

State Street Makers



2698 STATE ST., CARLSBAD, CA



CARLSBAD VILLAGE COASTAL RETAIL/OFFICE

The Property

COASTAL VIBES.
PRIME SPACE.

Urban Property Group is pleased to present prime retail/office space on State Street. The property is located in the heart of coastal Carlsbad Village, one of North County's most desirable and fastest growing neighborhoods. This is a rare opportunity to capitalize on the strong growth and demand in Carlsbad Village.



Address : 2698 State St, Carlsbad

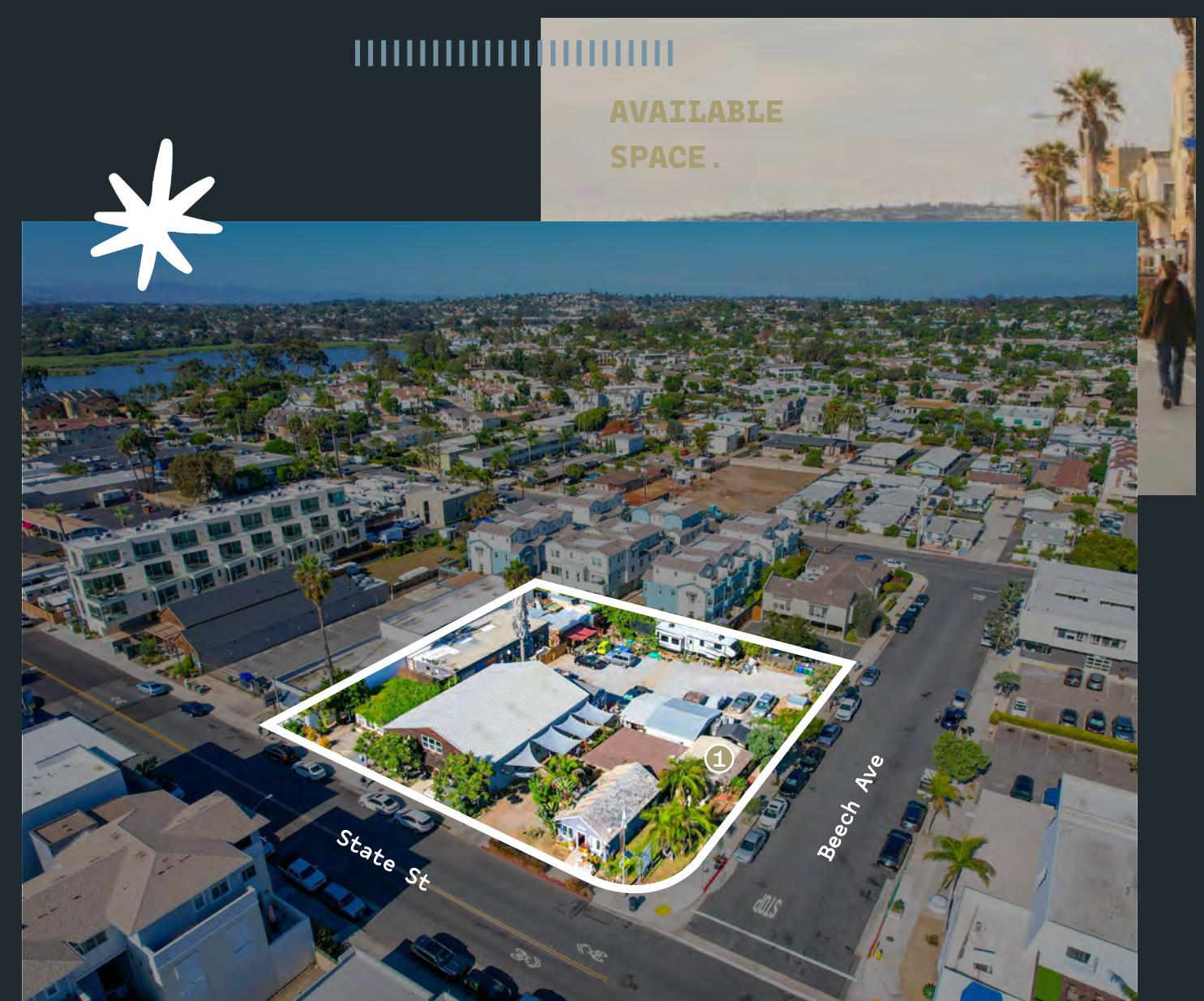
Available Space : ±1,200 SF

Space Type : Retail/Office

Timing : Available Now

- Prime coastal retail/office space in the heart of Carlsbad Village
- Excellent signage opportunity along Beech Avenue
- Flexible suite configurations, some with outdoor space
- Steps from the Carlsbad Village Train Station with direct service to Downtown San Diego
- Located within Carlsbad Village's active development boom, attracting both residents and visitors
- Exceptional coastal location blending community character with a forward-thinking economy
- Carlsbad is recognized as one of the top 100 places in the U.S. to launch a business

AVAILABLE
SPACE.



