



6185 CARPINTERIA AVE

CARPINTERIA CA 93013

OCEANFRONT OFFICE BUILDING

±35,850 SF ocean view office
building featuring multiple patios with ocean
views, on-site parking, bluff-top walking
trails and more.

Offered at \$12,850,000

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Investment Highlights

Offered at

\$12,850,000

Occupancy

100% Vacant May 1, 2026

Current Base Rent

\$79,943 (\$2.23/SF NNN)

Building Size

±35,850 SF

Price/SF

\$358/SF

Land Size

Lot 1: ±155,944 SF (±3.58 AC)

Lot 2: ±19,602 SF (±0.45 AC)

APN

Lot 1: 001-180-028

Lot 2: 001-180-029

Year Built

2003

Zoning

M-RP (Industrial/Research Park)

Parking

102 Spaces: 2.85/1,000

Surface Lot & Garage

HVAC

Throughout

Restrooms

Yes

Floors

2

Elevators

2 (One in each building)

Sprinklers

Yes

Power

Fully Connected Back-up Generator

To Show

Contact Listing Agents

Perched atop the Carpinteria bluffs overlooking the Pacific Ocean, 6185 Carpinteria Avenue offers one of the most inspiring coastal office environments on California's Central Coast. Set on ±3.58 acres, the property is improved with two separate two-story office buildings totaling ±35,850 square feet, connected by a beautiful open-air breezeway that captures ocean breezes and natural light throughout the day. The buildings feature multiple kitchenettes, breakrooms, and outdoor patios, providing a modern, campus-like atmosphere ideal for creative or professional users seeking an indoor-outdoor workspace. The property is surrounded by picturesque walking trails along the bluffs, offering employees a unique balance of productivity and well-being. With ample on-site parking, efficient floor plans, and immediate access to Highway 101, 6185 Carpinteria Avenue combines functionality, comfort, and unmatched views in a rare coastal setting—an exceptional opportunity for an owner-user, investor, or company headquarters.

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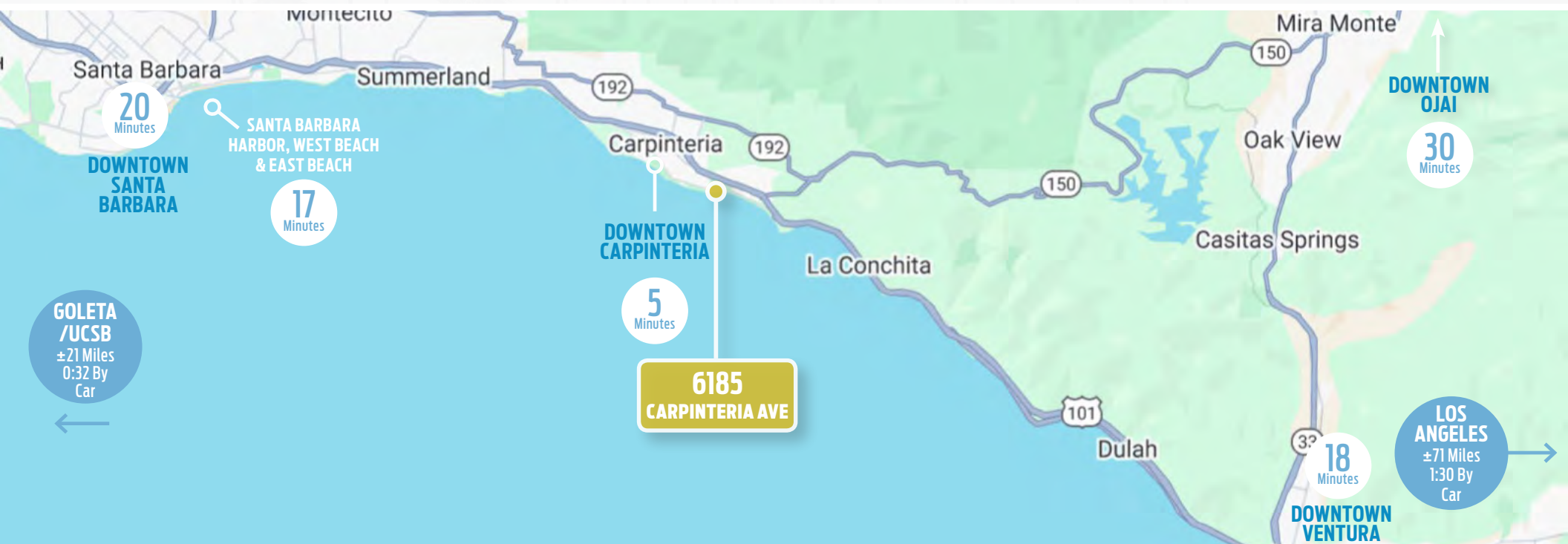


