



Leasing Brochure

THE ROOSEVELT

CARLSBAD VILLAGE



THE ROOSEVELT

Retail/Restaurant Space Available

2621 Roosevelt Street | Carlsbad Village

THE ROOSEVELT



Property Highlights

Prime retail/restaurant opportunity situated in Carlsbad Village's newest mixed-use project

The Roosevelt will consist of **25 luxury residential units** for lease and **5 curated retail and restaurant units**. The ground floor suites are fronted by a European-inspired pedestrian plaza called "**Roosevelt Alley**" creating a unique retail and dining experience.

Expected **delivery – early 2027**. Currently in construction.

Located in the heart of Carlsbad Village next door to Lilo (Michelin Star Recipient) and within two blocks of iconic restaurants; Wildland, Jeune et Jolie (Michelin Star), Nick's and Campfire as well as dozens of hotels, offices, and a large daytime population. This project is also a short walk to the beach, local parks and a major transit station.

Convenient **access to 5 and 78 freeways**

3 Common area restrooms will be serviced and maintained by ownership. Retail Plaza is 3,000 SF of landscaped and hardscaped area.



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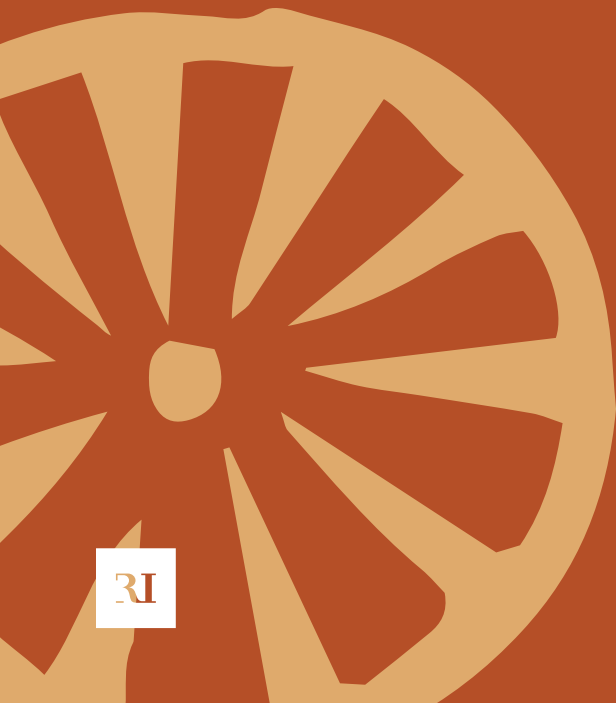
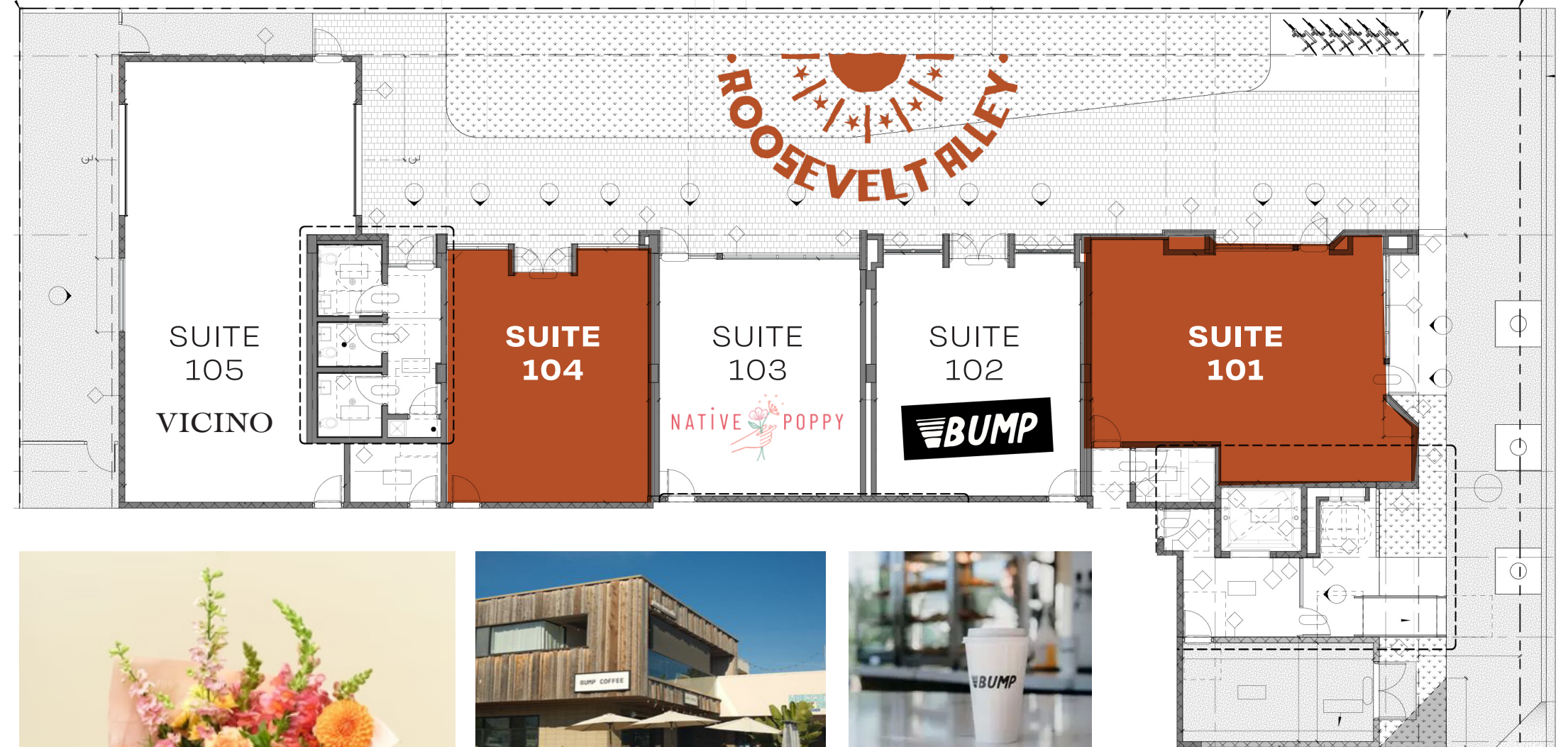


