

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**

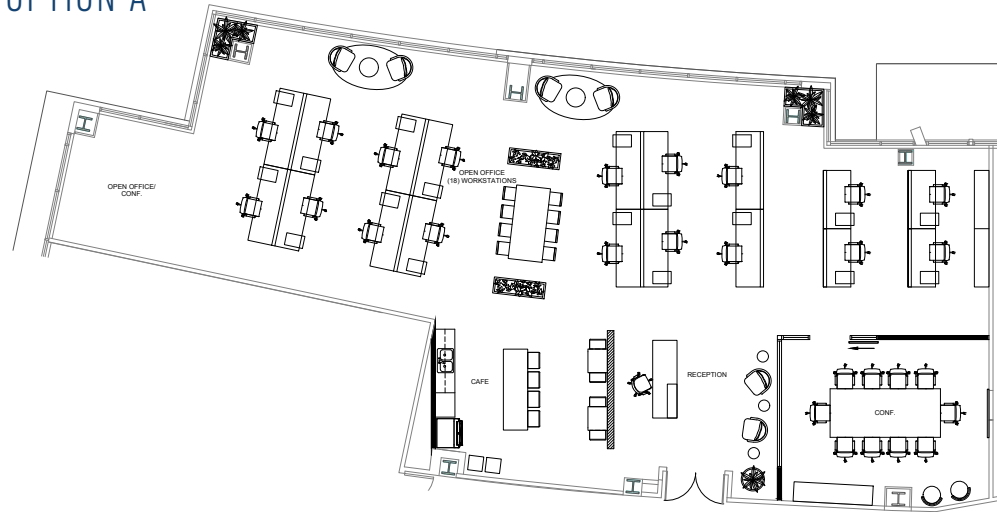
Ground floor suite with double-door entry off the lobby. Available in ready-to-lease condition.



