



**BRESSI RANCH**  
**CARLSBAD, CALIFORNIA**

“live, work and play” community

**FOR SALE/BUILD TO SUIT**

**5.31 ACRES**

*Corporate Offices/Offices/R&D/Industrial*

**45,000 - 85,000 SF**

*Last Available Lots in Bressi Ranch Business Park*



**CBRE**

Capital Markets | Investment Properties

# THE OPPORTUNITY: *Lots for sale, build your own building or Build to Suit*

## The Lots

- 5.31 Acres combined
- Lot 11-2.35 Acres
- Lot 12-2.96 Acres
- Flexible uses and size
  - Corporate HQ
  - Biotech
  - Office
  - Flex Industrial
  - Industrial Mfg/Distribution
- Finished rectangular site
- Zoned (PC) Planned community/ (P-M) Planned industrial
- Creative Offices/Dock Grade Loading
- Located in the 135 Acre Bressi Ranch Business Park
- Corner location of Palomar Airport Road and Gateway Road



## LOCATION MATTERS

- Central Carlsbad Business location
- Walk to restaurants
- Run/bike/walk/swim at lunch
- Frontage on Palomar Airport Road
- Bressi Ranch vibe
- Neighbour to ViaSat
- Views
- Social Carlsbad hub
- Close to all amenities
  - Shopping
  - Restaurants