Site Plan

Available

-Suite 101: Restaurant
917 RSF + 150 RSF Patio // 1,067 Total RSF

-Suite 104: Retail
637 RSF + 50 RSF Patio



Join these tenants



VICINO



ROOSEVELT ALLEY

KOFFEE KART

Art Gallery

WILDFLOWERS

APOTHECARY

evergreen
lounge



Renderings





FABRIC

FABRIC is a development firm based in North County San Diego. The FABRIC portfolio consists of projects that project quality design, enhance neighborhoods and house dynamic commercial businesses. We are enthusiasts of architecture and passionate about history. We focus on creating spaces that foster opportunities for connection.



STATE STREET COMMONS // CARLSBAD



SURF LABS // 2676 STATE STREET



2659 STATE STREET



THE RESERVE // 2333 STATE STREET



The Neighborhood

CARLSBAD VILLAGE



Carlsbad Village, known as the "Village by the Sea," is a charming, walkable coastal district in North San Diego County, featuring boutique shops, art galleries, trendy eateries, and seven miles of sandy beaches. The area attracts a strong tourism base, bolstered by nearby attractions such as LEGOLAND California and the famous Flower Fields, contributing significantly to the local economy. Carlsbad offers over 4,700 hotel rooms, with top properties like the Omni La Costa Resort & Spa and Cape Rey Carlsbad Beach, a Hilton Resort, providing upscale accommodations and easy access to coastal attractions. Visitors enjoy a mix of leisure, family-friendly, and luxury experiences, making the village a vibrant destination for travelers year-round.

WILDLAND



LILLO



CAMPFIRE



JEUNE ET JOLIE



NICK'S



LOFTY COFFEE

Site Overview

2621 Roosevelt Street
Carlsbad Village





Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	13,379	75,358	167,650
Average Household Income	\$139,522	\$142,727	\$141,633
Households	6,161	31,471	64,895
Daytime Population	11,487	63,149	139,302
Median Age	40.7	40.0	39.5

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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CONCEPTUAL RENDERING

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