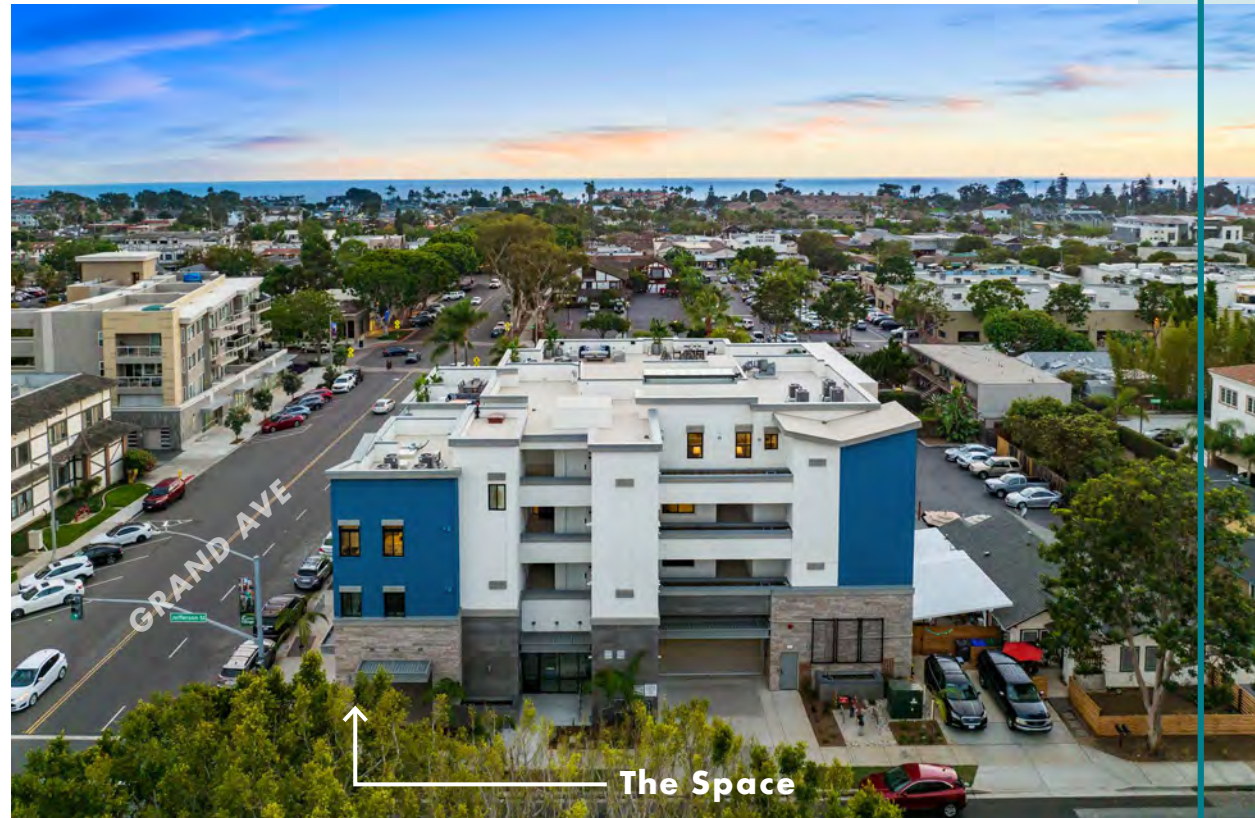




Carlsbad Village
New Construction
Owner-User Opportunity



Grand
Jefferson
780 Grand Ave



780 Grand Ave Carlsbad, CA

Address

\$2,005,300

Asking Price

±1,823 SF

Commercial Condo Size

±344 SF

Outdoor Patio Space

Village Center (VC)

Zoning

2022

Year Built

203-302-04

APN

Grand Jefferson focuses on creating a Carlsbad Village destination for luxury living with an upscale, modern, urban design. The coastal community offers all the best of shops, beaches, parks, and trails, bringing both locals and tourists to the area.

The project was designed to integrate seamlessly into the urban fabric of the neighborhood. The city of Carlsbad has encouraged redevelopment efforts to revitalize the neighborhood, while still maintaining the historic coastal town charm.

Grand Jefferson is a rare opportunity to own in a mixed-use project in North County's most desired neighborhood.

