

3056
&
3162

carlsbad blvd

- APPROXIMATELY 18,477 SQUARE FOOT PARCEL ALONG CARLSBAD BLVD
- COASTAL LOCATION OFFERS OCEAN VIEWS FROM EVERY FLOOR
- PERMITTED USES INCLUDE HOTEL, BED & BREAKFAST, RESIDENTIAL MIXED-USE, RESTAURANT, BREWERY, WINERY AND MORE
- ADJACENT TO THE NEW SPRINGHILL SUITES BY MARRIOTT AND THE NEWLY RENOVATED BEST WESTERN BEACH VIEW LODGE
- NEW CONDO AND TOWNHOME SALES AVERAGE \$2,137,333 IN THE IMMEDIATE VICINITY



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

TABLE OF CONTENTS

4
PROPERTY
OVERVIEW

8
RETAIL &
AMENITIES

10
NEW & PLANNED
DEVELOPMENTS

12
LOCATION
MAP

14
PLAT
MAP

16
PERMITTED
USES

FOR MORE INFORMATION:

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic #01323215

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #01367183

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959

**NEW HOME
SUMMARY**

**CMA
SUMMARY**

**COMMERCIAL
COMPS**

DEMOGRAPHICS

**ABOUT
CARLSBAD**

Property Overview

Location

The subject property is located at 3056 & 3162 Carlsbad Blvd in Carlsbad, California. It is walking distance to Carlsbad State Beach, restaurants, and entertainment in Carlsbad Village, and west of I-5.



Property Profile

The subject property consists of two parcels located at 3056-3162 Carlsbad Blvd in coastal Carlsbad steps from the beach. The front parcel is part of the Village and Barrio Master Plan in the Hospitality district. The back parcel is zoned for Multi-Family Residential. Permitted uses include hotel, bed and breakfast, residential mixed-use, restaurant, winery, brewery and more. The subject property currently has 11, fully leased multi-family units offering a buyer passive income while redevelopment plans go through the approval process.





Address	3056 & 3162 Carlsbad Blvd, Carlsbad, CA 92008
Jurisdiction	City of Carlsbad
APN	<ul style="list-style-type: none"> • 203-250-28-00 • 203-250-29-00
Acreage	<ul style="list-style-type: none"> • 3056 Carlsbad Blvd- 0.238 acres or 10,367 square feet • 3162 Carlsbad Blvd- 0.186 acres or 8,110 square feet
Zoning	<ul style="list-style-type: none"> • 3056 Carlsbad Blvd- City of Carlsbad Village & Barrio Master Plan Hospitality (HOSP) Click here to view Village and Barrio Master Plan • 3162 Carlsbad Blvd- City of Carlsbad Multi-Family Residential (R-3)
Building Size	<ul style="list-style-type: none"> • 3056 Carlsbad Blvd- Approximately 3,271 square feet (title) • 3162 Carlsbad Blvd- Approximately 1,352 square feet (title)
Density	18-23 du/acre
Max Height	45' in HOSP zone, 30' in R-3 zone
Lot Coverage	80% in HOSP and 60% in R-3
Min Lot Size	7,500 square feet in R-3
Permitted Uses in HOSP Zone	<p>*Multi-Family residential, Mixed-use, Hotel, Motel, Restaurant, Retail, *Office or Medical Office, Brewery or Winery with a CUP and more.</p> <p>*Not permitted on the ground floor Click to view HOSP Map Click to view Permitted Uses</p>
Permitted Uses in R-3 Zone	<p>Multi-family or single-family, Residential Care Facilities, Bed & Breakfast with a Minor CUP and more. Click to view R-3 Permitted Uses</p>
School District	Carlsbad Unified School District
Services	<ul style="list-style-type: none"> • Water/Sewer- City of Carlsbad • Gas/Electricity- SDG&E • Fire- Carlsbad Fire Department • Police- Carlsbad Police Department
Asking Price	\$6,795,000



