

FOR LEASE

IN THE HEART OF
CARLSBAD VILLAGE

ROOSEVELT CENTER

±15,083 SF CREATIVE COASTAL OFFICE / RETAIL

2800 ROOSEVELT STREET | CARLSBAD, CA 92008



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- ±15,083 SF creative office / retail space
- High quality office improvements, "move in ready"
- New flooring and paint throughout
- Located in the heart of Carlsbad Village
- Ideal uses: big box retail, grocery, pet supplies, creative office, medical office
- Walking distance to numerous retail / restaurant amenities
- Open, high ceiling design plan, approx. 16'
- Data cabling and racks in place
- Parking ratio: 3.90 / 1,000 SF
- Walking distance to Carlsbad Village Commuter Rail (Coaster)
- Easy access to Interstate 5 and Highway 78

**CONTACT BROKERS FOR LEASE RATE
AVAILABLE IMMEDIATELY**

ROOSEVELT CENTER



Please contact brokers for showing.

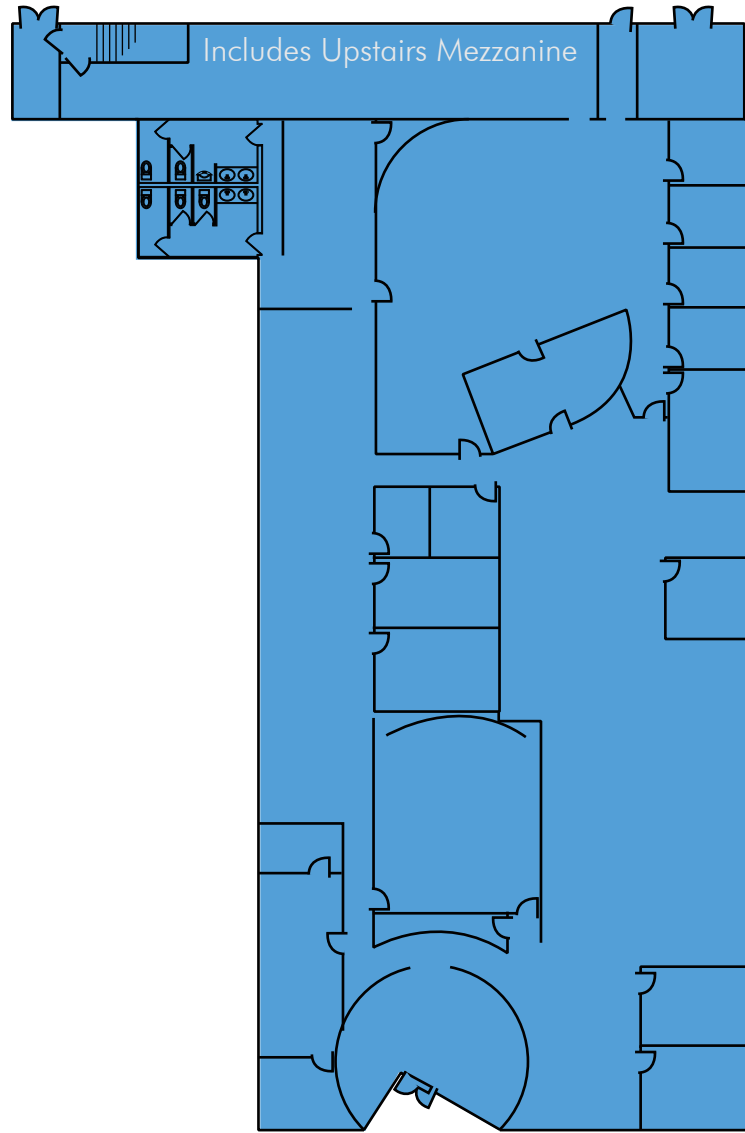


ROOSEVELT CENTER TENANTS

- | | |
|-------------------------------|-------------------------------|
| 1. Overseas Chinese | 6. Carlsbad Chiropractic |
| 2. Dr. David Bloch, Optometry | 7. Alliance Jiu Jitsu |
| 3. Pronto's Gourmet Market | 8. Grotto Spa |
| 4. Salt + Sea | 9. 15,083 SF Available |
| 5. Carlsbad Dance Centre | |