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FOR SALE

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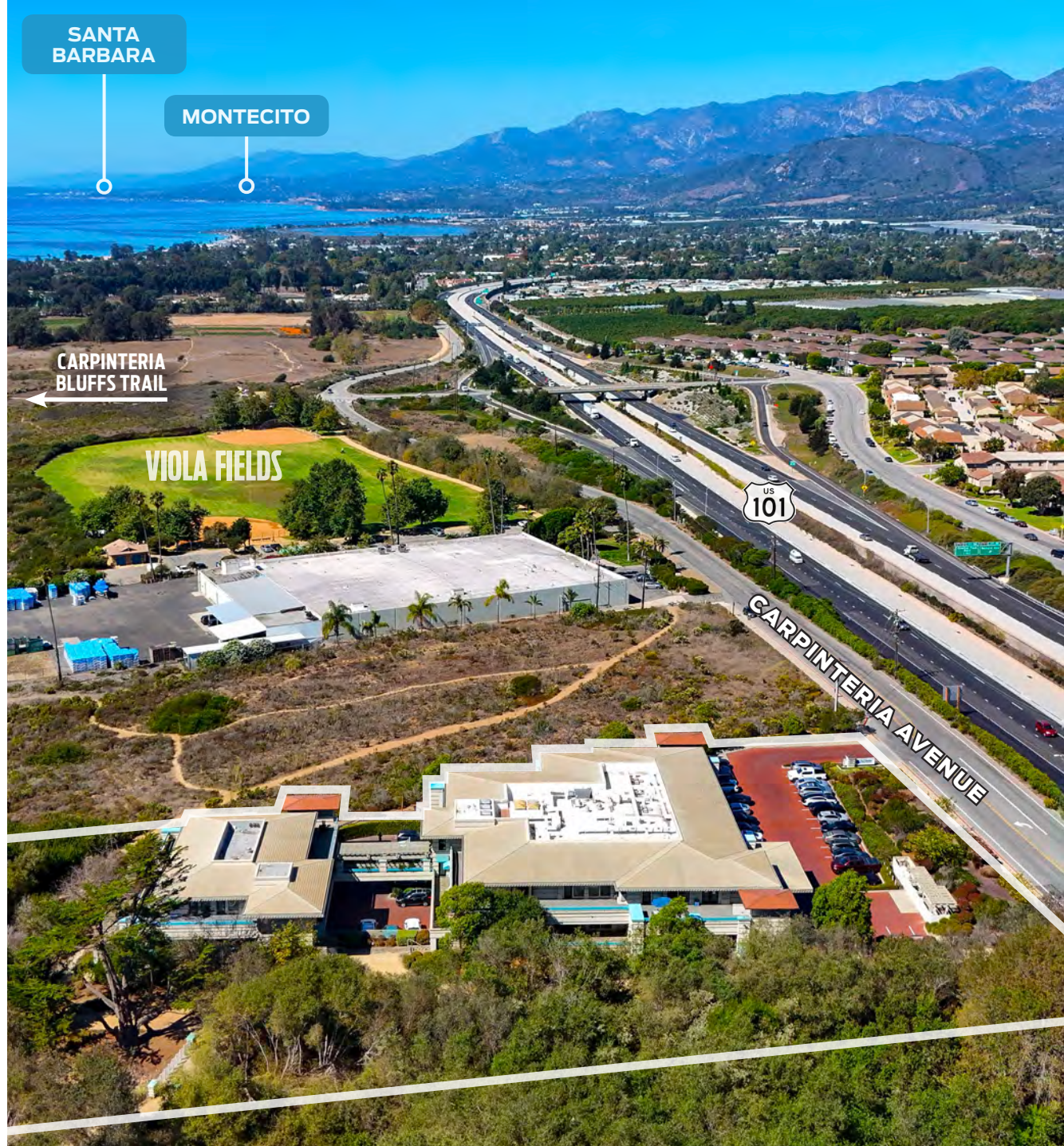
