

2
3
3
3

STATE
STREET



ENTIRE 3RD FLOOR COMING AVAILABLE
FULL OCEAN AND LAGOON VIEWS

THE RESERVE

[CLICK HERE TO VIEW PROJECT VIDEO PREVIEW](#)

OWEN CURRY
760 415 3052
owen.curry@cushwake.com
CA Lic. #01972528

BROOKS CAMPBELL
760 500 7720
brooks.campbell@cushwake.com
CA Lic. #01380901

BRETT WARD
858 546 5470
brett.ward@cushwake.com
CA Lic. #01426040





This unique property is located at 2333 State Street is situated at the entrance to Carlsbad's Downtown Village overlooks the lagoon and is only a short walk from coffee shops, casual eateries, fine dining, outdoor spaces, and the Carlsbad city beach.

PROJECT HIGHLIGHTS



SCENIC VIEWS

Pacific Ocean and Buena Vista Lagoon



SIGNAGE

Monument signage available



ABUNDANT PARKING

1:400 SF Parking Ratio
(22 Reserved Stalls)



WALKABILITY

Walkable to numerous dining, shops, beach and transit in Carlsbad Village



DIRECT ACCESS

Direct floor access from the elevator



OUTDOOR ENVIRONMENT

Abundant new outdoor spaces



17,000 SF

Iconic office building on the edge of the Pacific Ocean



8,295 SF AVAILABLE

Including full third floor opportunity