FLOORPLAN



2800 ROOSEVELT STREET CARLSBAD, CA 92008



±15,083 SF creative office / retail



High quality office improvements



Open, high ceiling design plan, approx. 16'



Data cabling and racks in place



Located in the heart of Carlsbad Village

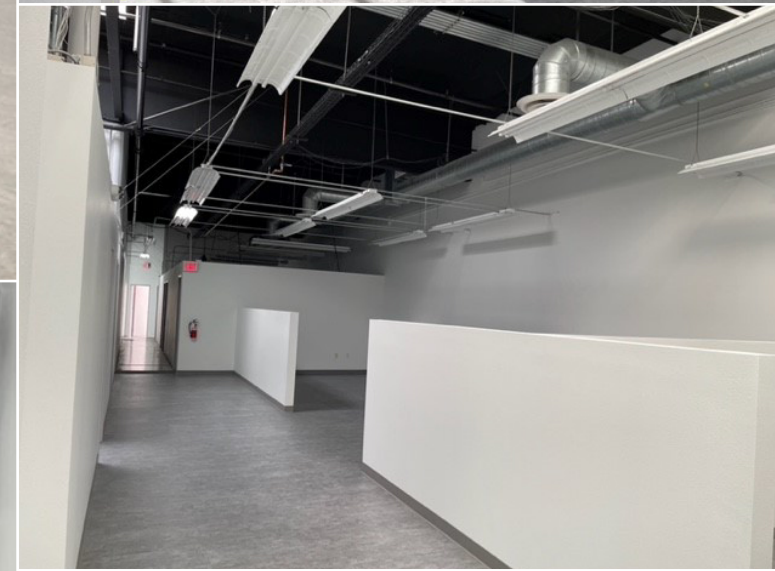


Walking distance to numerous retail / restaurant amenities & Carlsbad Village Commuter Rail



