

# 3138 ROOSEVELT ST

Carlsbad, CA 92008



## CARLSBAD VILLAGE

Retail/Office For Lease | ±509 - 536 SF

**3138 ROOSEVELT ST,  
CARLSBAD, CA 92008**

Property Address

**±509 - 536 SF**

Size

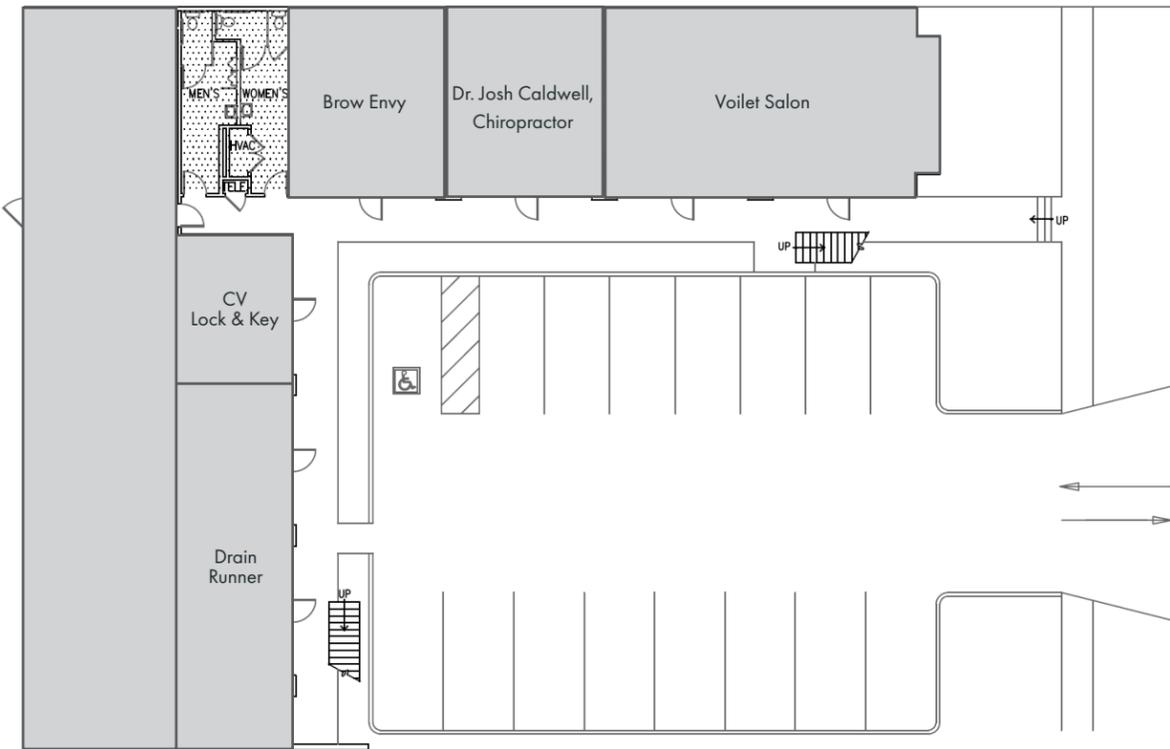
**RETAIL/OFFICE**

Space Type

**\$2.80 PSF, MG**

Lease Rate

FIRST FLOOR SITE PLAN



**SUITE L | ±536 SF**

30 Days

**\$2.80 PSF, MG**

**SUITE N | ±509 SF**

Available Now

**\$2.80 PSF, MG**



SECOND FLOOR SITE PLAN

## THE HIGHLIGHTS

Ideal location in Carlsbad Village, one of North County's most desired neighborhood

The windows can be opened to invite in fresh coastal breezes

Aligned with adjacent neighborhoods Encinitas and Oceanside, with quick access to all of San Diego via Carlsbad Station (0.3 mi)

Conveniently located just steps away from popular restaurants, retail, and the beach

## CARLSBAD VILLAGE

Carlsbad Village has it all. Stretching from ocean to freeway and lagoon to lagoon, the area is both walkable and highly accessible. Located near the Coaster station in the center of town, exploring the surroundings is simple and convenient. Whether it's enjoying a street taco, dining at an elegant French restaurant for a special occasion, or browsing a home decor store for that ideal centerpiece, Carlsbad Village offers a wide variety of shops, restaurants, and services.

### SHOPPING

The Village has hundreds of unique shops, boutiques, and more!

### DINING

Whether it's fast casual or fine dining, Carlsbad Village provides a range of options to explore.

### ARTS & ENTERTAINMENT

Carlsbad Village features diverse arts and entertainment.



## ATTRACTIONS

Seven miles of beautiful beaches and home to world-class championship golf courses and spa destinations, 46 miles of hiking trails, as well as nearby Legoland and the Flower Fields at Carlsbad Ranch draw nearly 2 million visitors per year.

## 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.

## CARLSBAD

*an enhanced experience for locals and tourists*



## WHO LIVES HERE?

Carlsbad Village residents are a mix of young and mature urban professionals primarily working in innovation industries and earning higher-than-average wages.

North County has a concentration of in-demand talent for life science and technology industries.

North County's employment growth is above that of the rest of the country and the state, bringing more residents to the region.



**95%**

of businesses agree that Carlsbad offers the **Highest Quality of Life**

**97%**

of residents approve of Carlsbad's **Quality of Life**

**85%**

of businesses agree that Carlsbad is an **Excellent Place to do Business**

## DISCOVER CARLSBAD

Located in the heart of southern California in North San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The city has one of the finest climates in the country and covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, and miles of coastline on the Pacific Ocean.

The City of Carlsbad is in north San Diego County where abundant natural open space meets an impeccably designed built environment. Beautiful beaches, lagoons and world class resorts combine seamlessly with well planned neighborhoods and the region's second largest tech hub. Together with our charming downtown village, Carlsbad offers a unique Southern California coastal experience.



*consumers are driving the*

## CARLSBAD EVOLUTION



## DEMOGRAPHICS

*Within 5 mi of Site*

**171,431**

Population

**\$2.4B**

Consumer Spending

**65,768**

Households

**\$114,115**

Avg. Household Income

## AMY MCNAMARA

amy@upgsocal.com

Lic. No. 01083491

760-889-2127