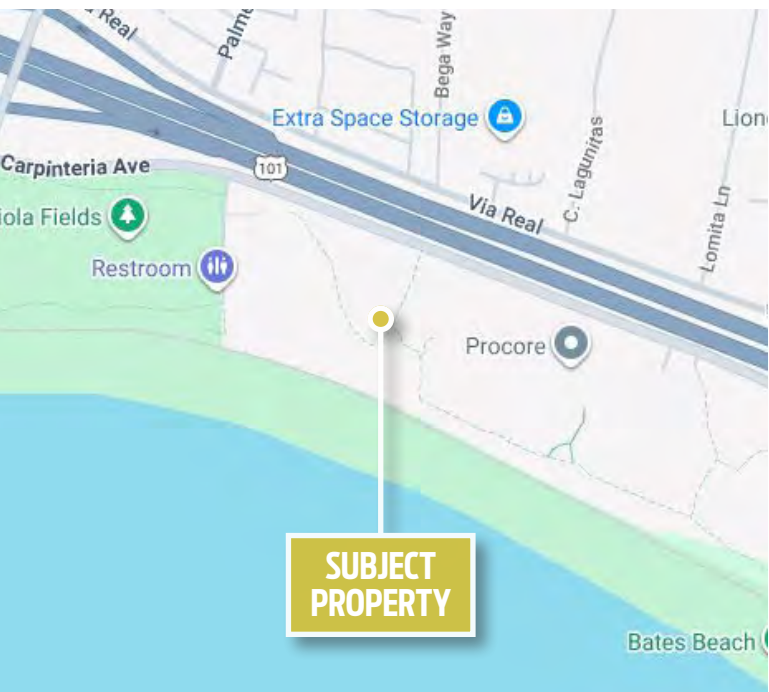
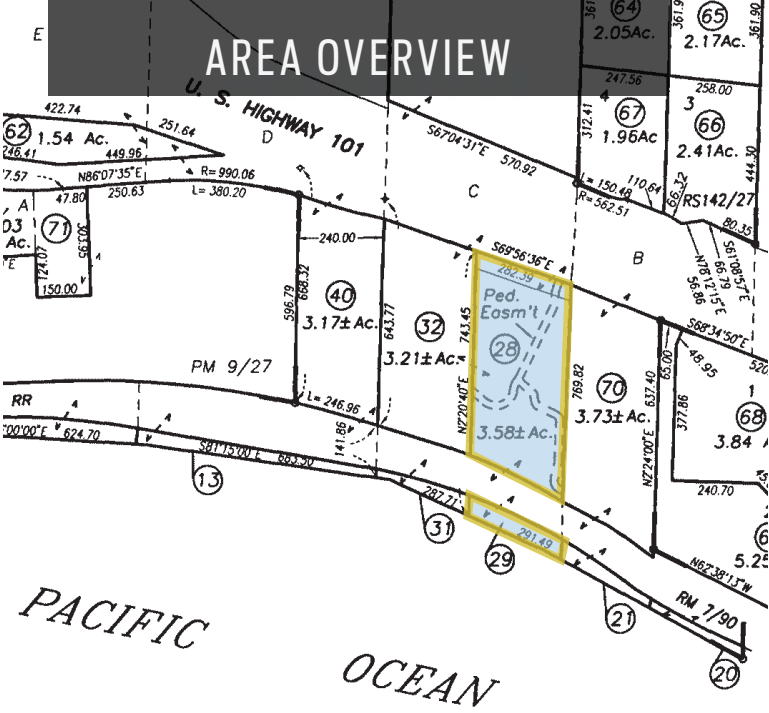
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Bldg B Floor Plan - Ground Floor

