



CEAN 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**



**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**

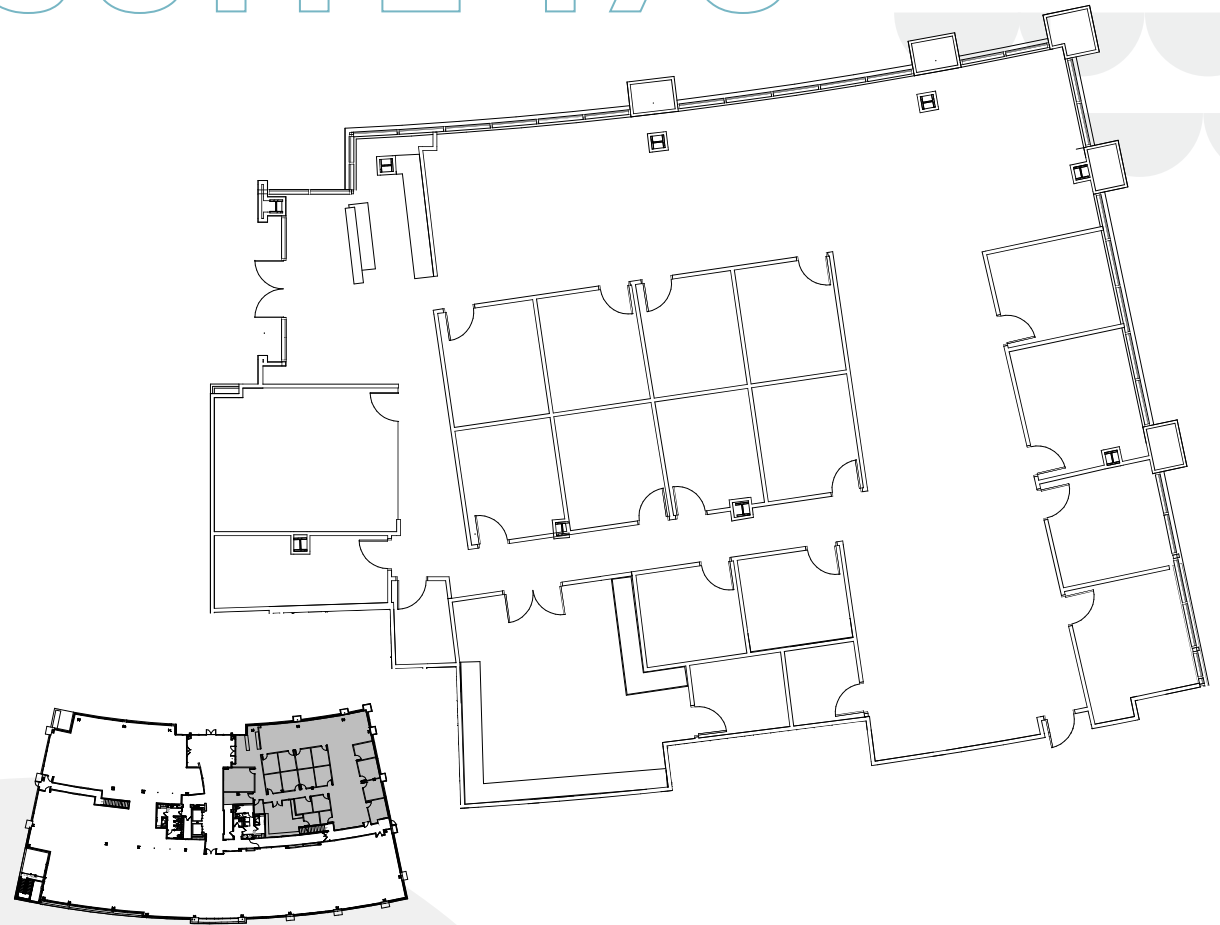


**Immediate I-5
freeway access**



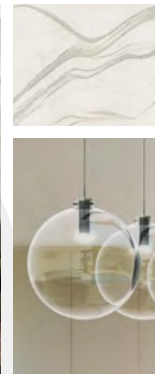
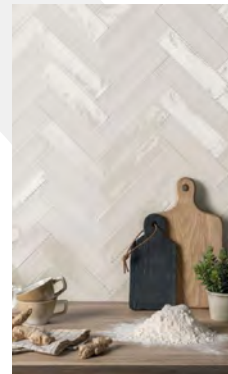
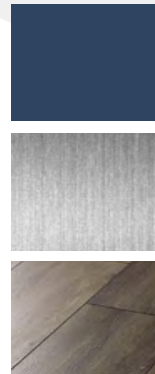


SUITE 175



6,891 RSF

Ground floor suite with double-door entry off the lobby. Available now in ready-to-lease condition with as-built features: reception area, conference room, 14 private offices, storage and work room and kitchen.



