

DO NOT DISTURB EXISTING TENANT

2727 Roosevelt St, Carlsbad, CA 92008

BEECHHOUSE



Carlsbad Village

Retail For Lease

±1,050 SF



THE PROPERTY

Beech House offers a rare opportunity to join the energy of Carlsbad Village at the high-profile corner of Roosevelt Street and Beech Avenue. This fully renovated mixed-use property blends modern design and classic charm, featuring on-site parking and unbeatable walkability to the Village's best restaurants, bars, shops, and transit—just steps from State Street Commons. It's the perfect spot for a brand looking to plug into one of North County's most active, walkable, and highly desired destinations.



The Details

2727 Roosevelt St, Suite A

Address

±1,050 SF

Available Space

Retail

Space Use

60-90 Days

Timing

Contact Broker

Lease Rate

upsocal.com | 858 874 1989

Ashley Tiefel

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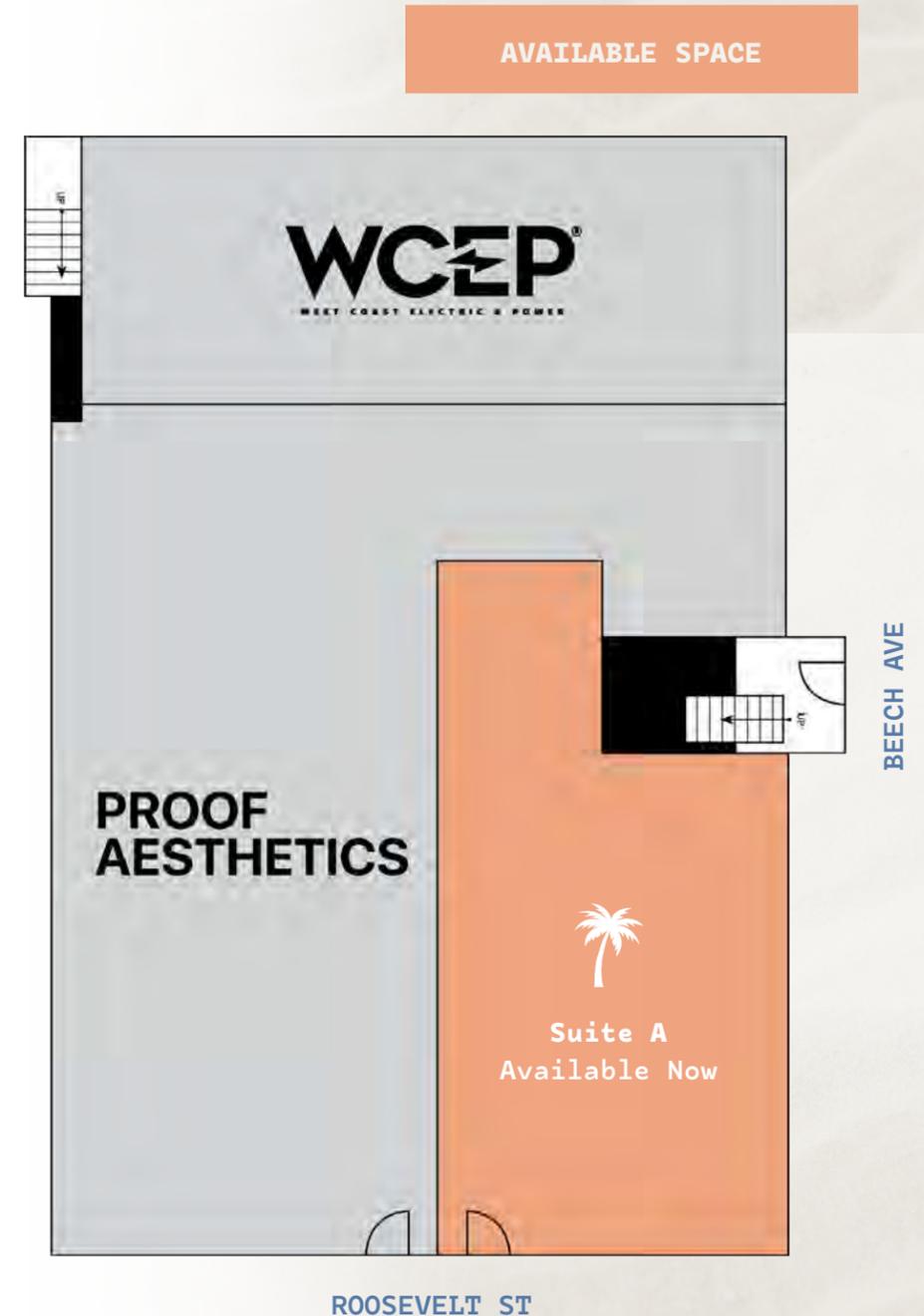
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- Premier corner retail space in highly desirable Carlsbad Village location
- Clean modern space with on-site parking
- Prime signage and visibility on the corner of Roosevelt & Beech
- \$1M of improvements to the property in 2022-2023
- Significant increase in development in Carlsbad Village
- Carlsbad Coaster just blocks away bringing in visitors from adjacent neighborhoods
- Carlsbad is recognized as one of the top 100 places in the U.S. to launch a business



THE LOCATION

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.

What's Nearby?

WILDLAND

NICK'S
ON STATE

L I L O

lofty
COFFEE CO.

J E U N E
ET
J O L I E

CAMPFIRE



Carlsbad

BEECH
HOUSE



of businesses agreed that the city was an **Excellent Place To Do Business**



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



of businesses thought that Carlsbad offered the **Highest Quality of Life**

THE NEIGHBORS

There's so much to discover



1 MIN

Farmers Market
0.2 Mi.



2 MINS

Train Station
0.3 Mi.



3 MINS

Interstate 5
0.6 Mi.



3 MINS

Pacific Ocean
0.8 Mi.



Carlsbad Village
3.5M+ Annual Visitors



Farmers Market
60+ Weekly Vendors



Coastal
Carlsbad State Beach

DISCOVER CARLSBAD

Located in North San Diego County, Carlsbad blends a premier Southern California coastal lifestyle with a diverse, forward-thinking economy. The city features beautiful beaches, lagoons, and world-class resorts, along with thoughtfully planned neighborhoods, a thriving tech hub, and a charming downtown village—all supported by one of the nation's best climates and abundant open space.



"Southern California has no shortage of beach cities—but Carlsbad truly stands apart."



Business by the Beach

Attractions

Seven miles of pristine beaches, championship golf courses, luxury spas, 46 miles of hiking trails, and nearby attractions like Legoland and The Flower Fields draw nearly 2 million visitors annually.

Local Businesses

Carlsbad actively supports new and existing businesses, fostering a dynamic commercial environment where each business contributes to the Village's distinctive small-town character.

Strong Work Force

Consistently ranked among the top U.S. cities to launch a business, Carlsbad offers a highly educated workforce, excellent schools, executive housing, and amenities that support a true live-work-play lifestyle.

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.



By the Numbers

	2 Mile	5 Mile
Population (2024)	37,045	173,762
Daytime Employees	18,095	92,766
Households	15,744	65,562
Avg. Household Income	\$120,711	\$111,669
Median Home Value	\$956,901	\$779,265

Annual Consumer Spending



\$1.1B

*Within 3 mi. of site

\$2.4B

*Within 5 mi. of site

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