3 miles
visi
per y



CARLSBAD
STATE BEACH

LINCOLN ST

CARLSBAD BLVD

lion+

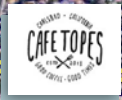
tors

year



GRAND AVE
BAR & GRILL

CARLSBAD
VILLAGE DR



Succulent Cafe



CARLSBAD
VILLAGE
STATION



STATE
STREET
COMMONS

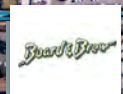


ARMY
NAVY

MAGEE
PARK



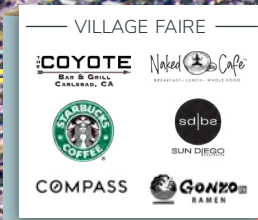
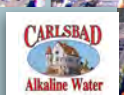
264
FRESCO



CARLSBAD
STATE BEACH



Carlsbad Inn
BEACH RESORT



Carlsbad Village

Retail & Amenities Map



Carlsbad Village

New & Planned Develop-





Location Maps



OAK AVE

CARLSBAD BLVD

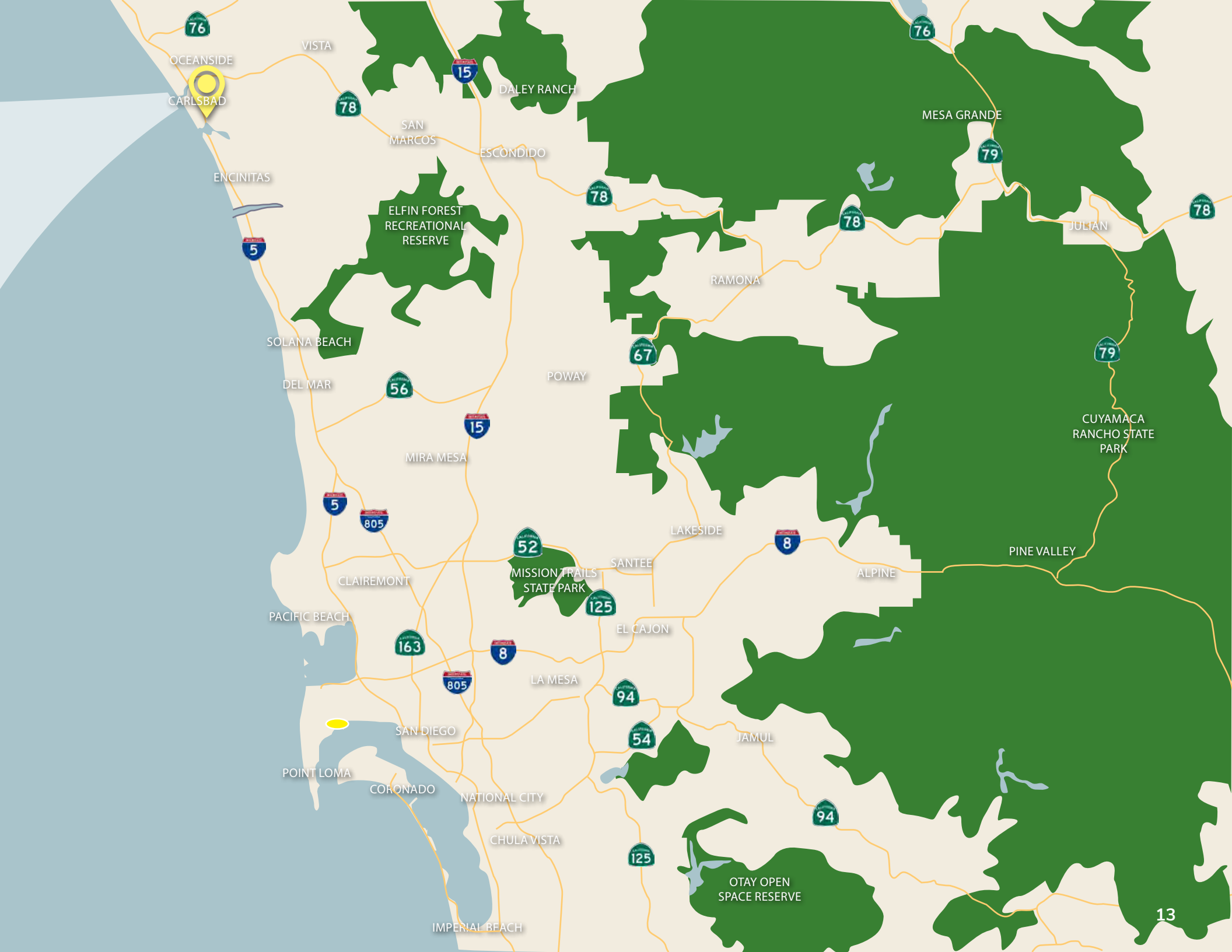
WASHINGTON ST

LINCOLN ST

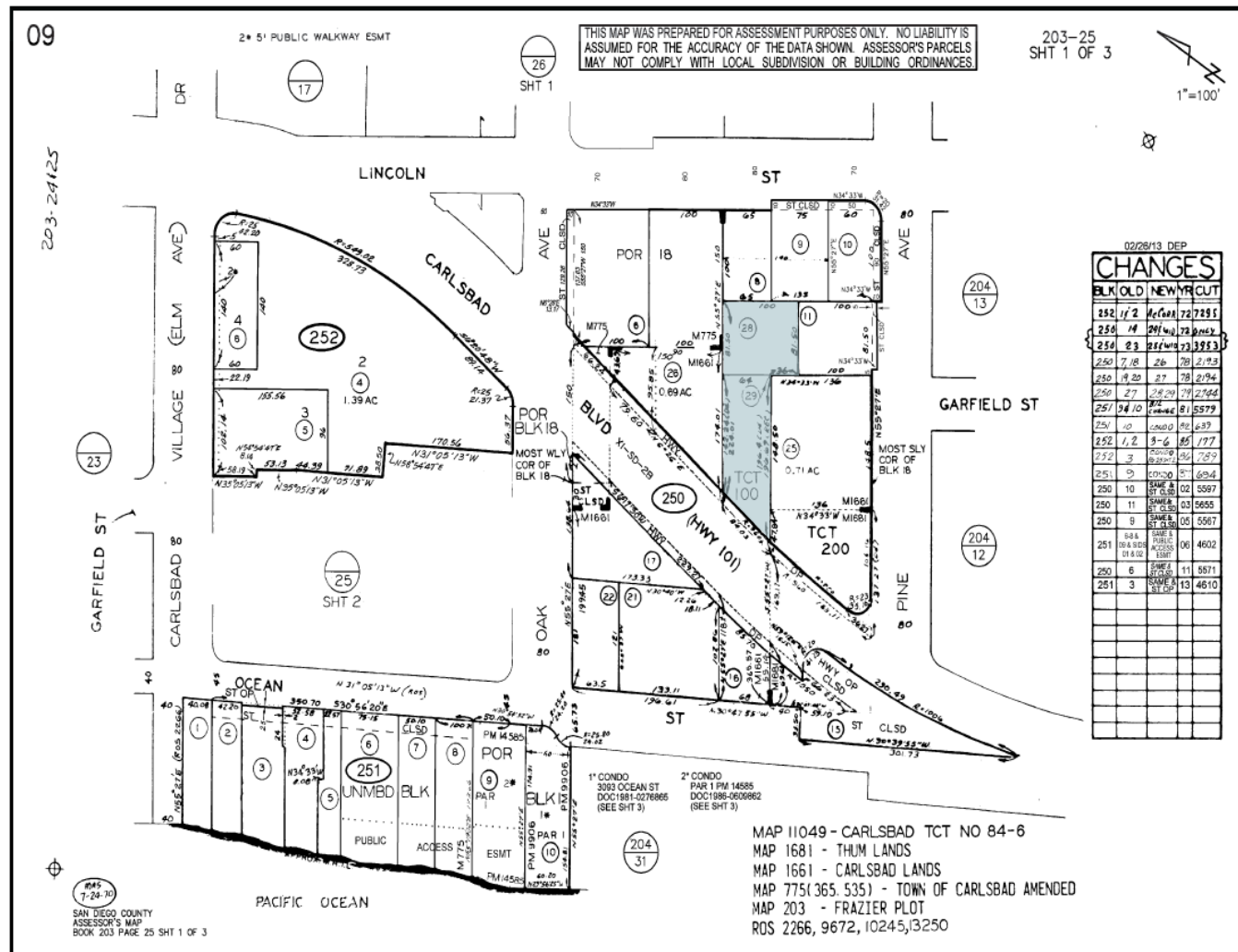
PINE AVE

GARFIELD ST

WALNUT AVE



Plat Maps





Permitted Uses

There are a variety of land uses permitted under the Hospitality Zone within the Village and Barrio Master Plan and the R-3 zone within the City of Carlsbad. Certain uses may require a use permit. The permitted uses include Residential Mixed-Use, Hospitality, Restaurant, Brewery or Winery with a Conditional Use Permit.

The Hospitality District and R-3 zone both support residential use with residential permitted behind the ground floor street frontage along Carlsbad Blvd in the HOSP zone. A residential mixed-use project would fit nicely between the two hotels on either side of the property providing a resort feel to residents and visitors alike.

The two parcels may also be redeveloped into a Hotel and Bed & Breakfast. Hotel use is permitted in the front parcel while a Bed & Breakfast may be approved in the back parcel with a conditional use permit, or the back parcel may be used for parking. One stall per room is required for hotel use.

Restaurant use is permitted by-right in the Hospitality District. A brewery or winery would require a conditional use permit. Previously, there were plans for a brewery on the front parcel and parking in the back.

No matter the use, the coastal location of the property will bring residents and visitors any time of year.