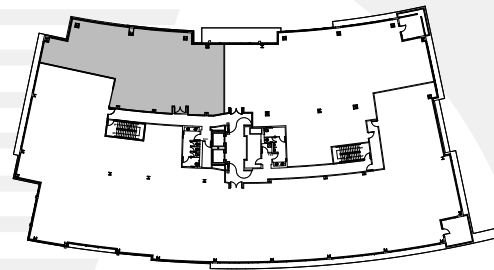
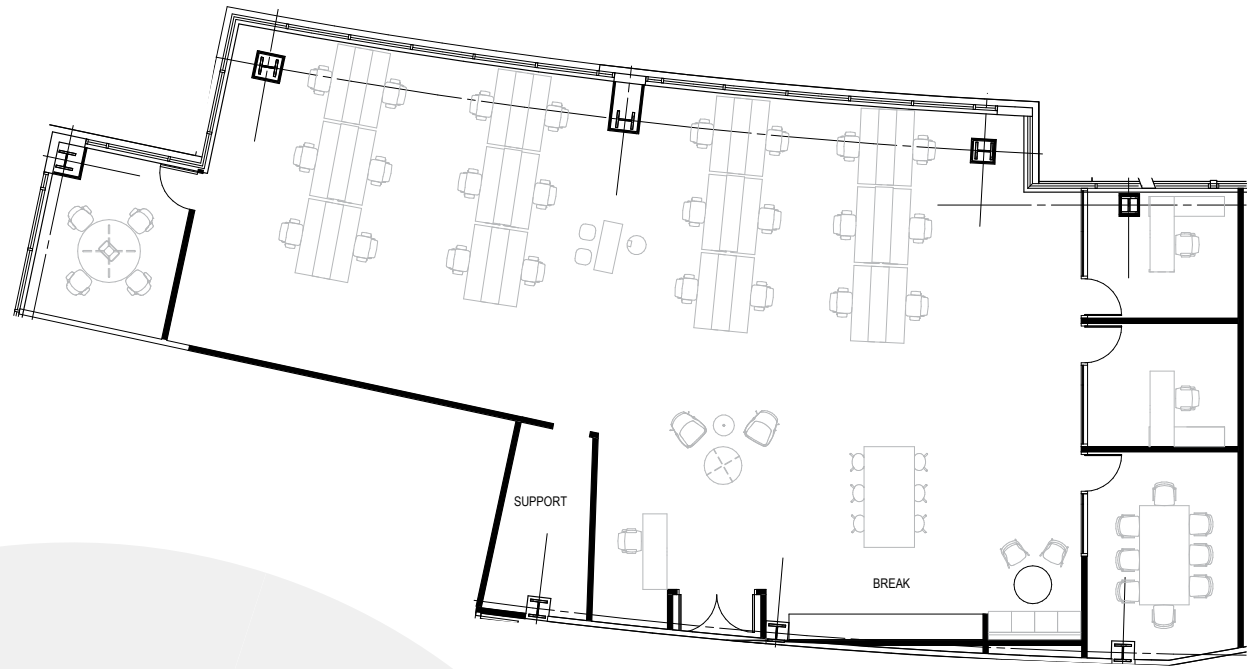


SUITE 225

3,742 RSF

Available March 1, 2022

Warm shell space with
planned spec improvements.
Test fit options available
upon request.



