

FOR LEASE

lift - EAT.WORK.PLAY
6021 INNOVATION WAY, CARLSBAD, CA 92009



Eureka! NOW OPEN!



2,203 SF + PATIO AVAILABLE RESTAURANT/RETAIL

Property Highlights

- Just Completed! Newest Creative Mixed-Use Project featuring best in class dining and creative office
- Located at the gateway of the award winning master-planned community of Bressi Ranch
- Lift provides its tenants and guests with expansive rooftop decks and outside patios, resort style amenities and collaborative indoor/outdoor meeting hubs
- Excellent daytime employment population and surrounding residential population

Traffic Counts

- Palomar Airport 48,600 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2018)	3,962	73,048	242,409
AHH Income	\$150,987	\$129,217	\$118,493
Daytime Pop.	9,734	69,753	131,731



Tenants In Area



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Availabilities & Site Plan



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AMENITIES






















































McClellan-Palomar Airport

El Camino Real

Palomar Airport Rd.

Melrose Dr.

lift

Retail Division

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6021 INNOVATION WAY, CARLSBAD, CA 92009



40min
Downtown

55min
Orange County

10min
Interstate 5
Pacific Ocean

8min
McClellan Palomar Airport
Highway 78



lift

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Demographics

6021 Innovation Way, Carlsbad, California, 92009 Ring: 1 mile radius				Prepared by Esri Latitude: 33.12787 Longitude: -117.25940			
Summary		Census 2010	2018	2023			
Population		3,203	3,962	4,235			
Households		1,070	1,271	1,340			
Families		840	999	1,055			
Average Household Size		2.99	3.11	3.16			
Owner Occupied Housing Units		809	946	1,039			
Renter Occupied Housing Units		261	325	301			
Median Age		36.0	36.5	36.4			
Trends: 2018 - 2023 Annual Rate		Area	State	National			
Population		1.34%	0.82%	0.83%			
Households		1.06%	0.76%	0.79%			
Families		1.10%	0.76%	0.71%			
Owner HHs		1.89%	1.73%	1.16%			
Median Household Income		5.25%	3.25%	2.50%			
Households by Income		2018		2023			
		Number	Percent	Number	Percent		
<\$15,000		74	5.8%	69	5.1%		
\$15,000 - \$24,999		45	3.5%	36	2.7%		
\$25,000 - \$34,999		34	2.7%	26	1.9%		
\$35,000 - \$49,999		83	6.5%	64	4.8%		
\$50,000 - \$74,999		147	11.6%	118	8.8%		
\$75,000 - \$99,999		155	12.2%	128	9.6%		
\$100,000 - \$149,999		252	19.8%	235	17.5%		
\$150,000 - \$199,999		149	11.7%	170	12.7%		
\$200,000+		331	26.0%	493	36.8%		
Median Household Income		\$114,636		\$148,057			
Average Household Income		\$150,987		\$186,581			
Per Capita Income		\$50,252		\$61,433			
Population by Age		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		328	10.2%	367	9.3%	392	9.3%
5 - 9		323	10.1%	372	9.4%	385	9.1%
10 - 14		243	7.6%	306	7.7%	313	7.4%
15 - 19		150	4.7%	201	5.1%	218	5.1%
20 - 24		102	3.2%	142	3.6%	143	3.4%
25 - 34		386	12.0%	473	11.9%	545	12.9%
35 - 44		653	20.4%	719	18.1%	780	18.4%
45 - 54		449	14.0%	533	13.5%	514	12.1%
55 - 64		319	10.0%	441	11.1%	460	10.9%
65 - 74		162	5.1%	274	6.9%	315	7.4%
75 - 84		71	2.2%	105	2.7%	138	3.3%
85+		18	0.6%	29	0.7%	33	0.8%
Race and Ethnicity		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
White Alone		2,401	75.0%	2,826	71.3%	2,911	68.7%
Black Alone		61	1.9%	80	2.0%	86	2.0%
American Indian Alone		9	0.3%	11	0.3%	11	0.3%
Asian Alone		368	11.5%	520	13.1%	614	14.5%
Pacific Islander Alone		5	0.2%	6	0.2%	7	0.2%
Some Other Race Alone		197	6.2%	287	7.2%	335	7.9%
Two or More Races		162	5.1%	232	5.9%	271	6.4%
Hispanic Origin (Any Race)		473	14.8%	674	17.0%	794	18.7%

