

5796

OCEAN RIDGE

CARLSBAD'S PREMIER OFFICE EXPERIENCE

5796 ARMADA DRIVE, CARLSBAD, CA 92008

ABOUT OCEAN RIDGE

A modern office environment inspired by Carlsbad's coastal lifestyle.

Unparalleled ocean views meet the prestigious Carlsbad Ranch, home to some of the most recognized finance and technology firms.

Outdoor work space, subterranean parking, onsite showers and lockers and bike storage - a compelling connection to the best of coastal San Diego.

Ocean Ridge is Carlsbad's premier office experience.





Class A institutional office building



Panoramic Pacific Ocean views



Energy Star certified building with 8 EV charging stations



4.5/1,000 USF parking with subterranean garage



On-site shower and locker facilities



Furnished outdoor flex space with ocean views



Monument signage available



500,000 SF of walkable retail and restaurant amenities



Immediate I-5 freeway access





SUITE 100

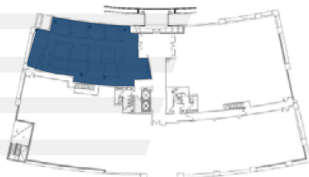
CURRENT



4,701 RSF

Available Now

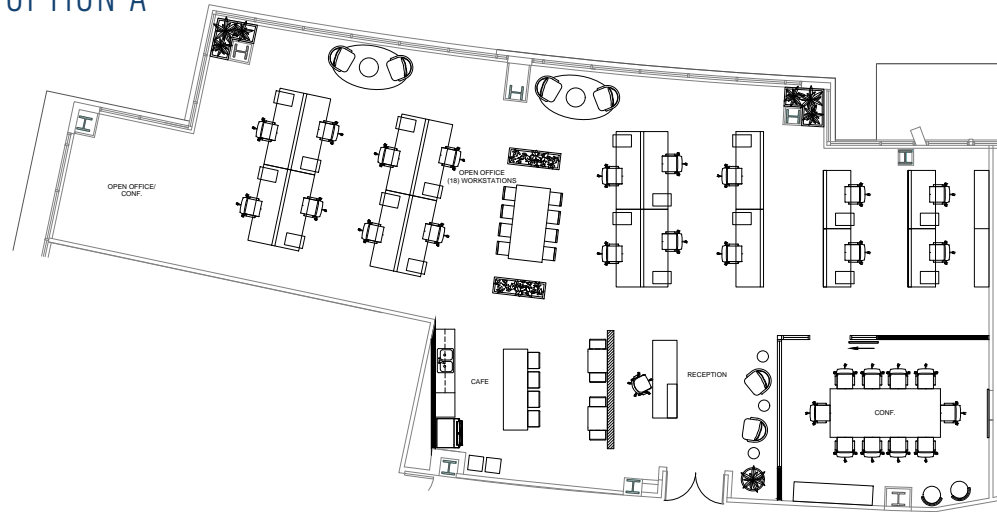
Ground floor suite with double-door entry off the lobby. Available in ready-to-lease condition.



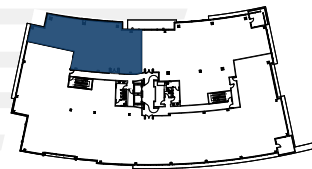
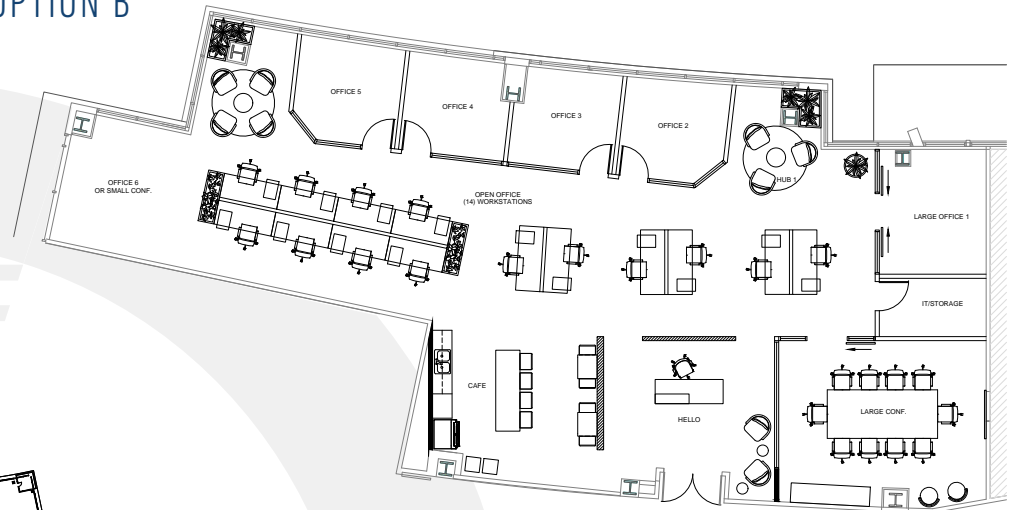