***Location, Location, Location***

***“Live, Work, and Play” Community***

***“Last Chance to be a part of Bressi Ranch”***

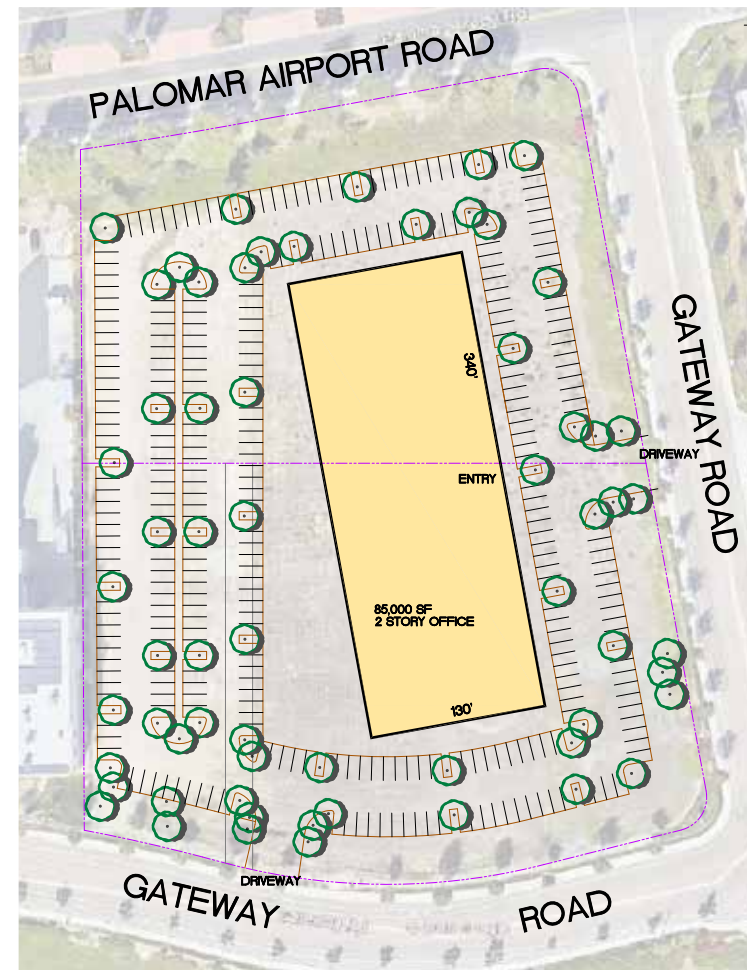
# 85,000 SF

## OFFICE/CORPORATE HEADQUARTERS



### BUILDING AREA

First Floor	42,000 SF
Second Floor	42,500 SF
Building Totals	85,000 SF



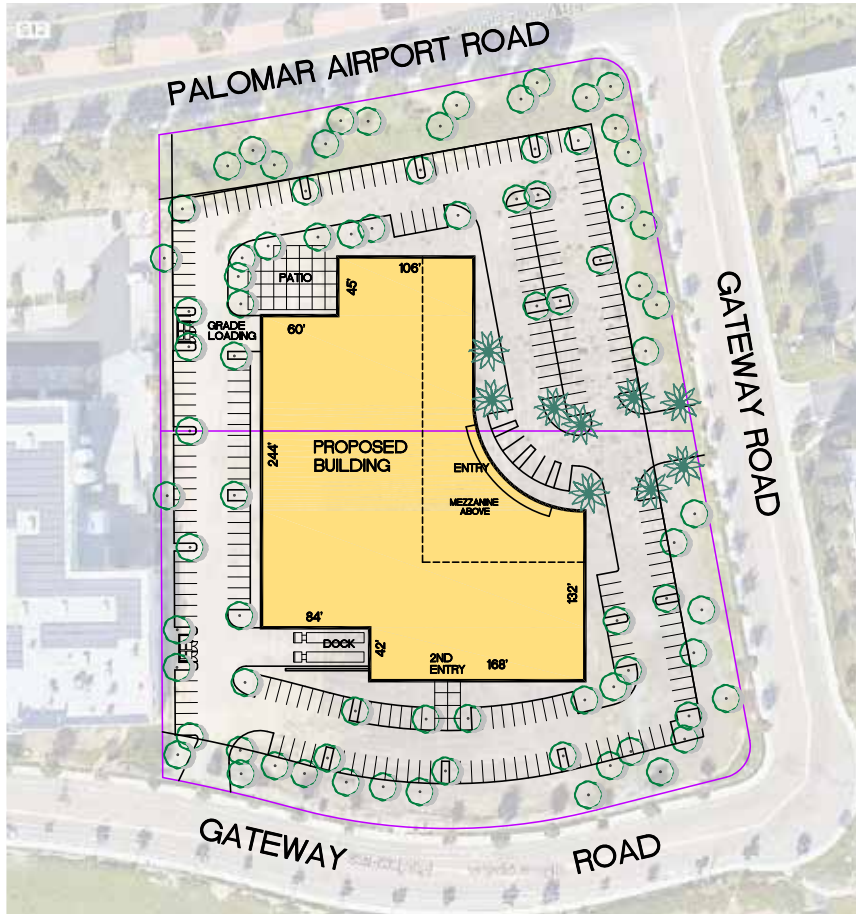
Proposed Layout

# 77,000 SF

## R&D/FLEX

### BUILDING AREA

First Floor	62,000 SF
Second Floor	15,000 SF
Building Totals	77,000 SF



Proposed Layout

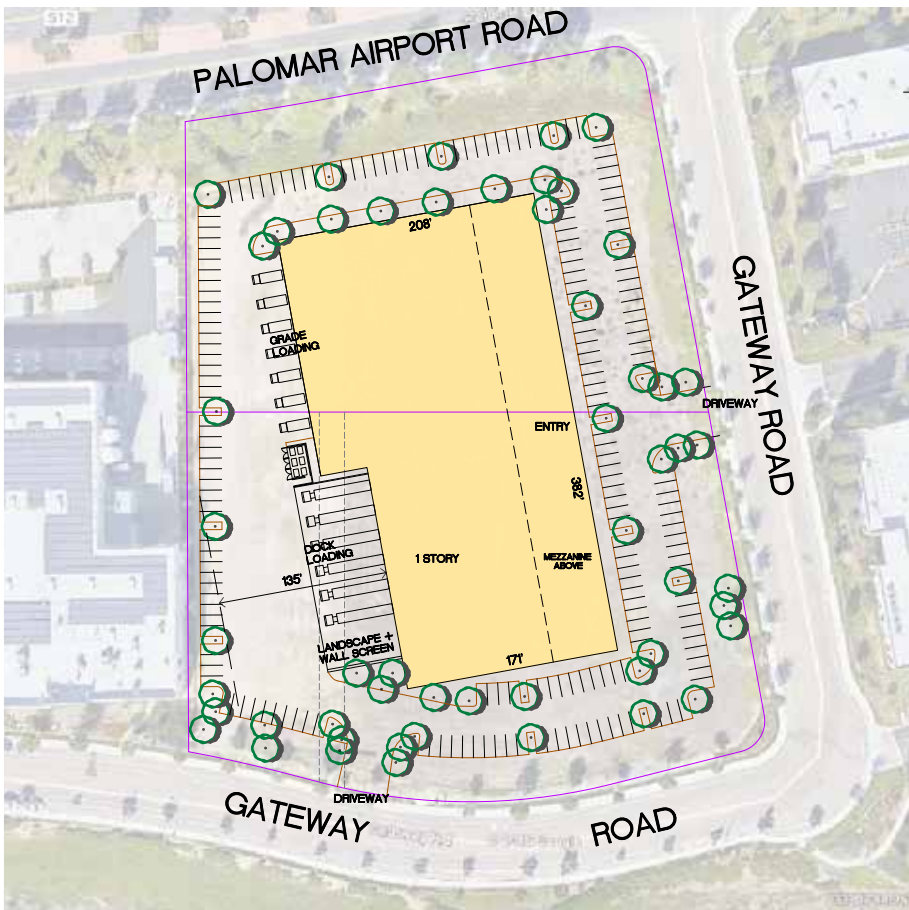


# 85,000 SF INDUSTRIAL/FLEX/MFG



### BUILDING AREA

First Floor	70,000 SF
Second Floor	15,000 SF
Building Totals	85,000 SF



Proposed Layout

# DIVISIBLE TO 40,000 SF

## R & D / FLEX

### BUILDING AREA "A"

First Floor	35,000 SF
Second Floor	11,000 SF
<b>Building Totals</b>	<b>45,000 SF</b>

### BUILDING AREA "B"

First Floor	35,000 SF
Second Floor	5,000 SF
<b>Building Totals</b>	<b>40,000 SF</b>



Proposed Layout





“live,  
work and  
play”  
community



# CARLSBAD

Located in the heart of Southern California in North County San Diego, Carlsbad is 35 miles north of downtown San Diego and 54 miles south of the John Wayne Airport in Orange County. Home to a population of over 112,000, the city covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, 46 miles of hiking trails and seven miles of coastline.

## COMPANIES IN CARLSBAD

ViaSat, Inc.  
Thermo Fisher Scientific  
LEGOLAND California  
Carlsbad Unified School District  
Omni La Costa Resort & Spa  
TaylorMade - Adidas  
SGN Nutrition  
Gemological Institute of America  
City of Carlsbad  
OptumRx

## KEY INDUSTRIES

Action Sports  
Life Sciences  
Information & Communications  