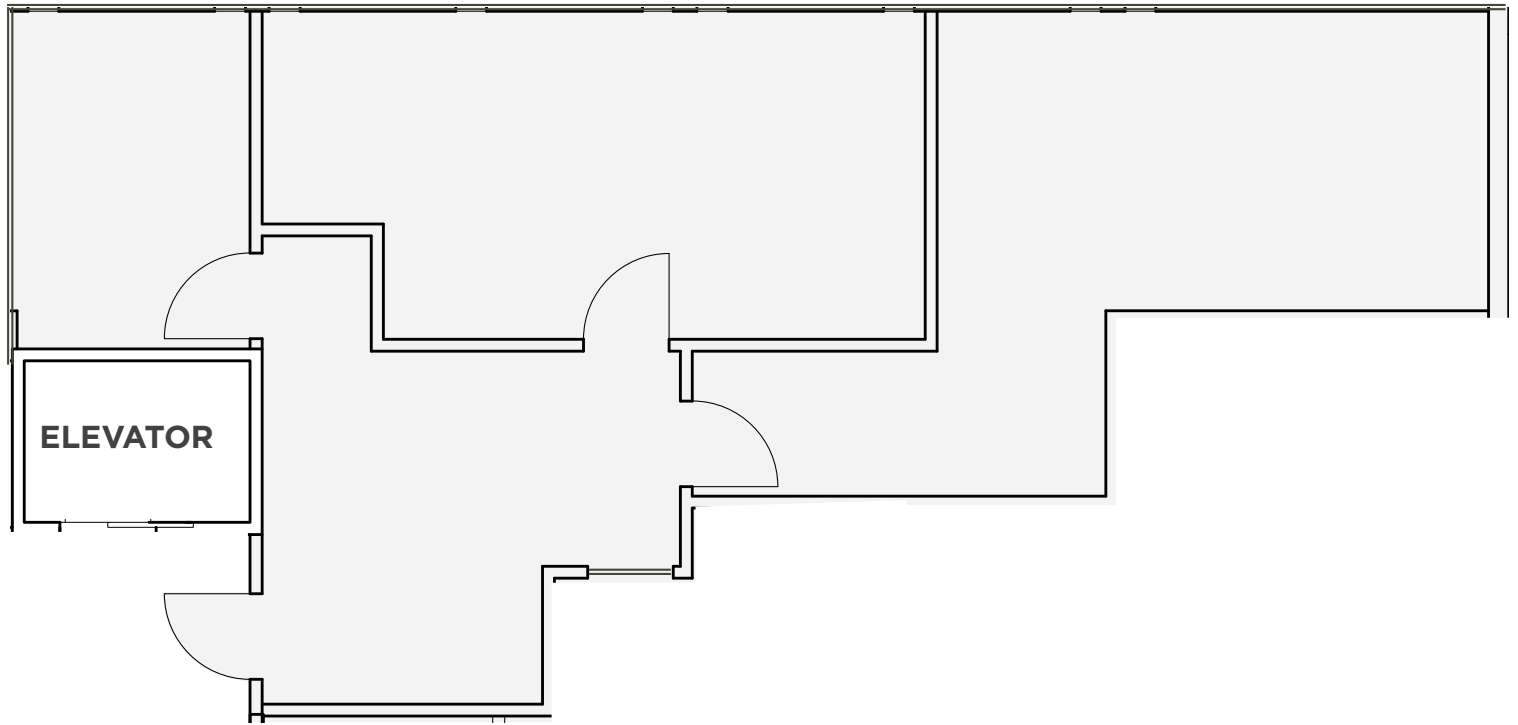
2

3

3

3

STATE
STREET



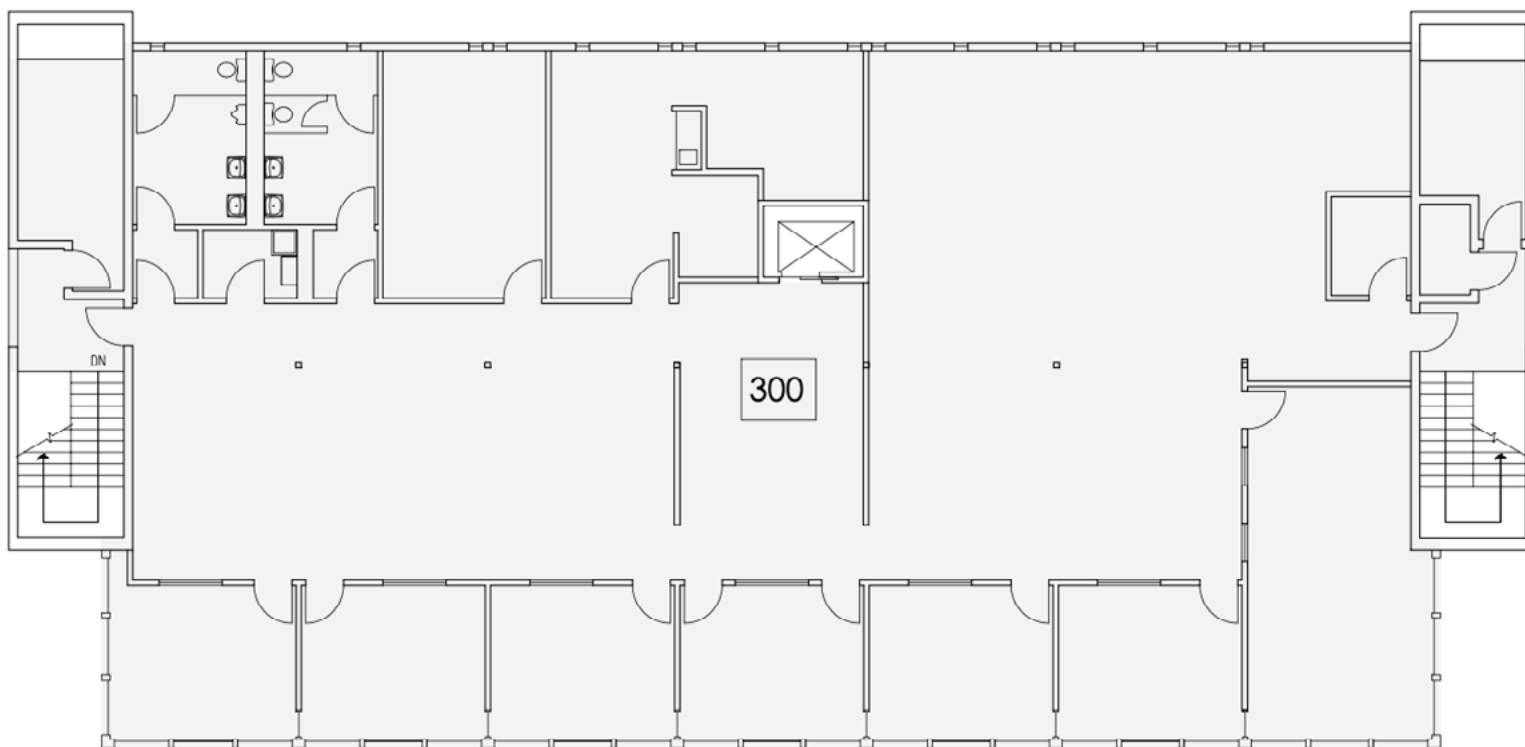
2ND
FLOOR
SUITE 202

- 1,170 RSF
- \$4.50/RSF
- FULL SERVICE
- AVAILABLE NOW

- RESERVED PARKING
- MEDICAL OFFICE PERMITTED
- CAN BE DELIVERED FULLY FURNISHED

2
3
3
3

STATE
STREET



**3RD
FLOOR**

- 7,125 RSF
- NEGOTIABLE RATE

- AVAILABLE JANUARY 2025
- 3.25/1000 (22 RESERVED STALLS)
- MEDICAL OFFICE PERMITTED

THE RESERVE

CARLSBAD BLVD

STATE STREET

HWY 101/ PCH





THE RESERVE

NEARBY AMENITIES

- | | | | | |
|---|---|---------------------------|---|--|
| <p>1 Tower 37 Shopping Center
Board & Brew
7-Eleven
Sub Zero Ice Cream & Yogurt
Blacktop Restaurant</p> | <p>7 Las Olas Mexican Food</p> | <p>11 Choice Juicery</p> | <p>20 Le Papagayo</p> | <p>28 Lofty Coffee</p> |
| <p>2 Cafe Elysa</p> | <p>8 Senior Grubby's</p> | <p>12 Barrel Republic</p> | <p>21 Harumama Noodles + Buns</p> | <p>29 Pure Taco</p> |
| <p>3 Park 101</p> | <p>9 Village Faire
Sun Diego
Coyote Bar & Grill
Clara Restaurant & Bar
The Compass
Hooked on Poke
Gonzol Ramen
Vinaka Cake
GelatoLove
The Naked Cafe
