

2333

STATE
STREET



THE RESERVE

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

OWEN CURRY

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**CUSHMAN &
WAKEFIELD**



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

Prominent Signage Available



ABUNDANT PARKING

1:400 SF Parking Ratio



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



1,170 SF AVAILABLE

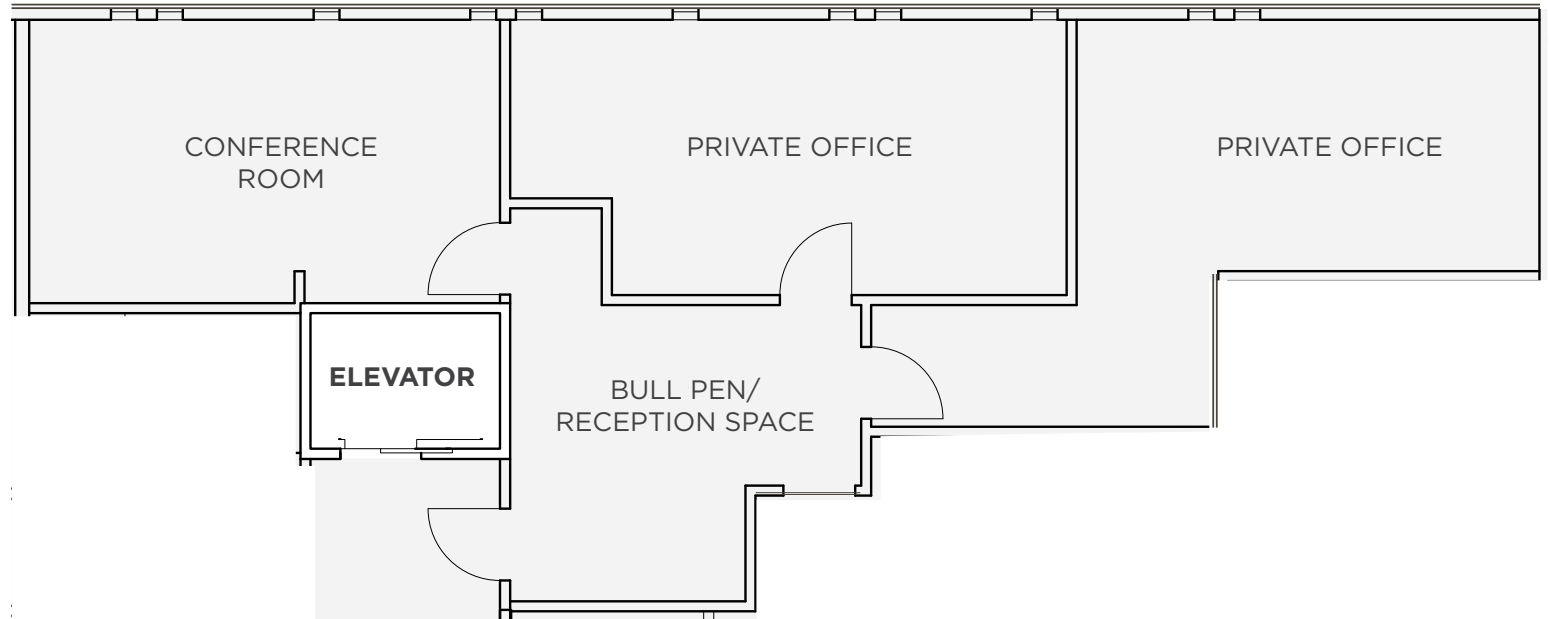
2nd floor office space

2

3

3

3

STATE
STREET

2ND
FLOOR
SUITE 202

- 1,170 RSF
- \$4.50/RSF MG
- AVAILABLE NOW

- NEWLY RENOVATED
- RESERVED PARKING
- CAN BE DELIVERED FULLY FURNISHED



THE RESERVE

CARLSBAD BLVD

STATE STREET

HWY 101/ PCH



THE RESERVE

NEARBY AMENITIES

① **Tower 37 Shopping Center**
Board & Brew
7-Eleven
Sub Zero Ice Cream & Yogurt
Blacktop Restaurant

② **Cafe Elysa**

③ **Park 101**

④ **Norte Mexican Food**

⑤ **3001 Carlsbad**
Linda's Yogurt
Daily News Cafe
California Wear

⑥ **264 Fresco**

⑦ **Las Olas Mexican Food**

⑧ **Senior Grubby's**

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

⑩ **Bluewater Grill**

⑪ **Choice Juicery**

⑫ **Barrel Republic**

⑬ **Vigilucci's**

⑭ **OAK + Elixir**

⑮ **Chocolate Bar**

⑯ **Pizza Port**

⑰ **Cafe Topes**

⑱ **Paon Restaurant**

⑲ **Bank of America**

⑳ **Le Papagayo**

㉑ **Harumama Noodles + Buns**

㉒ **Blue Ocean Robata & Sushi**

㉓ **Mikko Sushi**

㉔ **Carlsbad Village Plaza**
Smart & Final
Carlsbad French Bakery

㉕ **Prontos' Gourmet Market**

㉖ **Shorehouse Kitchen**

㉗ **Handle's Homemade Ice Cream**

㉘ **Lofty Coffee**

㉙ **Pure Taco**

㉚ **Nick's on State**

㉛ **Carruth Cellars**

㉜ **Baba Coffee**

㉝ **Campfire**

㉞ **Jeune et Jolie**

㉟ **Swami's Cafe**

㊱ **Wildland**

㊲ **Lilo (Coming Soon!)**

THE RESERVE

2333 STATE STREET, CARLSBAD, CA 92008



FOR MORE INFORMATION, PLEASE CONTACT:

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