

PRIME COASTAL  
DEVELOPMENT OPPORTUNITY

CARLSBAD VILLAGE

840 Carlsbad  
Village Dr



**UPG**  
**URBAN**  
PROPERTY  
GROUP EST. 1989

**REVOLVE** | Growth  
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# The Offering

Urban Property Group and Revolve Growth Partners is pleased to present a rare opportunity to acquire 840 Carlsbad Village Drive. The property is located in the heart of coastal Carlsbad Village, one of North County’s most desirable and fastest growing neighborhoods. This is a rare opportunity to capitalize on the strong growth and demand in Carlsbad Village.



Highway

0.2 miles to  
1-5



Transportation

0.4 miles to  
Train Station



Beach

0.5 miles to  
Beach Access

## HIGHLIGHTS

- Highly sought-after Carlsbad Village location, North County’s most desirable neighborhood
- Located on main thoroughfare from the freeway to Carlsbad beach
- Strong market demand for housing due to its desirable location and area amenities
- 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
- Carlsbad’s local government has shown a commitment to smart growth and development
- Opportunity to design and develop a mixed-use project that’s tailored to today’s standards

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an “as-is” basis. Property Details reported from Landvision. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.



# Carlsbad Village

Carlsbad Village has all the charm of a small-town main street with a foodie scene you would expect out of a much bigger city. For the local Carlsbad shopping feel, or the convenience of a walkable community, Carlsbad Village has a lot to offer. It boasts a lively and walkable area that features shops, boutiques, art galleries, restaurants, and cafes.

Carlsbad Village benefits from its proximity to major cities in Southern California. It is situated in between Downtown San Diego and Orange County, allowing for easy access to multiple cities. The Pacific Surfliner travels along a 351 mile route from San Diego to San Luis Obispo, with a stop in the Village.



# The Property

840 Carlsbad Village Drive is ideal for a developer or investor to capitalize on the bustling, affluent seaside community of Carlsbad Village. The city of Carlsbad has committed significant resources in the Village completing infrastructure and beautification projects - encouraging redevelopment efforts to revitalize the central neighborhood, while maintaining the historic coastal town charm.

## CARLSBAD VILLAGE MASTER PLAN | VILLAGE CENTER ZONING

Art gallery, libraries, museums, dry cleaners, personal services, shoe/garment repair, travel agent, coffee houses/tea rooms, parking lot/structures, parks, retail businesses, financial institutions (limited), restaurant, fast food restaurant (small) and mixed-use projects.

Density

28 - 35  
du/acre

Setbacks

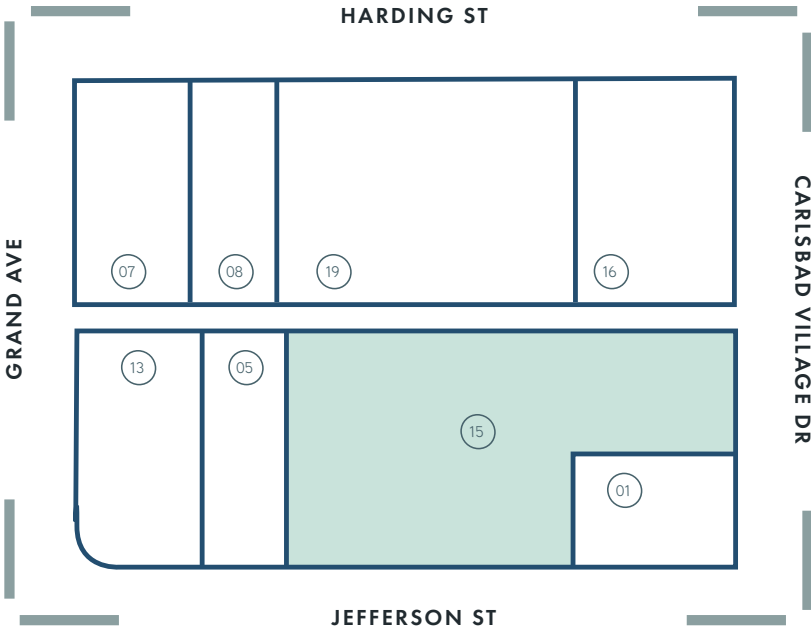
Commercial and Mixed Use  
0 ft set back for ground floor; 10'  
average for 2nd & above floors

Building Height

45' - within VC Zoning  
(subject to coastal  
zone height limits)



ADDRESSES	840 Carlsbad Village Drive, Carlsbad, CA 92008
EXISTING BUILDING SIZE	± 5,515 SF - Former Bank Branch
PARCEL SIZE	± 31,363 SF (0.72 AC)
PARCEL NUMBER	203-354-15
ZONING	VC - Village Center
DEVELOPMENT	20 - 25 residential units over retail (without density bonus) 30 - 37 residential units over retail (with density bonus)
ASKING PRICE	Contact Broker