CARPINTERIA AVENUE



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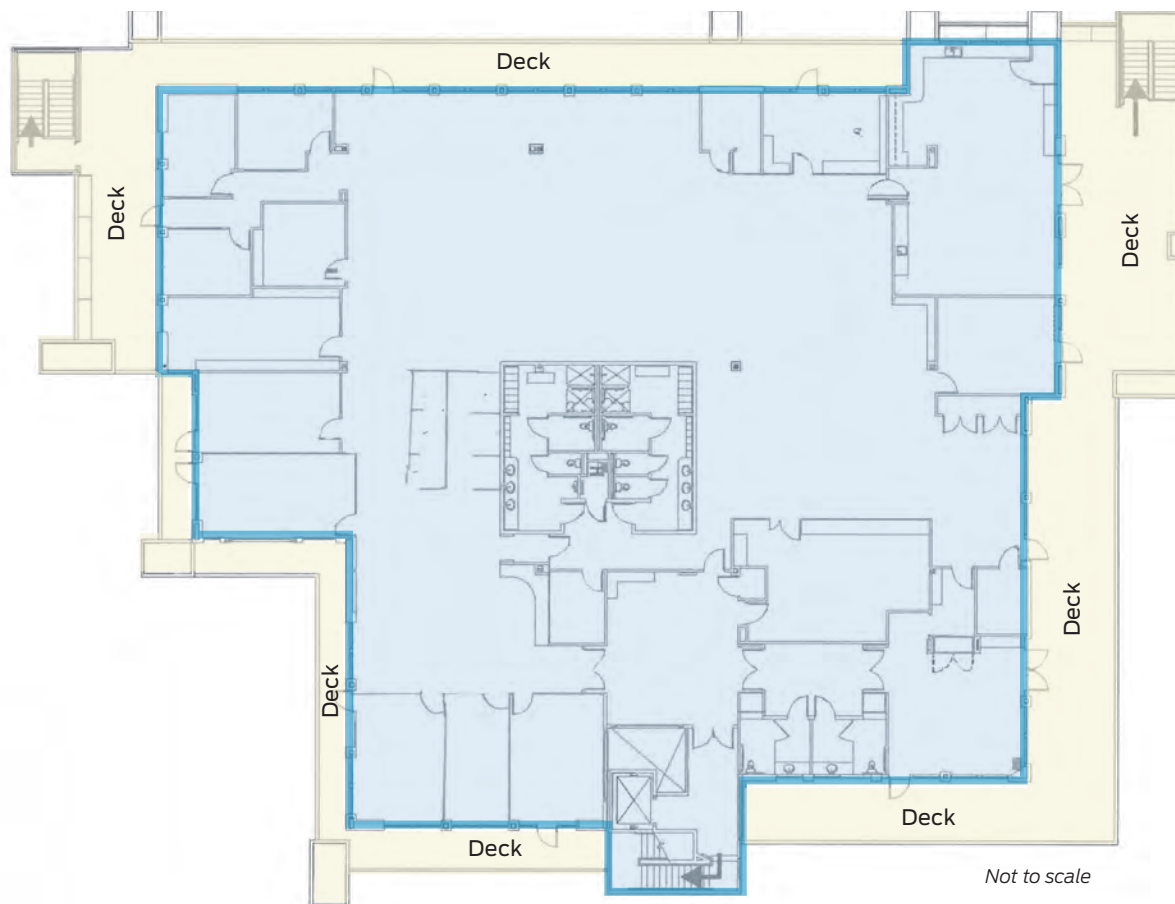
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Bldg B Floor Plan - Second Floor