residential
mixed-use



hospitality



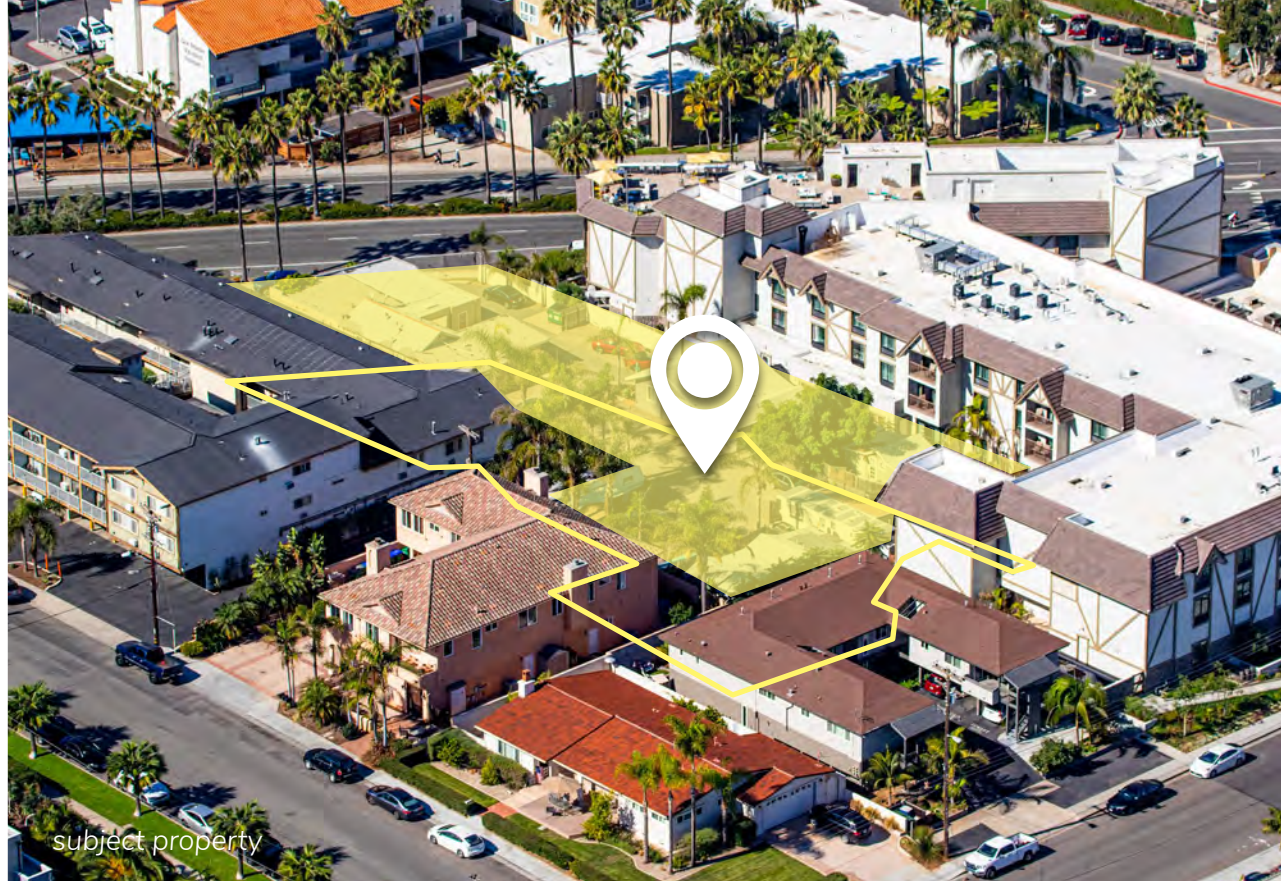
restaurant



brewery



winery



New Home Summary



1



Twelve West

RINCON HOMES

City	Carlsbad
Open Date	2/01/2025
Product Type	Attached
Min Unit Size	2,054
Max Unit Size	2,156
Min Price	\$2,125,000
Max Price	\$2,295,000
Min Price/SF	\$1,035
Max Price/SF	\$1,064
Total Units Planned	12
Zip Code	92008

2



Carlyle at Carlsbad/Condos

MCKELLAR MCGOWAN

City	Carlsbad
Open Date	11/23/2019
Product Type	Attached
Min Unit Size	1,636
Max Unit Size	3,044
Min Price	\$1,069,000
Max Price	\$2,414,000
Min Price/SF	\$653.42
Max Price/SF	\$793.04
Total Units Planned	33
Zip Code	92008

3



Ocean 17

RICHARD & RICHARD

City	Carlsbad
Open Date	4/01/2023
Product Type	Attached
Min Unit Size	1,866
Max Unit Size	2,463
Min Price	\$1,699,900
Max Price	\$3,499,900
Min Price/SF	\$910.99
Max Price/SF	\$1,420.99
Total Units Planned	17
Zip Code	92008

CMA Summary



CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$2,998,000	\$1,675,000	\$2,186,666	\$2,125,000
SP:\$2,998,000	\$1,675,000	\$2,137,333	\$2,100,000

RESIDENTIAL - Sold

Number of Properties: 9

Num	MLS #	Stat	Prop	S Address	MLS	Area	Mjr	Total	Bdr	Total	Bat	Closed	Lot	Sz	Living	Area	DOM	LP	LP/Living	Area	SP	SP/Living	Area
		us	ub	T				ms	hs			ate	qft										
1	NDP2504032	S	CONDO	580 Laguna Drive	CARLSBAD	(92008)		3	3			6/2/2025			1569		6	\$1,675,000	\$1,067.56		\$1,675,000	\$1,067.56	