SUITE 225

OPTION A



OPTION B



3,742 RSF

Warm shell space.
See option A and option B for
conceptual layouts.





AMENITIES

Ocean Ridge is an approximately 76,000 SF Class A+ office building located in the coastal Carlsbad submarket of San Diego, California. Located on a corner parcel in the prestigious Carlsbad Ranch, the property is situated atop a prominent bluff overlooking the Carlsbad Flower Fields and Pacific Ocean and features panoramic ocean views, convenient access to the transportation corridor of Interstate 5 and access to 500,000 SF of retail and 50 restaurants within a 1-mile radius.

NEARBY RETAIL



Calvin Klein



NEARBY EATERIES



CARLSBAD

*1 Mile Radius
Snapshot*



Average HH Income

\$150,243



Retail

500,000 SF



Restaurants

50+



CORPORATE
TENANTS

Titleist Callaway GOLF

TaylorMade ViaSat

IONIS ThermoFisher SCIENTIFIC

Zimmer GENOPTIX

Medtronic MERCK

Rubio's FRESH MEXICAN GRILL UPPER DECK

Columbia jenny CRAIG

Cannon Road

Mercedes-Benz Audi

LAND-ROVER Cadillac

LEXUS JAGUAR

Grand Pacific Palisades
A Carlsbad Resort

WESTIN
HOTELS & RESORTS



BJ's RESTAURANT BREWHOUSE
corner bakery CAFE

OCEAN RIDGE

LEGOLAND
CALIFORNIA

PF CHANG'S
CHINA BISTRO

THE FLOWER FIELDS

KING'S FISH HOUSE
SIMON PREMIUM OUTLETS

KARL STRAUSS BREWING COMPANY

IN-N-OUT
BURGER

90 outlet stores
10 restaurants

Grand Pacific Palisades
A Carlsbad Resort

McClellan-Palomar Airport

DRAFT+REPUBLIC

The Windmill Carlsbad
14,000 SF
11 Food Vendors

MIGUEL'S COCINA
McDonald's

Carlsbad Blvd

Palomar Airport Road

Pacific Ocean

SUBWAY COSTCO WHOLESALE veggiegrill ISLANDS fine burgers & drinks.

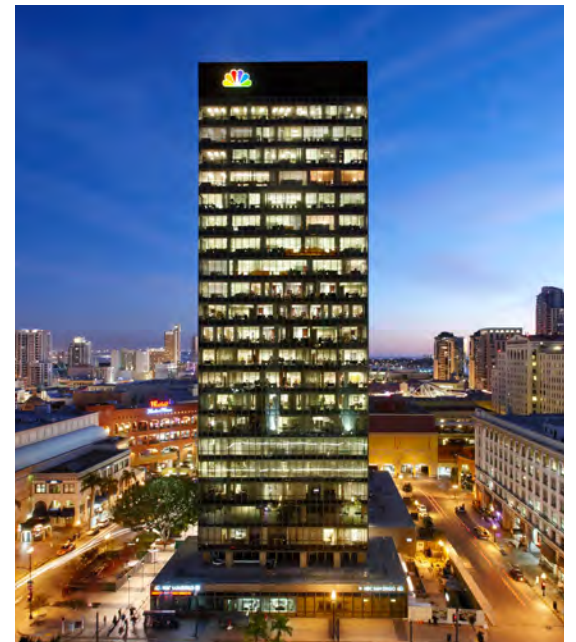
Carls Jr. 7 ELEVEN Starbucks burgerlounge THE ORIGINAL grass-fed BURGERS.

SENTRE

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 10 million square feet and \$4B in transactional volume.

We partner on a variety of real estate projects in urban and/or urban-like locations that are walkable, amenity rich and located near transportation, education and employment centers.

Ocean Ridge is an embodiment of our real estate philosophy.





OCEAN RIDGE

FOR MORE INFORMATION,
PLEASE CONTACT

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 **SENTRÉ**