CARPINTERIA AVENUE



PACIFIC OCEAN



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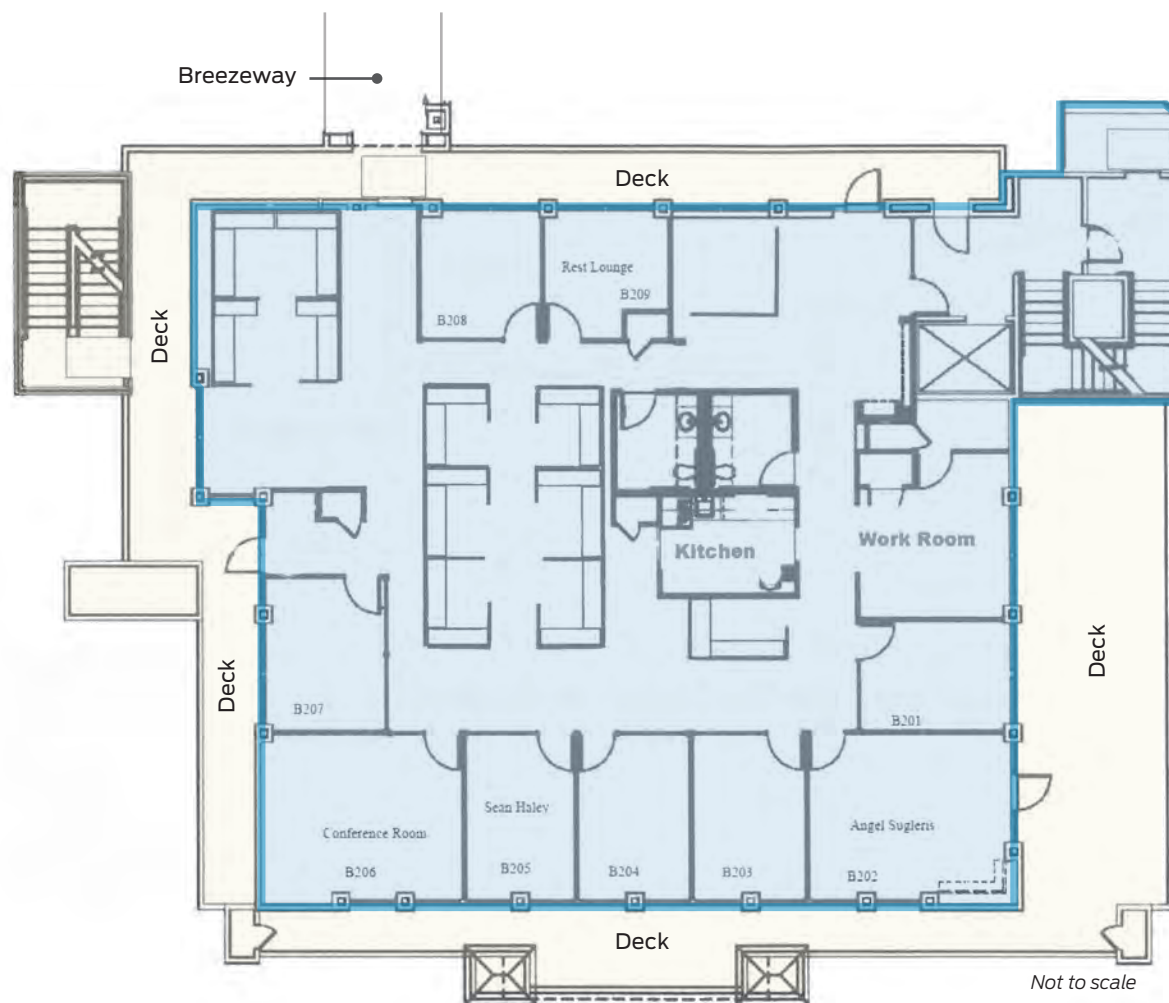
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↑
BUILDING B