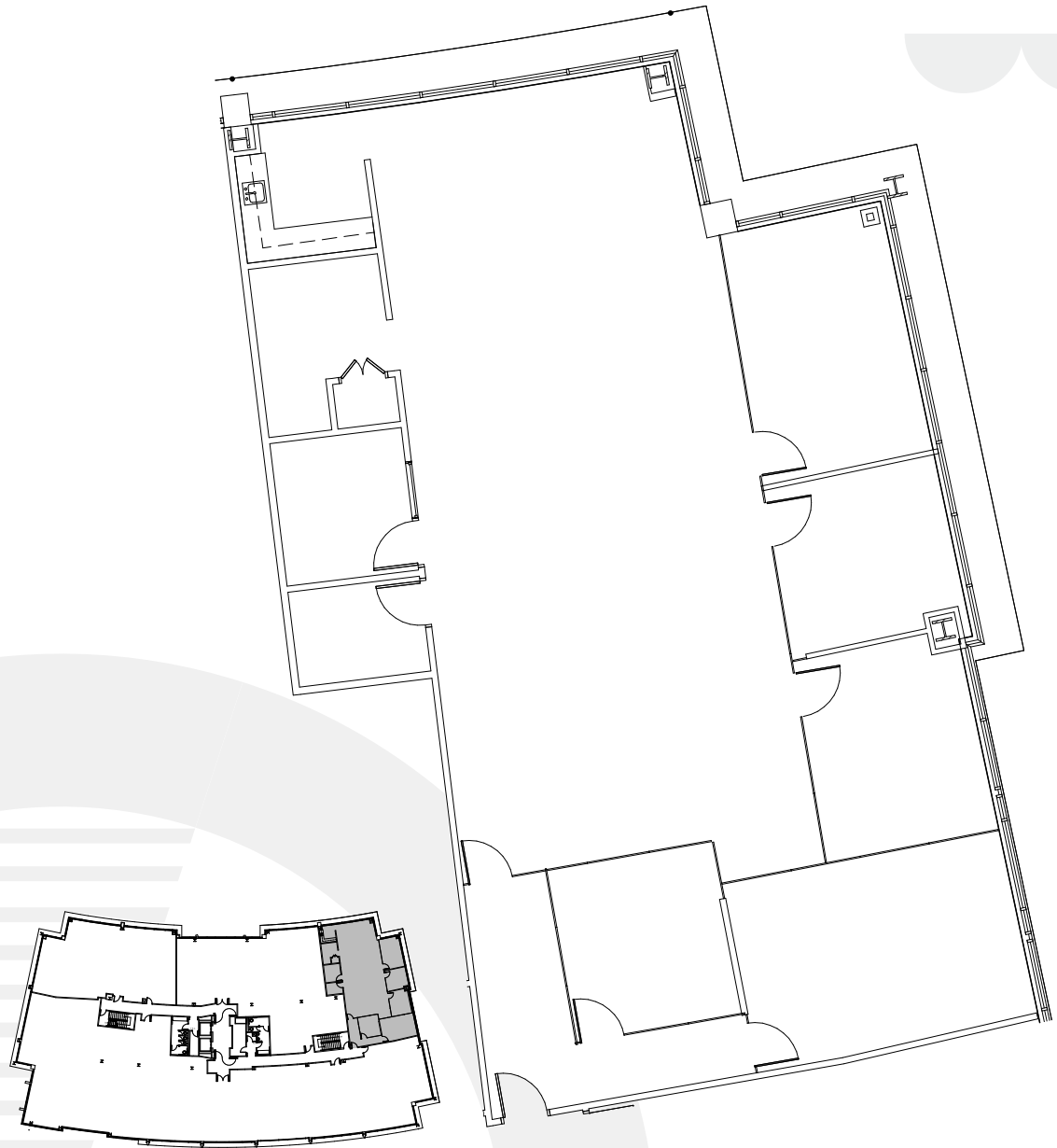


SUITE 375

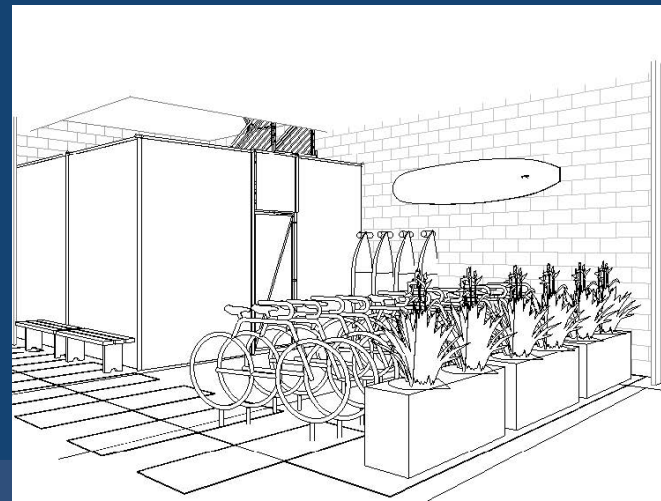
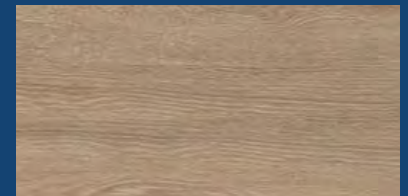
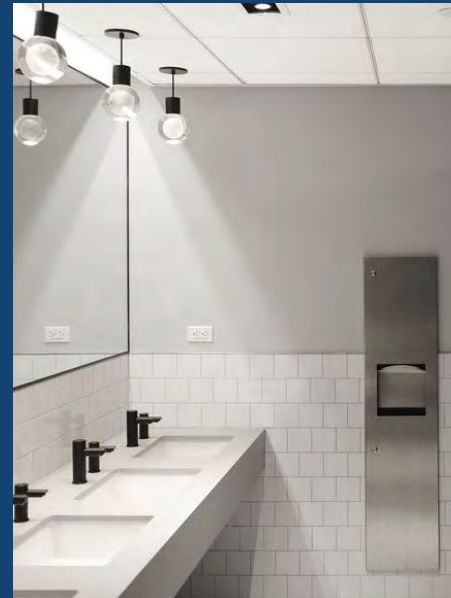
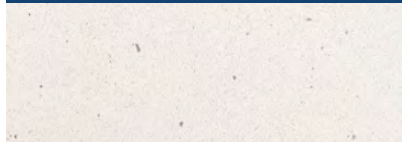
3,064 RSF

Potentially Available

Third floor suite with modern build out in ready-to-lease condition. Can be combined with Suite 350 for a total of 7,980 RSF.



DEVELOPMENT VISION





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 *UPPER D-E-K*
FRESH MEXICAN GRILL

prAna *jenny*
CRAIG

Mercedes-Benz *Audi*

LAND-ROVER *Cadillac*

LEXUS *JAGUAR*



BJ's
RESTAURANT
BREWHOUSE

corner
bakery
CAFE

PF CHANG'S
RESTAURANT

SIMON
PREMIUM OUTLETS
96 outlet stores