2	NDP2505144	S	CONDO	800 Grand Avenue 205	CARLSBAD	(92008)		2	2			8/11/2025			1642		41	\$1,899,000	\$1,156.52		\$1,879,000	\$1,144.34	
3	NDP2502554	S	CONDO	800 Grand Avenue 109	CARLSBAD	(92008)		2	2			6/26/2025			1751		4	\$1,889,000	\$1,078.81		\$1,889,000	\$1,078.81	
4	250021368SD	S	TWNH	3337 Lincoln St.	CARLSBAD	(92008)		2	3			6/6/2025			1688		72	\$1,999,000	\$1,184.24		\$1,900,000	\$1,125.59	
5	NDP2505941	S	TWNH	3584 Garfield Street	CARLSBAD	(92008)		3	3			10/16/2025	0.00		2054		83	\$2,125,000	\$1,034.57		\$2,100,000	\$1,022.40	
6	NDP2506468	S	CONDO	111 Tamarack 305	CARLSBAD	(92008)		2	2			7/22/2025			1398		4	\$2,200,000 - \$2,500,000	\$1,788.27		\$2,200,000	\$1,573.68	
7	NDP2505934	S	TWNH	3586 Garfield Street	CARLSBAD	(92008)		3	4			10/6/2025	0.00		2156		49	\$2,295,000	\$1,064.47		\$2,295,000	\$1,064.47	
8	NDP2506005	S	TWNH	3572 Garfield Street	CARLSBAD	(92008)		3	4			7/16/2025	0.00		2156		0	\$2,300,000	\$1,066.79		\$2,300,000	\$1,066.79	
9	250028751SD	S	CONDO	165 Pine Ave	CARLSBAD	(92008)		3	4			8/6/2025			2630		40	\$2,998,000	\$1,139.92		\$2,998,000	\$1,139.92	
Avg								2	3				0.00		1893		33	\$2,186,667	\$1,175.68		\$2,137,333	\$1,142.62	
Min								2	2				0.00		1398		0	\$1,675,000	\$1,034.57		\$1,675,000	\$1,022.40	
Max								3	4				0.00		2630		83	\$2,998,000	\$1,788.27		\$2,998,000	\$1,573.68	
Med								3	3				0.00		1751		40	\$2,125,000	\$1,078.81		\$2,100,000	\$1,078.81	