↓
PACIFIC OCEAN

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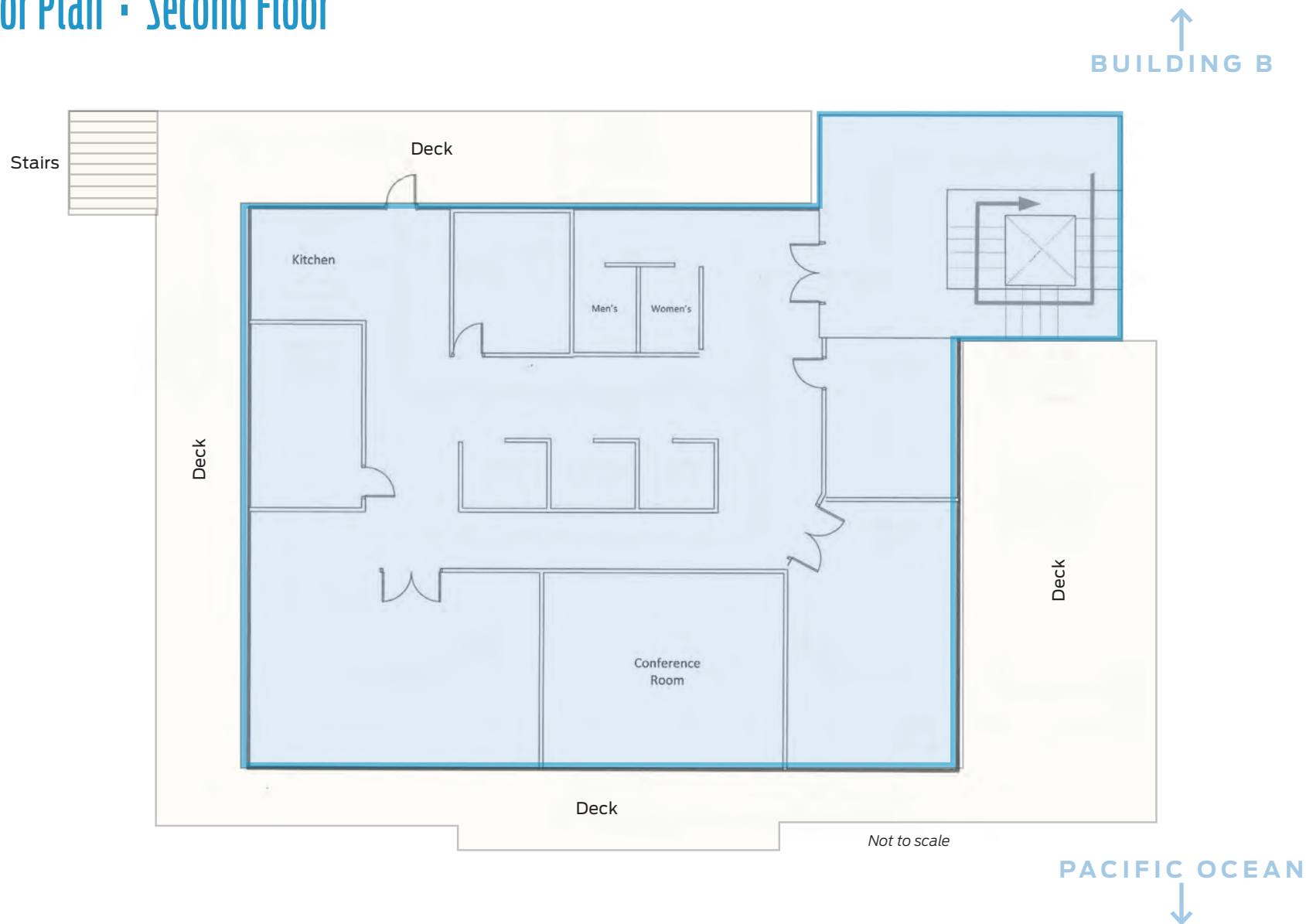
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Bldg A Floor Plan - Second Floor