American Heroes & Brew</p> | <p>13 Vigilucci's</p> | <p>22 Blue Ocean Robata & Sushi</p> | <p>30 Nick's on State</p> |
| <p>4 Norte Mexican Food</p> | <p>10 Bluewater Grill</p> | <p>14 OAK + Elixir</p> | <p>23 Mikko Sushi</p> | <p>31 Carruth Cellars</p> |
| <p>5 3001 Carlsbad
Linda's Yogurt
Daily News Cafe
California Wear</p> | | <p>15 Chocolate Bar</p> | <p>24 Carlsbad Village Plaza
Smart & Final
Carlsbad French Bakery</p> | <p>32 Baba Coffee</p> |
| <p>6 264 Fresco</p> | | <p>16 Pizza Port</p> | <p>25 Prontos' Gourmet Market</p> | <p>33 Campfire</p> |
| | | <p>17 Cafe Topes</p> | <p>26 Shorehouse Kitchen</p> | <p>34 Jeune et Jolie</p> |
| | | <p>18 Paon Restaurant</p> | <p>27 Handle's Homemade Ice Cream</p> | <p>35 Swami's Cafe</p> |
| | | <p>19 Bank of America</p> | | <p>36 Wildland & Lilo Restaurants (Coming soon!)</p> |

THE RESERVE

2333 STATE STREET, CARLSBAD, CA 92008



FOR MORE INFORMATION, PLEASE CONTACT:

OWEN CURRY

760 415 3052

owen.curry@cushwake.com

CA Lic. #01972528

BROOKS CAMPBELL

760 500 7720

brooks.campbell@cushwake.com

CA Lic. #01380901

BRETT WARD

858 546 5470

brett.ward@cushwake.com

CA Lic. #01426040

[CLICK HERE TO VIEW PROJECT VIDEO PREVIEW](#)