Commercial Sale Comparables



3055 HARDING ST

Building Size	1,110
Sale Price	\$1,950,000
Price/SF	\$1,756.76
Sale Date	10/16/2023



507 GRAND AVE

Building Size	2,080
Sale Price	\$3,200,000
Price/SF	\$1,538.46
Sale Date	09/08/2023



2680 STATE ST

Building Size	2,897
Sale Price	\$3,091,081
Price/SF	\$1,066.99
Sale Date	08/28/2023



2690 STATE ST

Building Size	3,116
Sale Price	\$3,427,127
Price/SF	\$1,099.85
Sale Date	08/28/2023



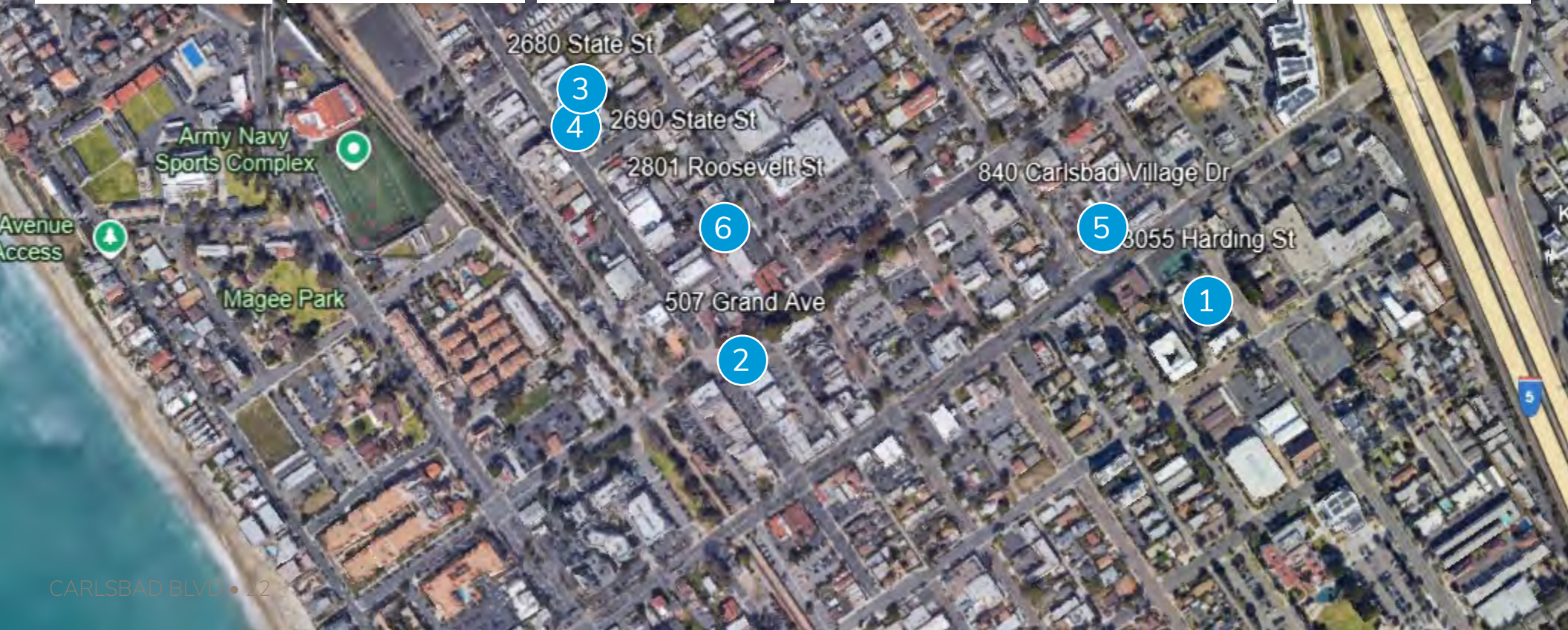
840 CARLSBAD VILLAGE DR

Building Size	5,515
Sale Price	\$5,600,000
Price/SF	\$1,015.41
Sale Date	07/28/2023



2801 ROOSEVELT ST

Building Size	3,600
Sale Price	\$3,321,734
Price/SF	\$922.70
Sale Date	04/12/2023