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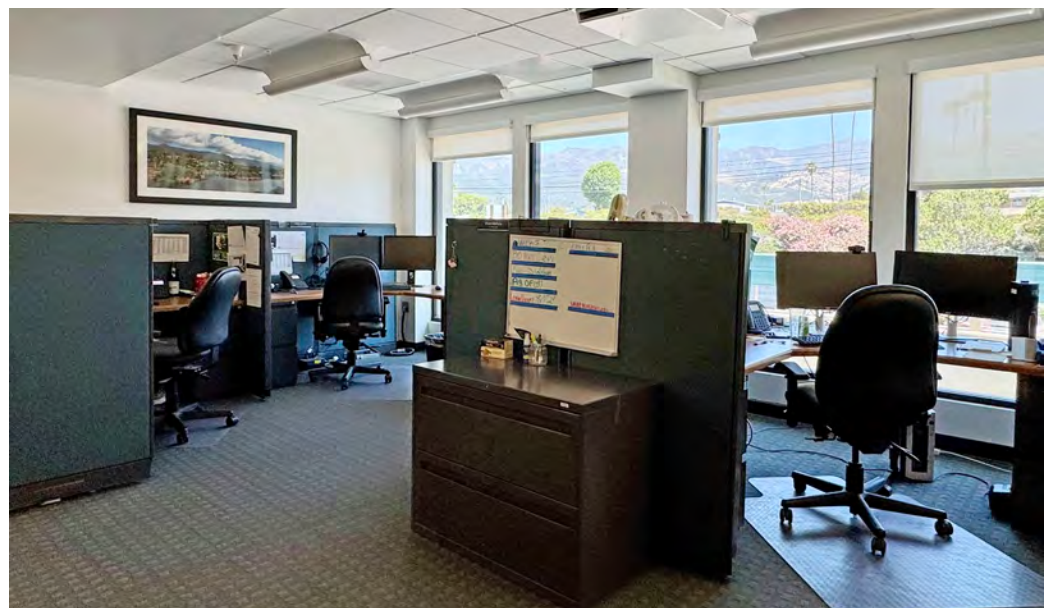
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SELECT NEIGHBORING BUSINESSES



Agilent Technologies



Microsoft

BEGA



FREUDENBERG
MEDICAL

PROCORE

LinkedIn



DACInternational



EMCOR

GIGAVAC®



6185
CARPINTERIA
AVENUE

DIRECT ACCESS TO US 101 FWY

10 MILES NORTH TO SANTA BARBARA

15 MILES SOUTH TO VENTURA

20 MILES NORTH TO SB AIRPORT

20 MILES NORTH TO UCSB CAMPUS

25 MILES SOUTH TO OXNARD

80 MILES SOUTH TO LOS ANGELES

.25 MILES TO THE OCEAN!

Central Location, Sunshine & Good Company

High atop lush bluffs overlooking the sparkling Pacific Ocean and the majestic Santa Ynez Mountains, **6185 CARPINTERIA AVE** sits adjacent to a host of top tech and international companies like Microsoft, LinkedIn, NUSIL Technology, Dako Corporation, BEGA-USA, ProCore, Continental AG, and Gigavac among others.

The property enjoys an optimal location along the US 101 Freeway between Ventura and Los Angeles to the south and Santa Barbara and Carpinteria to the north.

With pristine California beaches, proximity to Santa Barbara Wine Country, abundant options for outdoor recreation, temperate year-round weather, access to an abundance of highly skilled employees — we can go on — it's no surprise many of the most successful businesses in their industry have made the Santa Barbara region their home.

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6185
CARPINTERIA AVE



SANTA
BARBARA

6185
CARPINTERIA AVE



EL ENCANTO

A BELMOND HOTEL
SANTA BARBARA

THE RITZ-CARLTON
BACARA, SANTA BARBARA

SAN YSIDRO RANCH
SANTA BARBARA

SUBJECT
PROPERTY

HOTEL
CALIFORNIAN

ROSEWOOD
MIRAMAR BEACH

FOUR SEASONS

NOTABLE ACCOMODATIONS

The South Coast is home to some
of the most prestigious hotels and resorts
in the world catering to a wide variety of corporate
retreats & events.

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Market Overview

CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/ LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE



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