Technology  
Clean Technology  
Hospitality and Tourism

## EMPLOYMENT BY INDUSTRY

Life Science: 4,976  
Action Sports: 2,394  
Clean Technology: 623  
ICT: 7,627

**Average household income \$130,583**

**Average seasonal temperatures between 65-75 degrees**

**95 % of businesses thought Carlsbad offered the highest quality of life**

**#5 Top Cities for fast-growth companies (San Diego-Carlsbad-San Marcos), Inc. 2014**



Vista

Oceanside

The Shoppes at Carlsbad

CALIFORNIA 78

Carlsbad

Carlsbad Village

Cannon Road

El Camino Real

College Blvd

BRESSI RANCH DEVELOPMENT SITE

BRESSI RANCH

Palomar Airport Road

Pointsettia Lane

5

Carlsbad

CARLSBAD PREMIUM OUTLETS

Flower Fields

IN-N-OUT

MIGUELS

McDonald's

LEGOLAND

Mobil

COSTCO

THE CROSSINGS

✈️

LOWE'S

ViaSat

CRACKN

HYATT PLACE

AVIARA GOLF CLUB

OMNI RESORTS la costa

La Costa

Encinitas



35 miles to San Diego



50 miles south of Orange County



3 airports within 50 miles including McClellan-Palomar Airport



3 major ports within ± 30 miles

# BRESSI RANCH

Bressi Ranch is considered North San Diego County's premier "live, work and play" community and is comprised of over 600 homes in eight neighborhoods, 187 acres of open space, eight community parks, a 135-acre Business Park and two major retail centers. Bressi Ranch Village and The Square at Bressi Ranch total over 211,000 square feet of shopping and restaurants and are within walking distance from the subject site. The site also has excellent access to support commercial services, hospitals and outstanding healthcare facilities.





# BRESSI RANCH CARLSBAD, CALIFORNIA

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