Highlights

01. Rare owner-user opportunity in Carlsbad Village
02. Highly desired coastal location with brand new construction and dedicated outdoor patio space
03. Prominent signage and visibility on main thoroughfare
04. Situated below luxury residential units
05. Exposure to over 115,000 city residents and over 3.5 million annual visitors
06. Surrounded by award winning restaurants including Jeune et Jolie, Campfire, Vigilucci's, Paon, Bluewater Grill, and more
07. Aligned with adjacent neighborhoods Encinitas and Oceanside, with quick access to all of San Diego via Carlsbad Station (0.2 mi)



New Construction

- Demising walls framed ready for drywall
- Glass storefront and entry doors in place
- 16" x 16" shaft for exhaust/grease duct from Premises to roof
- C.O. back to the MPOE room for data/phone lines service

Utilities Stubbed to Premises

- Power - 120/208v 400 amp electric service available
- Gas - 2" gas
- Sewer - 4" sewer line
- Water - 2.5" water line
- Grease Interceptor - Jensen 1,200 grease interceptor exclusive use of the premises
- 1200 Gallon Grease Interceptor exclusive use of the Premises
- HVAC - 7/8" line sets run to the roof

Highly sought after Carlsbad Village location, North County's most desired neighborhood

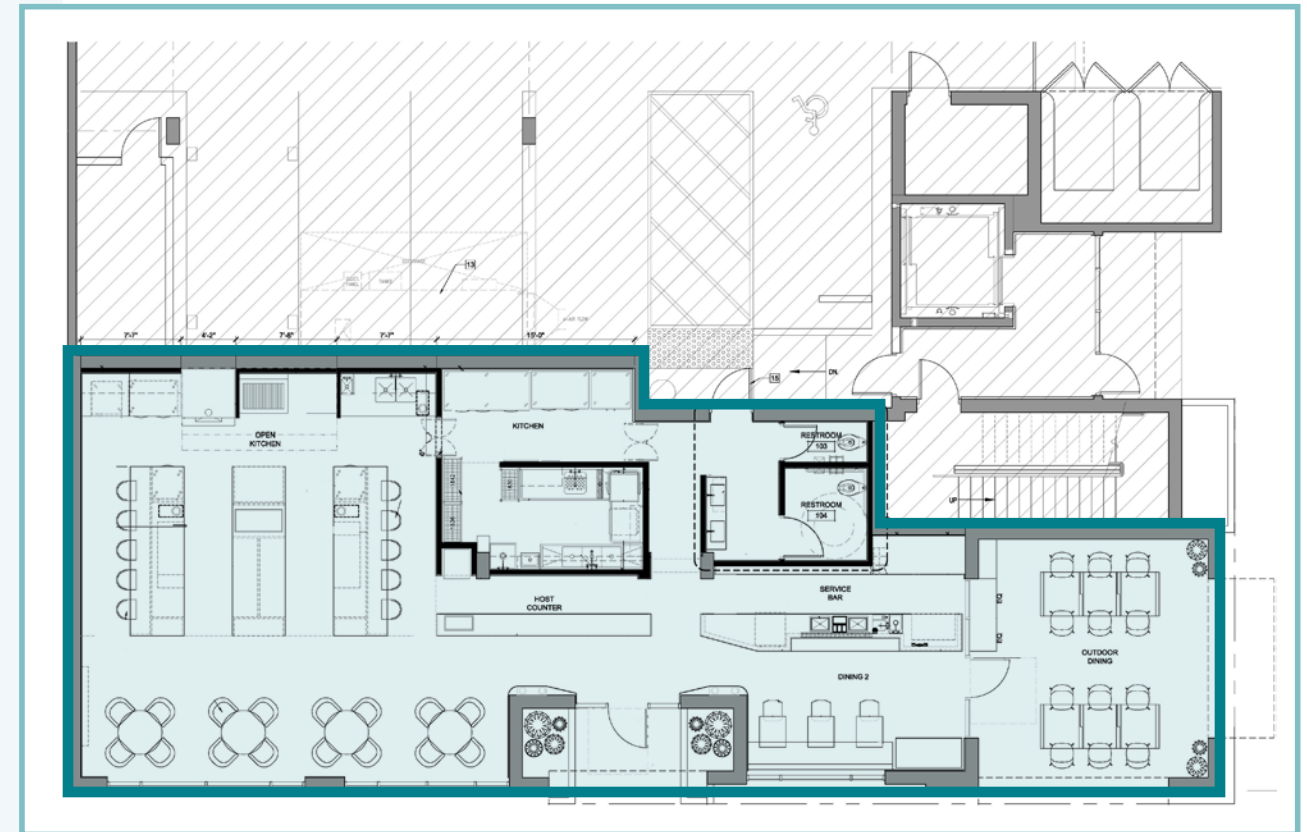
The neighborhood is seeing strong development and growing residential influx

Blocks to the Carlsbad Village Train Station (Downtown San Diego to San Luis Obispo)

Prime coastal opportunity with both community character and a forward-thinking economy

Over 350 units have been built in the last three years in Carlsbad Village

Conceptual Floor Plan



**A VILLAGE
DESTINATION**



Preliminary restaurant design for space. Can accommodate alternative commercial uses.