Commercial Lease Comparables



**2832-2840
STATE ST**

SF Leased 9,760

Lease Rate \$3.50/MG

Sign Date Aug 2025

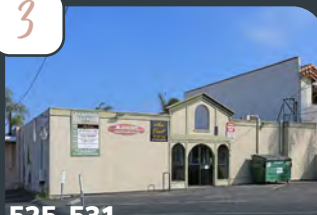


**2564
STATE ST**

SF Leased 7,750

Lease Rate \$3.44/MG

Sign Date Jan 2025



**525-531
CARLSBAD VILLAGE DR**

SF Leased 3,434

Lease Rate \$3.70/+UTI

Sign Date Nov 2024

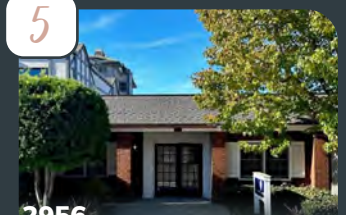


**570-596
GRAND AVE**

SF Leased 6,260

Lease Rate \$3.00/NNN

Sign Date Aug 2024

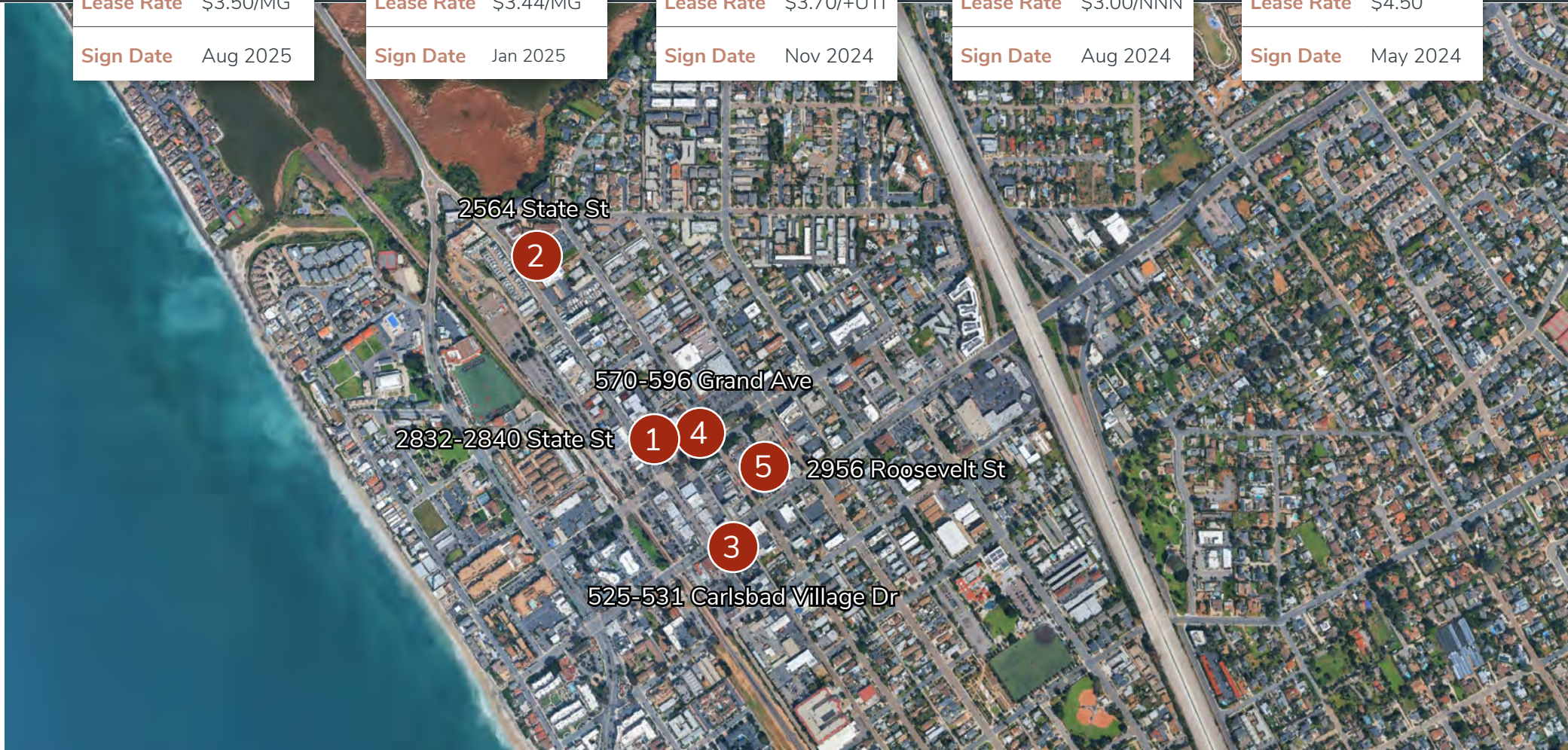


**2956
ROOSEVELT ST**

SF Leased 7,130

Lease Rate \$4.50

Sign Date May 2024



2564 State St

570-596 Grand Ave

2832-2840 State St

2956 Roosevelt St

525-531 Carlsbad Village Dr

Carlsbad

Demographics

2024

*respective to subject property

1
mile



population

12,430



estimated households

5,897



average household income

\$132,180



median household income

\$104,405



total employees

6,853

3
miles



population

60,800



estimated households

25,693



average household income

\$152,848



median household income

\$113,513



total employees

30,106

5
miles



population

151,900



estimated households

60,614



average household income

\$146,458



median household income

\$112,773



total employees

96,406

Carlsbad

is known as “The Village by the Sea” and offers the charm of a small-town atmosphere with many amenities. Located in North San Diego County, Carlsbad takes full advantage of its coastal location, providing beach community character and a strong tourism and hospitality industry.

Carlsbad has been named one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live. Over the past few years, the City of Carlsbad has grown to new heights, with innovation bringing an increased quality of life, that still works to preserve the historic and small town feel of this coastal community. With incredible momentum in the downtown district of Carlsbad Village, new developments are continuing to enhance a pedestrian-friendly neighborhood with easy access to multiple modes of transportation.

The City of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, Legoland, Flower Fields, and a variety of retail and restaurants attract over 3 million tourists and San Diego locals alike every year, making Carlsbad a highly desirable place to live, work and play.

“In Carlsbad, something wonderful is around every corner. Perfectly situated between the laid-back vibe of downtown San Diego and the glamour of Orange County, the world is at your fingertips, while your toes are in the sand.”

– Visit Carlsbad





3056
&
3162

carlsbad blvd

FOR MORE INFORMATION: PRIMARY CONTACT

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic #01323215

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #01367183

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959



1902 Wright Place, Suite 180, Carlsbad, CA 92008 | Corporate Lic # 01096996 | lee-associates.com



Carlsbad, CA
92008