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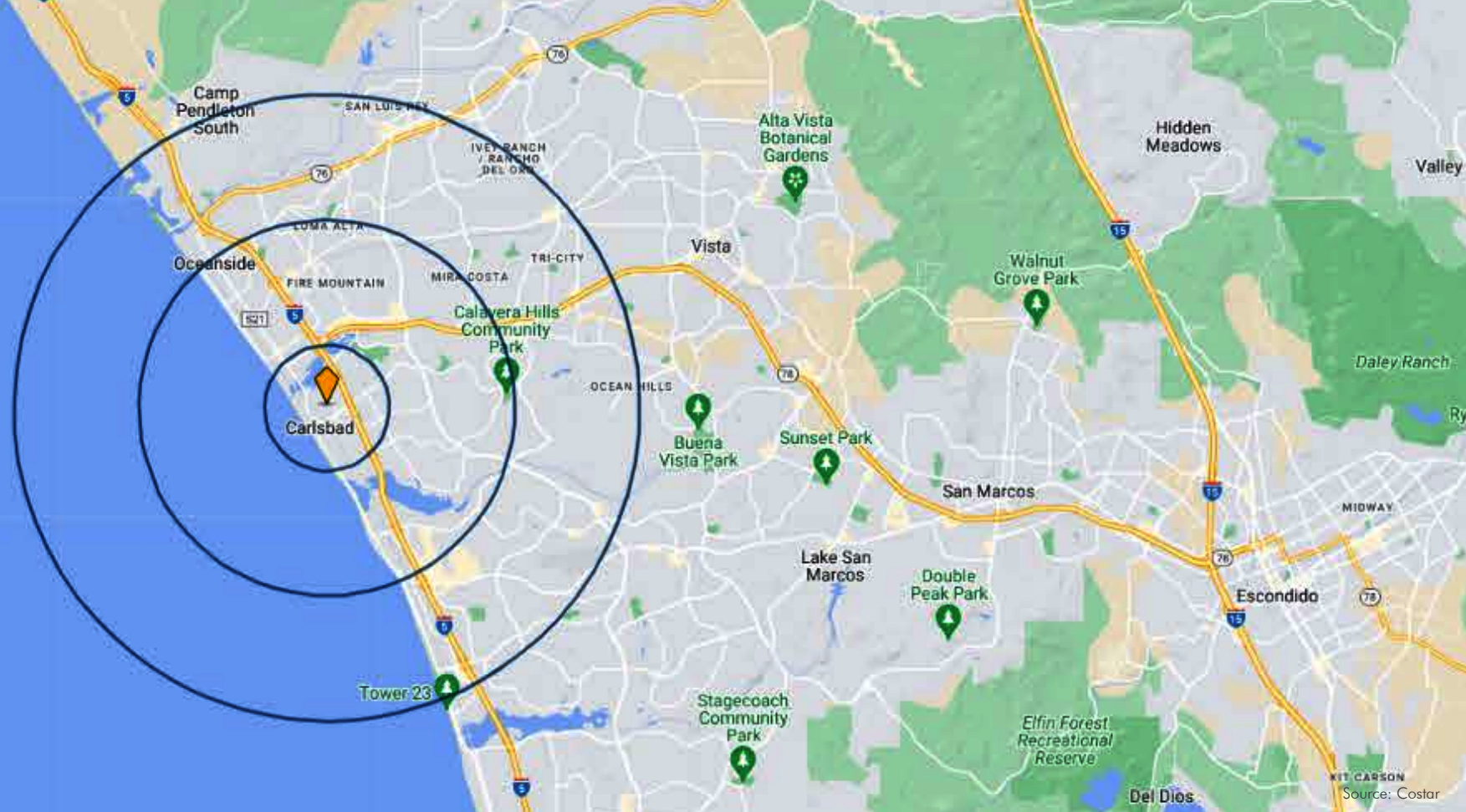


THE HEART OF CARLSBAD VILLAGE

AN ABUNDANCE OF RETAIL & RESTAURANT AMENITIES
WITHIN WALKING DISTANCE OF ROOSEVELT CENTER.

AREA AMENITIES

1. Army Navy Sports Complex
2. Carlsbad Coffee House
3. Swami's Cafe
4. Starbucks
5. The Coyote Bar & Grill
6. Las Olas Mexican Restaurant
7. Carlsbad Inn Beach Resort
8. Board & Brew
9. Carlsbad Village Coaster
10. Nick's on State
Pure Taco
Lofty Coffee Roasters
11. Hennessey's Tavern
12. U.S. Post Office
13. Don's Country Kitchen
Barrio Eat Mexican
Sweet Cheeks Beauty Bar
14. Ciccioiti's Trattoria
15. Chase Bank
16. Grand Avenue Bar & Grill
17. Harumama Noodles + Buns
18. Blue Ocean Robata & Sushi Bar
19. Daily News Cafe
20. Park 101
21. Bluewater Grill
22. Smart & Final
23. La Papagayo
24. Pizza Port
25. Garcia's Mexican Restaurant
Froglanders Crepes & Yogurt
Carlsbad Chocolate Bar
26. Barrel Republic
Vigilucci's Cucina Italiana
27. Campfire Restaurant
Carruth Cellars
28. Pure Project
Shorehouse Kitchen
Handel's Homemade Ice Cream



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Total Population	14,307	72,853	181,428
2027 Population Projection	14,358	73,035	182,798
Median Age	39	39.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2022 Total Households	6,161	29,223	67,236
Average HH Income	\$107,735	\$112,877	\$106,051
Median Home Value	\$832,461	\$758,834	\$684,195
Total Consumer Spending	\$209.1M	\$1.1B	\$2.4B

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For more information or to tour the property, please contact:

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 **LEE &
ASSOCIATES**
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