Park 101
Board & Brew
NORTE

KNOCKOUT PIZZA
STARBUCKS COFFEE

BARREL REPUBLIC
CRACKHEADS
Choice
VIHAVI
cucina italiana
VIGILUCCI'S RESTAURANT GROUP

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945
SHOREHOUSE Kitchen

CAMPFIRE
CAROLYN CELLARS
WINE & TASTING ROOM

EUNBETM JOLIE

STEADY STATE

UNITED STATES POSTAL SERVICE

Train Station
0.2 mi

Grand Jefferson

264 FRESCO
woodfired | kitchen | seafood | pizza

BLUEWATER GRILL

PIZZA PORTO BREWING CO.

PAON

Le Papagayo
Carlsbad Village, CA

BLUE OCEAN

NICK'S ON STATE
PURETACO
LOFTY COFFEE CO.

HARU MAMA

usbank



oceanside

**Grand
Jefferson**



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.

Shopping

The Village has hundreds of unique shops, boutiques, and more!

Dining

Whether it's fast casual or fine dining, Carlsbad Village provides a range of options to explore.

Arts & entertainment

Carlsbad Village features diverse arts and entertainment.



Annual Consumer Spending

\$89M+
Spent at Restaurants
Within 2 mi of Site

\$381M+
Spent at Restaurants
Within 5 mi of Site

CONSUMERS DRIVING THE CARLSBAD EVOLUTION

Located in the heart of southern California in North San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forward-thinking economy and a strong tourism and hospitality industry. The city has one of the finest climates in the country and covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, and miles of coastline on the Pacific Ocean.

The City of Carlsbad is in north San Diego County where abundant natural open space meets an impeccably designed built environment. Beautiful beaches, lagoons and world class resorts combine seamlessly with well planned neighborhoods and the region's second largest tech hub. Together with our charming downtown village, Carlsbad offers a unique Southern California coastal experience.



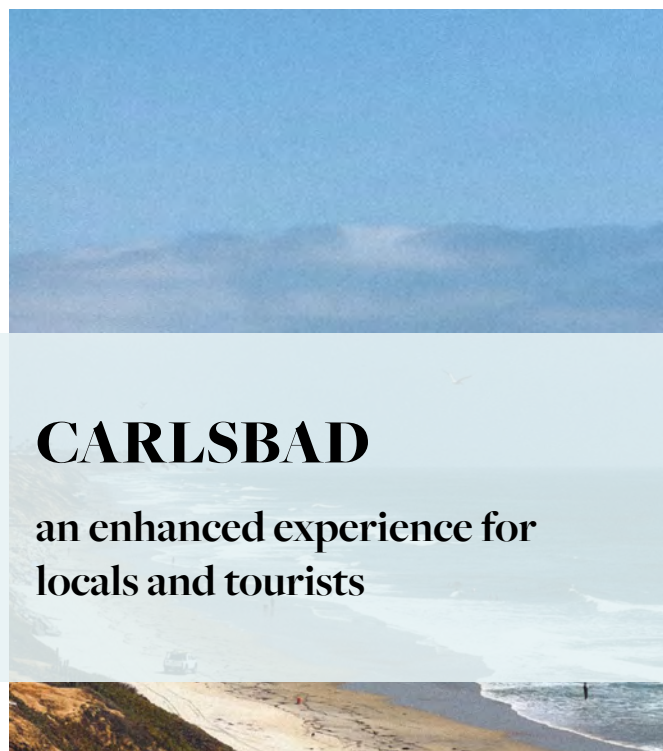
Who Lives Here

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.





CARLSBAD

an enhanced experience for
locals and tourists



Attractions

Seven miles of beautiful beaches and home to world-class championship golf courses and spa destinations, 46 miles of hiking trails, as well as nearby Legoland and the Flower Fields at Carlsbad Ranch draw nearly 2 million visitors per year.

Local Businesses

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.

Strong Work Force

Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. The temperate weather and abundance of executive housing, high quality schools and recreational amenities make Carlsbad a highly desirable place to live, work and play.

85%
of businesses agree that
Carlsbad is an **Excellent
Place to do Business**

97%
of residents approve of
Carlsbad's **Quality of Life**

95%
of businesses agree that
Carlsbad offers the **Highest
Quality of Life**

