Total Daytime Population	46,152	137,111	298,549
Total Households	9,035	89,684	234,390
Avg. Household Income	\$166,019	\$155,783	\$143,022
Median Home Value	\$1,062,800	\$1,020,350	\$921,838

Attractions

Seven miles of beautiful beaches and home to world-class championship golf courses and spa destinations, 46 miles of hiking trails, as well as nearby Legoland and the Flower Fields at Carlsbad Ranch draw nearly 2 million visitors per year.

Local Businesses

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.

Strong Work Force

Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to live, work and play.



11 Mins

Route 78
5.4 miles



13 Mins

Pacific Ocean
5.0 miles



16 Mins

Carlsbad Village
6.7 miles



10 Mins

Interstate 5
4.9 miles



Carlsbad Village
Campfire Restaurant



Carlsbad Ranch
The Flower Fields



Coastal
Carlsbad State Beach

Why Carlsbad?



of businesses agreed that the city was an Excellent Place To Do Business



of residents approve of Carlsbad's Quality Of Life



of businesses thought that Carlsbad offered the Highest Quality Of Life

*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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Carlsbad Industrial/Flex Opportunity



CONTACT US

for additional information



Amy McNamara
+1 760 889 2127
amy@upsocal.com
Lic No 01083491

6120 Innovation Way
Carlsbad, CA 92009

upsocal.com