

6126

INNOVATION WAY | STE L1
CARLSBAD, CA 92009

FOR SALE OR LEASE | HIGH IMAGE OFFICE - FLEX CONDO

Property Overview

ZONING:

P-C (Planned Community) –
Bressi Ranch Master Plan

SIZE:

3,676 SF

CONSTRUCTION:

Concrete Tilt-UP

SPRINKLERS:

Fully Sprinkled

ENERGY:

LEED Certified

LOCATION:

Walking Distance to retail
Amenities

PARKING:

12 Surface Parking

YEAR BUILT:

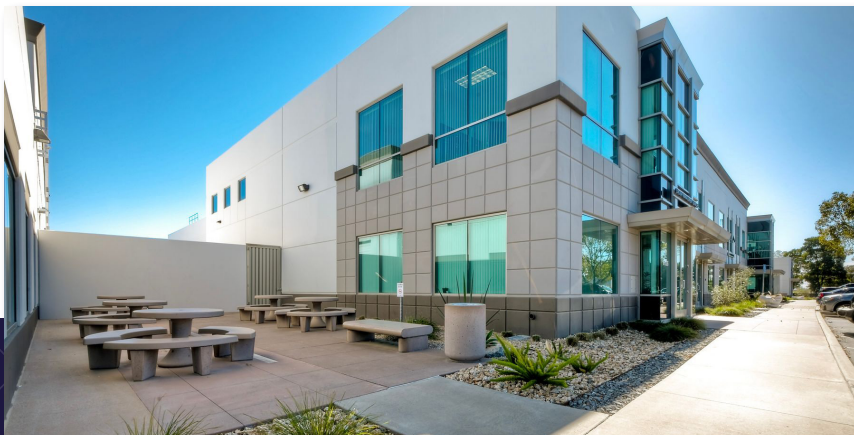
2007

PROPERTY TYPE:

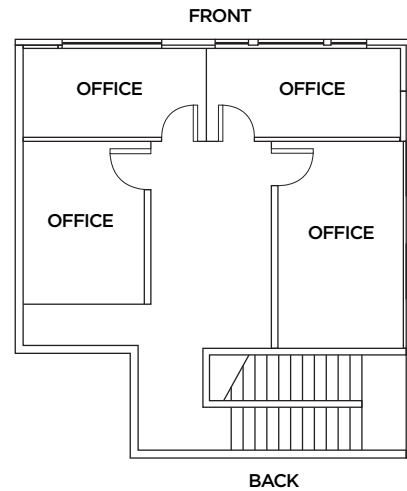
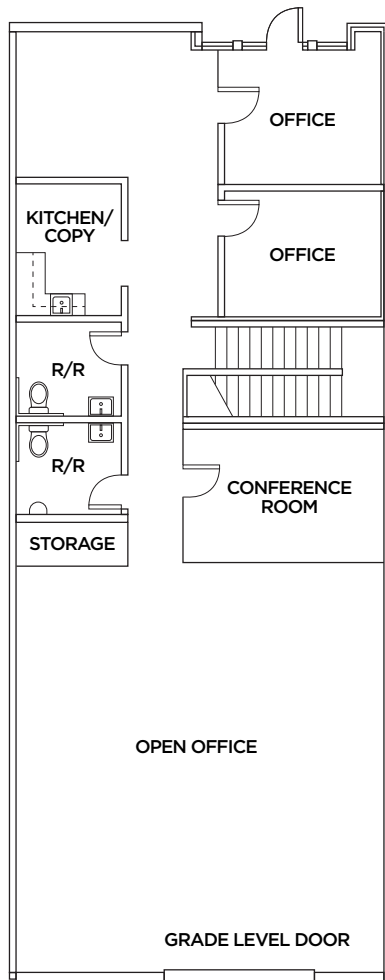
Office / Flex / R&D Condominium

HOA FEE:

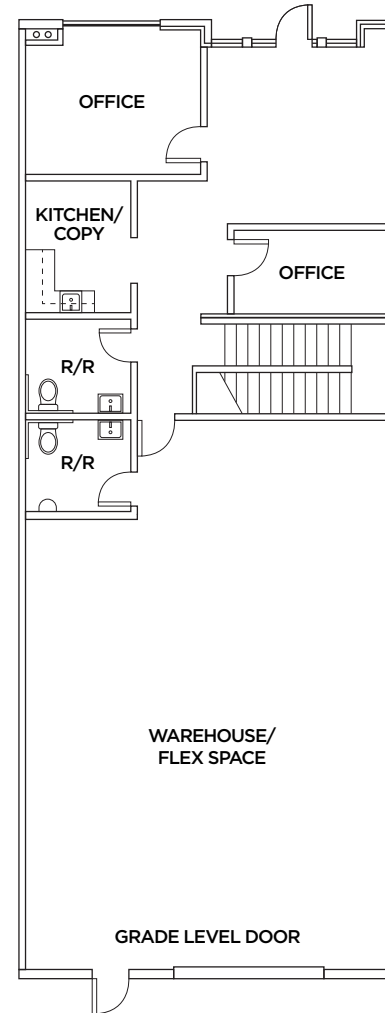
\$2,196 Quarterly



Floor Plan



CURRENT PLAN



PREVIOUS PLAN

FLOORPLAN DRAWING NOT TO SCALE



Carlsbad | San Diego, CA



Carlsbad is one of North San Diego County's most established coastal business communities, strategically positioned along the I-5 corridor approximately 35 miles north of Downtown San Diego. The city combines a highly educated workforce, affluent residential base, strong corporate presence, and immediate access to regional transportation infrastructure.

Carlsbad has developed into a significant employment center for technology, life science, medical devices, communications, action sports, and advanced manufacturing companies. The city's concentration of corporate campuses, research and development facilities, industrial properties, and professional office space has established it as one of the primary business hubs within North County San Diego.

The market benefits from direct connectivity to Interstate 5 and State Route 78, proximity to McClellan-Palomar Airport, and convenient access to the broader San Diego and Southern California labor pools. Carlsbad's strong demographics, high household incomes, coastal quality of life, and established amenity base continue to support long-term demand from employers, investors, and commercial real estate users.

114,746

2026 Population

\$142,748

Median Household Income

\$1.26M

Median Property Value

Nearby Amenities



65 CARLSBAD PREMIUM OUTLETS



THE ISLAND AT CARLSBAD



MCCLELLAN
PALOMAR
AIRPORT

PALOMAR COMMONS



EL CAMINO REAL

PALOMAR AIRPORT RD

CARLSBAD GATEWAY CENTER



FARADAY AVE

EL FUERTE ST

6126
INNOVATION WAY | STE L1
CARLSBAD, CA 92009

BRESSI RANCH



THE SQUARE



Drive Times

4 MINUTES

Palomar Airport

13 MINUTES

Hwy 78

45 MINUTES

Downtown San Diego

10 MINUTES

I-5

40 MINUTES

San Diego Airport

50 MINUTES

Orange County



78

ACUSHNET HOLDINGS CORP.

wesco

m² INGREDIENTS

OnTrac

ThermoFisher SCIENTIFIC

UPPER D.E.C.H.

