

FOR LEASE

# Coastal Carlsbad Site

840 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

- Rare 31,360+ SF Lot in Carlsbad Village
- Village Center (VC) Land Use District - Allows Many Uses
- Outstanding Frontage on Carlsbad Village Dr
- Available October 1, 2023
- Carlsbad Hosts 3.5 Million+ Visitors Annually
- Quick Walk to the Beach!



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**CARLYLE RESIDENCES**

**33 LUXURY CONDOS**

**THE LOFTS @ CARLSBAD VILLAGE**

**106 APARTMENTS**

**SUBJECT PROPERTY**

**JEFFERSON STREET**

**CARLSBAD VILLAGE DRIVE**

**34,662 ADT**

**HIGH TRAFFIC INTERSECTION**



# Property Summary

REvolve Growth Partners has been exclusively retained to offer for lease this 31,360+ SF parcel, located in the beautiful coastal community of Carlsbad. Situated just a few blocks east of the beach in Carlsbad Village, current improvements include an approximate 5,515 SF bank building and 4 drive-thru tellers. In it's current configuration, there are 33 parking spaces. This bank location had served the area for almost 45 years and the property has remained under the same ownership.

The property lies within the Village Center District, which is the core of the village, and this district allows for the highest density development in Carlsbad Village. Many mixed-use projects are either planned or currently under construction. Recent sale comps for residential condos/townhomes have been in excess of \$1000/SF!! Future tenant will benefit from the property's proximity to the beach, outstanding nearby dining , transit (close to I-5 and Carlsbad Village Train Station), Legoland, Carlsbad Outlets, and world class resorts.

DEMOGRAPHICS			
Population	1 Mile	3 Miles	5 Miles
2022	15,930	76,068	184,587
Income	1 Mile	3 Miles	5 Miles
2022	\$112,316	\$115,562	\$108,284

## Property Highlights

### Rare 31,360+ SF Lot In Carlsbad Village

Majority of parcels within the Village are less than 15,000 SF and projects typically require parcel assemblage.

### Outstanding Frontage On Carlsbad Village Dr

Over 70 Ft of frontage along the primary access corridor to the village and beach!

### Carlsbad Hosts 3.5 Million+ Visitors Annually

The city is home to leading companies in Life Sciences (134+ companies), Technology (343+ companies), 42 hotels, world class resorts and a beautiful coastline.

### VC Land Use District - Allows Highest Density

Village Center District zoning allows for up to 35 DU/acre (subject to additional CA bonus density) and 45 Ft in height.

### Available October 1, 2023

Prior Tenant vacated in June 2023

### Quick Walk To The Beach!

Property is located only 6 city blocks from the Pacific Ocean and some of So CA's best beaches.







## Market Overview

Carlsbad, CA  
San Diego County

Located in North San Diego County, this vibrant community represents the perfect blend of Southern California lifestyle with a world class corporate culture. As one of five member cities (along with Escondido, Oceanside, San Marcos, and Vista) that make up the Innovate 78 economic development partnership, the city of Carlsbad is at the forefront of the region's initiative to boost economic prosperity by driving innovation from life sciences, information and communications technology, action sports, and small businesses.

In addition to promoting the growth of local businesses, Carlsbad is also a destination for entertainment and recreational tourism. With over seven miles of coastline and 5,000 hotel rooms, Carlsbad draws over 3.5 million visitors annually. Nearby attractions include Legoland, Sea Life Aquarium, the Flower Fields at Carlsbad Ranch, the La Costa Film Festival, and 4 PGA Championship Golf Courses. More than 25 parks, 46 miles of trails, and an average ocean temperature between 64 and 72 degrees provide the ultimate outdoor experience. Carlsbad also offers several retail shopping centers for locals and visitors, including the Carlsbad Premium Outlets, Village Faire, the Forum Carlsbad, and the Shoppes at Carlsbad.

These factors all contribute to the city's thriving economy. Since the last census, the population in Carlsbad has grown over 12%, to 118,000 residents, with an average household income of almost \$150,000. As part of North San Diego county, Carlsbad plays a vital role in the region's growth into a home of more than half a million jobs.





# Site Overview

PROPERTY ADDRESS

**840 Carlsbad Village Drive  
Carlsbad, CA 92008**

SQUARE FOOTAGE

**5,515 SF**

LOT SIZE

**0.72 Acres**

NOTES

**4 Drive Thru Tellers And 33 Parking Spaces**



# Representation that REvolves around you.

## Confidentiality & Disclaimer

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property

## Let's Talk

**Reach out to us**

**REVOLVEGP.COM**

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