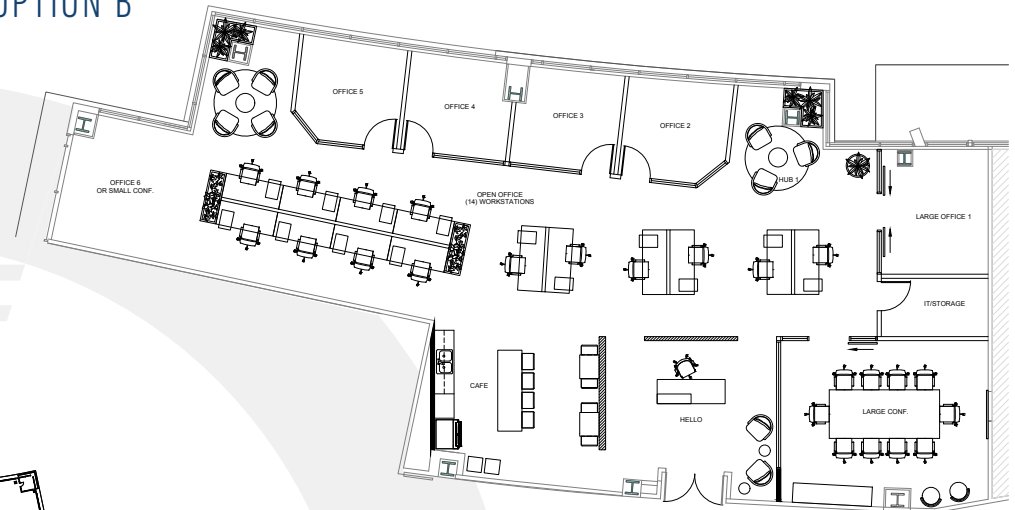


# SUITE 225

OPTION A

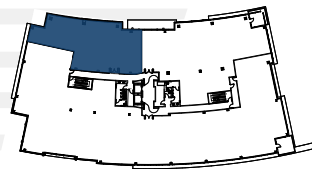


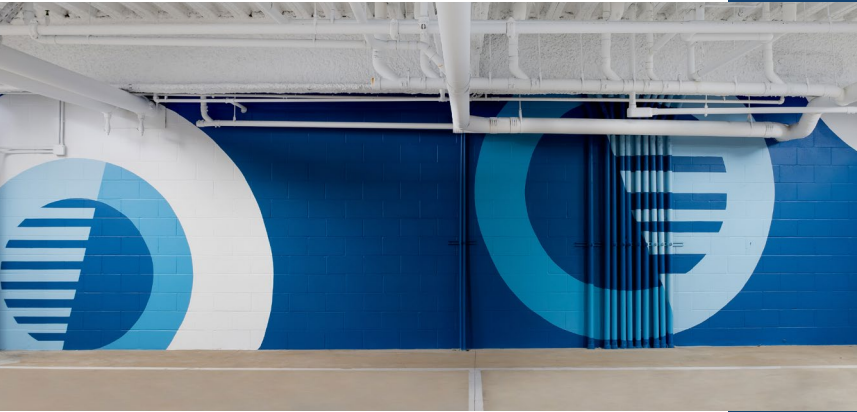
OPTION B



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

Mercedes-Benz Audi

LAND-ROVER Cadillac

LEXUS JAGUAR



BJ's RESTAURANT BREWHOUSE  
corner bakery CAFE

PF CHANG'S CHINA BISTRO

KING'S FISH HOUSE  
SIMON PREMIUM OUTLETS

90 outlet stores  
10 restaurants

IN-N-OUT BURGER  
DRAFT+REPUBLIC

MIGUEL'S COCINA  
McDonald's

The Windmill Carlsbad  
14,000 SF  
11 Food Vendors

OCEAN RIDGE

Grand Pacific Palisades  
A Carlsbad Resort

WESTIN  
HOTELS & RESORTS

LEGOLAND  
CALIFORNIA

Grand Pacific Palisades  
A Carlsbad Resort

McClellan-Palomar Airport

Pacific Ocean

SUBWAY COSTCO WHOLESALE veggiegrill ISLANDS fine burgers & drinks.

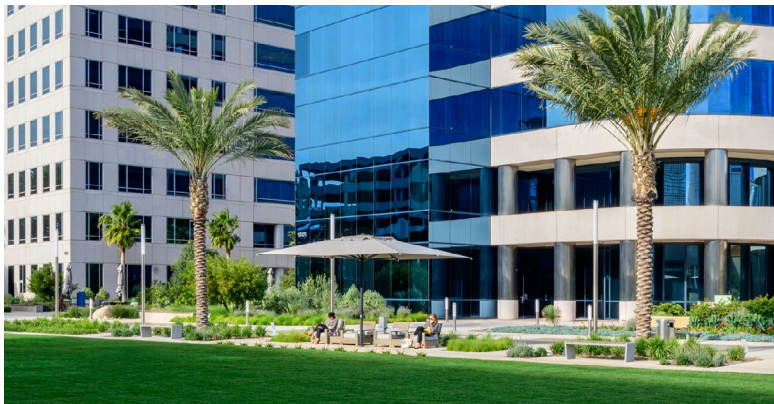
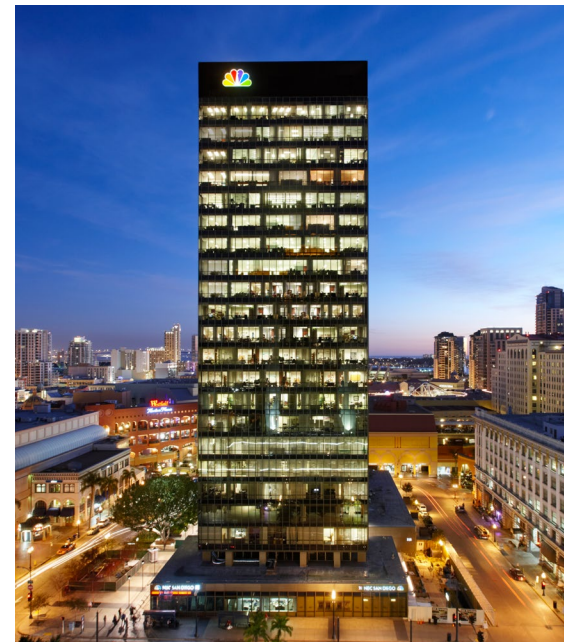
Carl's Jr. 7 ELEVEN Starbucks burgerlounge THE ORIGINAL grass-fed BURGER.

# 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

**CBRE**

**MATTY SUNDBERG**

760.438.8518

[matty.sundberg@cbre.com](mailto:matty.sundberg@cbre.com)

Lic. #01257446

**JUSTIN HALENZA**

760.438.8514

[justin.halenza@cbre.com](mailto:justin.halenza@cbre.com)

Lic. #01238120

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 **SENTRÉ**