SPACE	SIZE
① 2698 State St - Suite B	±1,200 SF

ONE SPACE REMAINING!

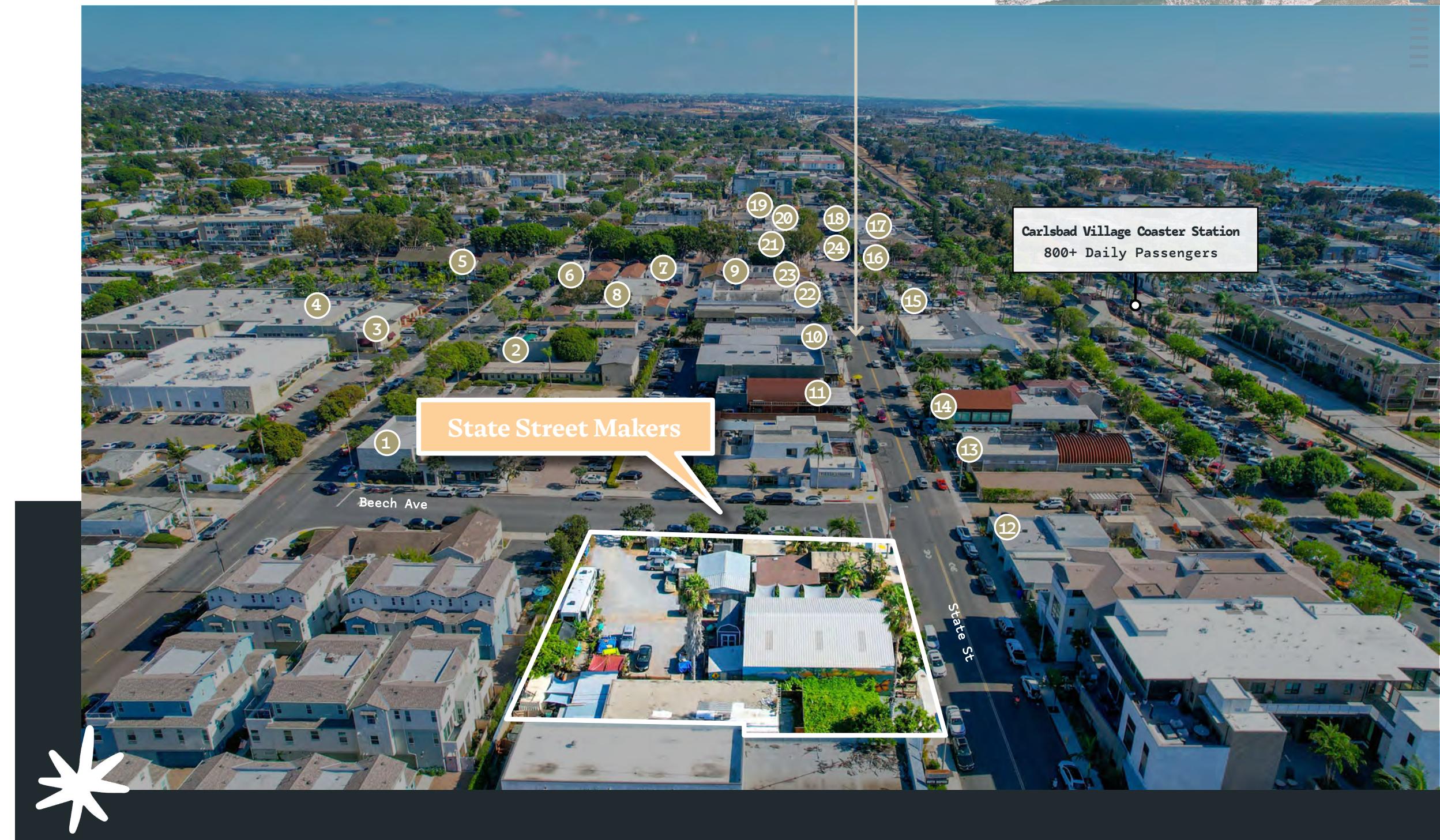
The Neighbors

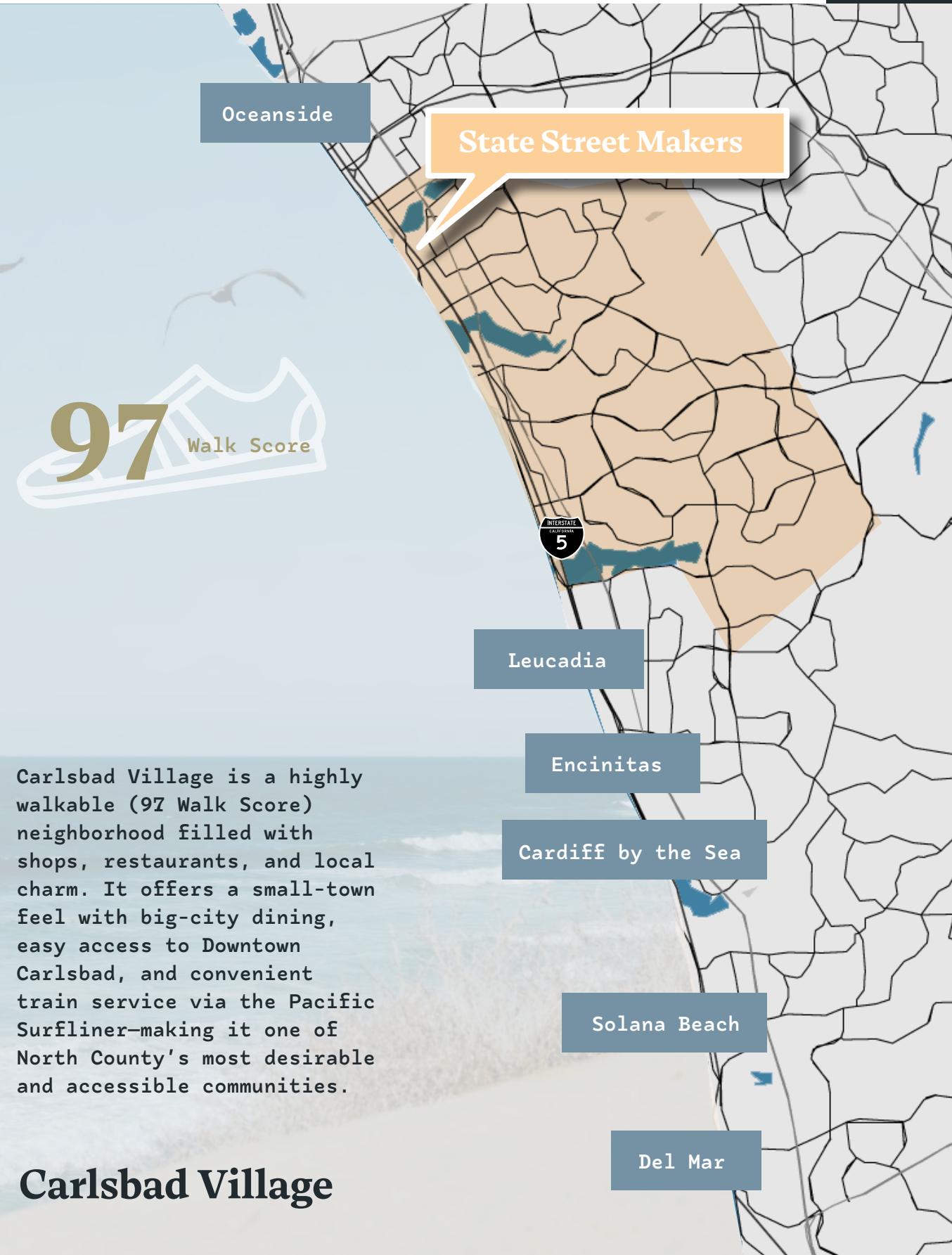
1. Proof Aesthetics
2. Hennessey's Tavern
3. Chin's Szechwan
4. Bella Glo
5. Strands Hair Salon
6. Don's Country Kitchen
7. Village Kebab
8. The Village Rock Shop
9. El Barrio
10. Lofty Coffee
11. Nick's on State
12. Yoga on State
13. Campfire
14. Baba Coffee
15. Pure Project
16. Vai Vai
17. Vigilucci's
18. The Goods
19. Kai Ola Sushi
20. Froglanders
21. Village Pub
22. Blong Pilates
23. Carlsbad Pet & Feed
24. Cbar



CARLSBAD VILLAGE FARMERS MARKET

The Carlsbad Village Farmers Market runs every Wednesday, featuring 40+ certified growers and artisan vendors offering fresh produce, baked goods, prepared foods, and specialty items.





Discover Carlsbad

Located in North County, San Diego, Carlsbad blends a coastal beach-town feel with a strong, forward-thinking economy and thriving tourism scene. With an ideal climate, 39 square miles of land, and nearly 40% dedicated to open space—including beaches and lagoons—the city offers a rare balance of nature and growth. World-class resorts, well-planned neighborhoods, a major tech hub, and a charming downtown village make Carlsbad a standout Southern California coastal community.



SCENIC COASTAL COMMUNITY.

Local Businesses

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.

Strong Work Force

Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to live, work and play.



97%

of residents approve of
Carlsbad's QUALITY OF
LIFE

95%

of businesses thought
that Carlsbad offered the
HIGHEST QUALITY OF LIFE

85%

of businesses agree that
Carlsbad is an EXCELLENT
PLACE TO DO BUSINESS

	2 MILE	5 MILE	10 MILE
Population (2024)	36,184	171,975	514,700
Total Employees	17,983	91,424	223,125
Total Households	15,433	64,848	179,916
Avg. Household Income	\$120,327	\$111,368	\$125,682
Avg. Household Size	2.3	2.5	2.7
Consumer Spending	\$571.9M	\$2.3B	\$7.2B

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