THE CROSSINGS AT CARLSBAD

THE FLOWER FIELDS

CARLSBAD PREMIUM OUTLETS

LEGOLAND CALIFORNIA

Callaway

Nordson

MED ED LAB

ups

amazon

Titleist

Bressi Ranch

6126 INNOVATION WAY | STE L1 CARLSBAD, CA 92009

MCCLELLAN PALOMAR AIRPORT

AVIARA PKWY

PALOMAR AIRPORT RD

FARADAY AVE

EL CAMINO REAL

MELROSE DR

SAN MARCOS



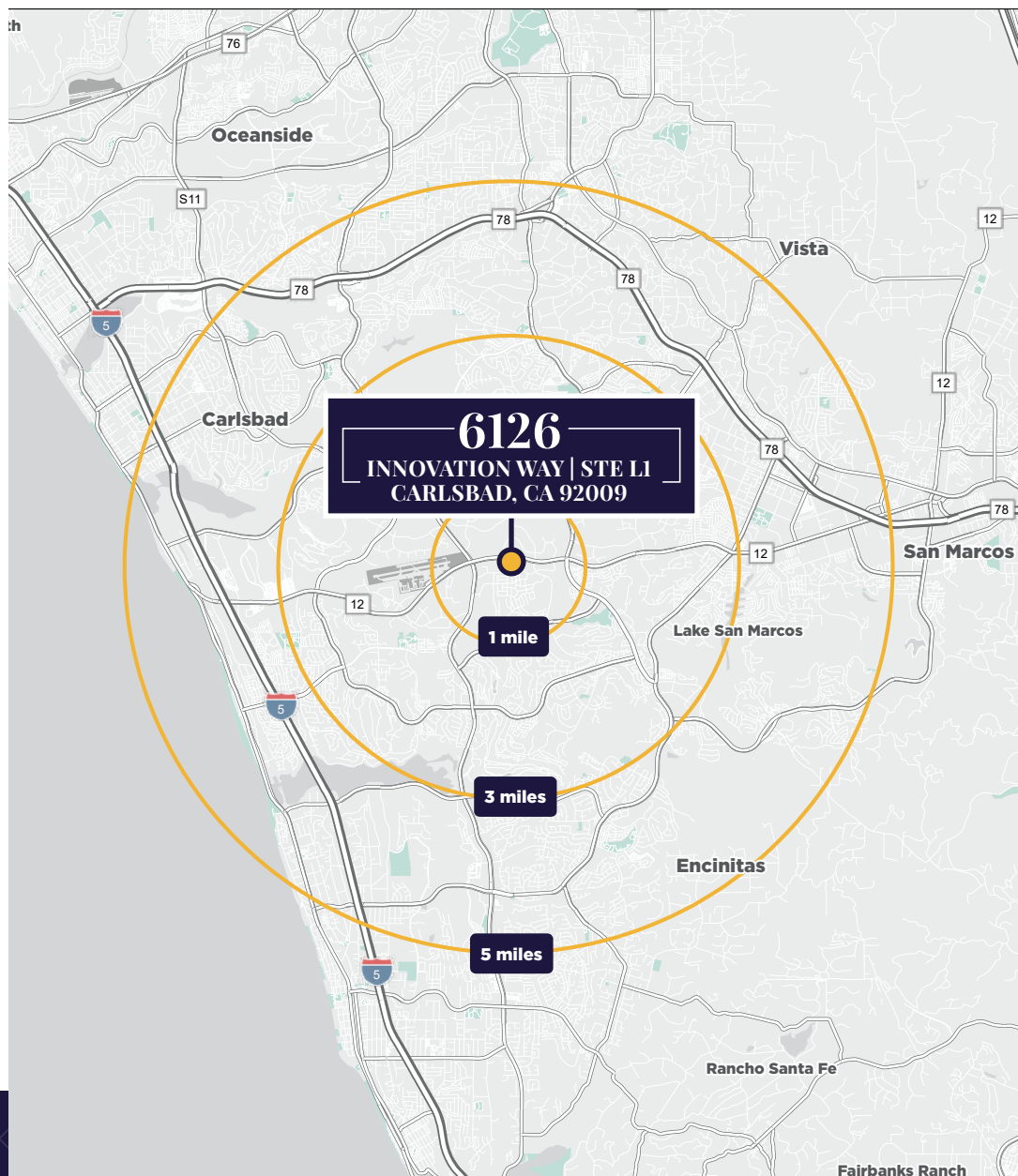
Corporate Neighbors

Demographics

Population	3 Miles	5 Miles	10 Miles
2026 Total	112,035	275,023	659,651
Median Age	46.5	42.6	40.5
Total Businesses	5,854	13,275	31,847
Total Employees	73,037	134,485	285,368
White Collar Workers	78.00%	72.30%	65.90%
Blue Collar Workers	7.80%	12.10%	15.90%

Households	3 Miles	5 Miles	10 Miles
2026 Total	29,901	92,049	241,518
Avg Household Size	2.45	2.64	2.67
Owner Occupied	66.90%	62.20%	56.70%
Renter Occupied	27.20%	32.10%	36.60%

Income	1 Mile	3 Miles	5 Miles
2026 Avg HH Income	\$237,828	\$198,006	\$190,968
2026 Median HH Income	\$204,738	\$149,639	\$142,232
2026 Est Per Capita Income	\$79,504	\$80,251	\$71,895



*Data: ESRI

Contact

MORROW BOTROS

+1 760 208 8679

morrow.botros@cushwake.com

CA License #02196220

DANIELLE BERGSON

+1 808 419 0042

danielle.bergson@cushwake.com

CA License #02196210

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