10 restaurants

Miguel's
COCINA

IN-N-OUT
BURGER

DRAFT+REPUBLIC



The Windmill Carlsbad
14,000 SF
11 Food Vendors

OCEAN RIDGE

The Flower
Fields

Grand Pacific Palisades
A Carlsbad Resort

KARL STRAUSS
BREWING COMPANY

LEGOLAND
CALIFORNIA

McClellan-Palomar
Airport

SUBWAY

COSTCO
WHOLESALE

veggiegrill

ISLANDS
Fine burgers & drinks.

Carl's Jr.



burgerlounge
THE ORIGINAL grass-fed BURGER.

Pacific
Ocean

Palomar Airport Road

Cannon Road

Armada Dr

Fleet St

Armada Dr

Carlsbad Blvd

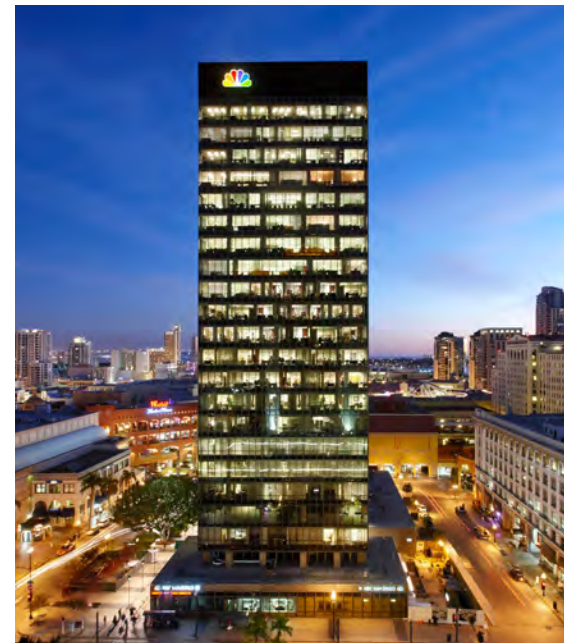
The Crossings Dr

SENTRÉ

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,
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