6021 Innovation Way, Carlsbad, California, 92009 Ring: 3 mile radius				Prepared by Esri Latitude: 33.12787 Longitude: -117.25940			
Summary		Census 2010	2018	2023			
Population		66,427	73,048	76,823			
Households		26,742	29,032	30,389			
Families		18,312	19,855	20,815			
Average Household Size		2.48	2.51	2.52			
Owner Occupied Housing Units		19,021	20,582	22,556			
Renter Occupied Housing Units		7,721	8,450	7,833			
Median Age		41.5	43.2	43.5			
Trends: 2018 - 2023 Annual Rate		Area	State	National			
Population		1.01%	0.82%	0.83%			
Households		0.92%	0.76%	0.79%			
Families		0.95%	0.76%	0.71%			
Owner HHs		1.85%	1.73%	1.16%			
Median Household Income		3.21%	3.25%	2.50%			
Households by Income		2018		2023			
		Number	Percent	Number	Percent		
<\$15,000		2,082	7.2%	1,780	5.9%		
\$15,000 - \$24,999		1,606	5.5%	1,356	4.5%		
\$25,000 - \$34,999		1,458	5.0%	1,224	4.0%		
\$35,000 - \$49,999		2,483	8.6%	2,178	7.2%		
\$50,000 - \$74,999		4,139	14.3%	3,805	12.5%		
\$75,000 - \$99,999		3,783	13.0%	3,649	12.0%		
\$100,000 - \$149,999		5,297	18.2%	5,720	18.8%		
\$150,000 - \$199,999		2,970	10.2%	3,540	11.6%		
\$200,000+		5,212	18.0%	7,138	23.5%		
Median Household Income		\$91,749		\$107,467			
Average Household Income		\$129,217		\$153,906			
Per Capita Income		\$51,548		\$61,096			
Population by Age		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		4,277	6.4%	4,183	5.7%	4,397	5.7%
5 - 9		4,605	6.9%	4,480	6.1%	4,493	5.8%
10 - 14		4,407	6.6%	4,653	6.4%	4,494	5.8%
15 - 19		3,473	5.2%	4,070	5.6%	4,071	5.3%
20 - 24		2,847	4.3%	3,510	4.8%	3,452	4.5%
25 - 34		7,272	10.9%	8,084	11.1%	9,193	12.0%
35 - 44		9,904	14.9%	9,142	12.5%	9,689	12.6%
45 - 54		10,011	15.1%	9,879	13.5%	9,334	12.2%
55 - 64		7,994	12.0%	9,775	13.4%	10,058	13.1%
65 - 74		5,518	8.3%	8,016	11.0%	9,115	11.9%
75 - 84		4,204	6.3%	4,638	6.3%	5,795	7.5%
85+		1,916	2.9%	2,620	3.6%	2,730	3.6%
Race and Ethnicity		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
White Alone		52,854	79.6%	56,151	76.9%	57,471	74.8%
Black Alone		1,318	2.0%	1,522	2.1%	1,632	2.1%
American Indian Alone		252	0.4%	274	0.4%	281	0.4%
Asian Alone		5,614	8.5%	7,052	9.7%	8,227	10.7%
Pacific Islander Alone		137	0.2%	151	0.2%	162	0.2%
Some Other Race Alone		3,279	4.9%	4,122	5.6%	4,702	6.1%
Two or More Races		2,973	4.5%	3,776	5.2%	4,348	5.7%
Hispanic Origin (Any Race)		9,177	13.8%	11,518	15.8%	13,348	17.4%

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Demographics

6021 Innovation Way, Carlsbad, California, 92009 Ring: 5 mile radius				Prepared by Esri Latitude: 33.12787 Longitude: -117.25940			
Summary		Census 2010		2018		2023	
Population	221,326	242,409	254,839				
Households	82,322	89,347	93,654				
Families	56,969	61,853	64,956				
Average Household Size	2.66	2.69	2.70				
Owner Occupied Housing Units	54,088	57,696	63,209				
Renter Occupied Housing Units	28,234	31,651	30,445				
Median Age	38.7	39.5	40.0				
Trends: 2018 - 2023 Annual Rate		Area		State		National	
Population	1.01%	0.82%	0.83%				
Households	0.95%	0.76%	0.79%				
Families	0.98%	0.76%	0.71%				
Owner HHs	1.84%	1.73%	1.16%				
Median Household Income	3.12%	3.25%	2.50%				
Households by Income		2018		2023			
		Number	Percent	Number	Percent		
<\$15,000		7,115	8.0%	6,054	6.5%		
\$15,000 - \$24,999		5,233	5.9%	4,387	4.7%		
\$25,000 - \$34,999		5,439	6.1%	4,643	5.0%		
\$35,000 - \$49,999		8,894	10.0%	8,077	8.6%		
\$50,000 - \$74,999		13,418	15.0%	12,871	13.7%		
\$75,000 - \$99,999		11,730	13.1%	11,950	12.8%		
\$100,000 - \$149,999		15,050	16.8%	16,583	17.7%		
\$150,000 - \$199,999		8,704	9.7%	10,220	10.9%		
\$200,000+		13,763	15.4%	18,869	20.1%		
Median Household Income		\$83,143		\$96,956			
Average Household Income		\$118,493		\$140,377			
Per Capita Income		\$44,077		\$51,977			
Population by Age		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		14,641	6.6%	14,680	6.1%	15,545	6.1%
5 - 9		15,238	6.9%	15,606	6.4%	15,821	6.2%
10 - 14		14,929	6.7%	16,044	6.6%	16,059	6.3%
15 - 19		13,806	6.2%	14,220	5.9%	14,500	5.7%
20 - 24		13,033	5.9%	13,528	5.6%	12,940	5.1%
25 - 34		27,602	12.5%	32,349	13.3%	34,370	13.5%
35 - 44		32,040	14.5%	31,636	13.1%	35,304	13.9%
45 - 54		33,314	15.1%	32,048	13.2%	30,861	12.1%
55 - 64		25,608	11.6%	31,016	12.8%	31,197	12.2%
65 - 74		14,578	6.6%	22,110	9.1%	25,715	10.1%
75 - 84		10,797	4.9%	11,908	4.9%	14,980	5.9%
85+		5,741	2.6%	7,264	3.0%	7,548	3.0%
Race and Ethnicity		Census 2010		2018		2023	
		Number	Percent	Number	Percent	Number	Percent
White Alone		167,249	75.6%	176,273	72.7%	180,436	70.8%
Black Alone		4,568	2.1%	5,211	2.1%	5,510	2.2%
American Indian Alone		1,240	0.6%	1,341	0.6%	1,392	0.5%
Asian Alone		14,924	6.7%	18,834	7.8%	21,891	8.6%
Pacific Islander Alone		784	0.4%	844	0.3%	885	0.3%
Some Other Race Alone		22,415	10.1%	27,171	11.2%	30,179	11.8%
Two or More Races		10,145	4.6%	12,735	5.3%	14,545	5.7%
Hispanic Origin (Any Race)		50,058	22.6%	60,777	25.1%	68,618	26.9%

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