# Condo & Apartment Comparables



**782 - 788 GRAND AVE**  
\$986 - \$1,214 psf



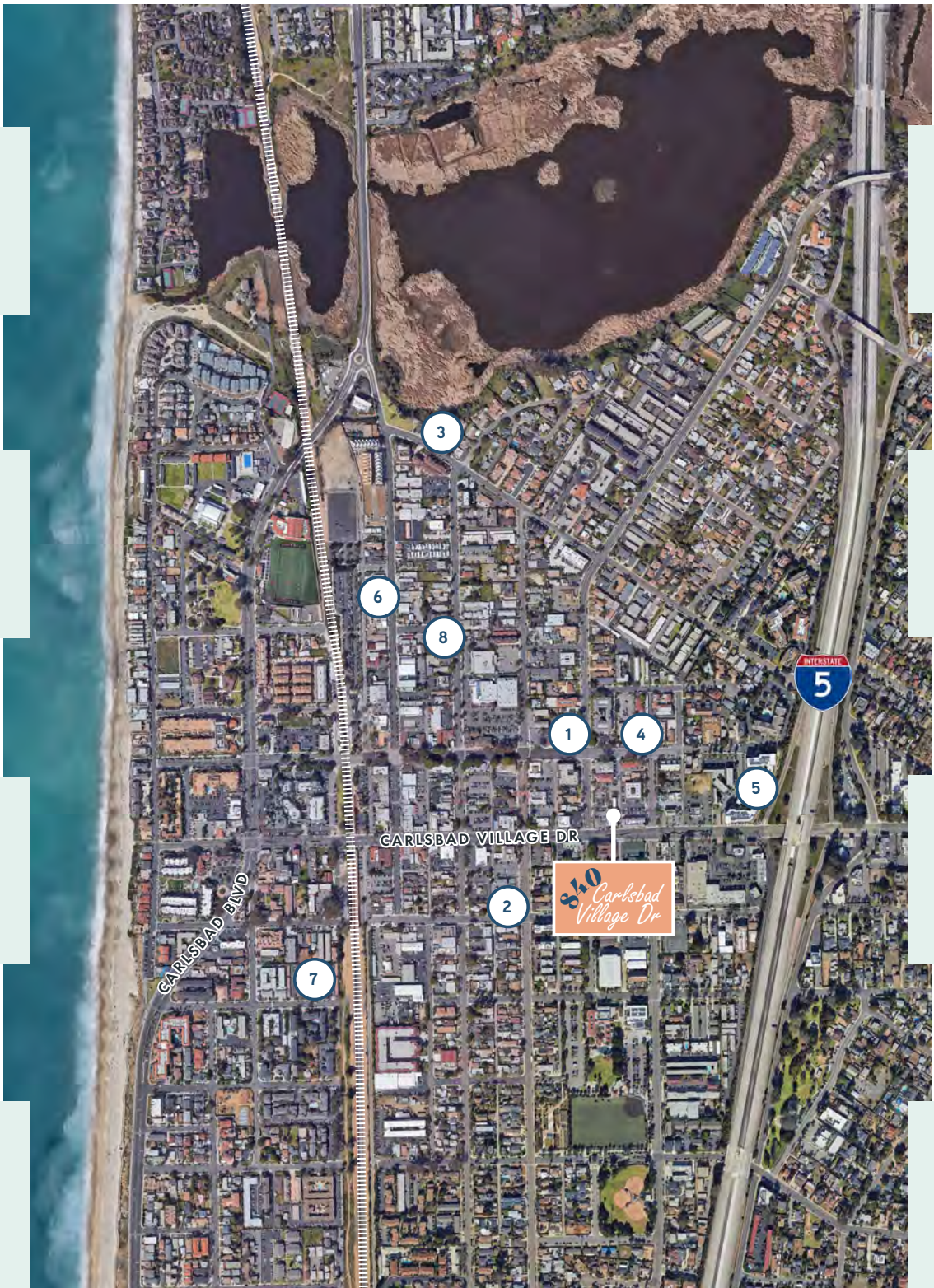
**3095 MADISON ST**  
\$924-\$1,199 psf



**562 - 568 LAGUNA DR**  
\$823 - \$1,082 psf



**800 GRAND AVE**  
\$849 - \$1,193 psf



**LOFTS AT CARLSBAD**  
\$3,300 - \$4,900 per month  
1-2 bd



**TOWNHOUSE CARLSBAD**  
\$5,640 per month  
2 bd



**SAN KATRINA**  
\$3,200 - \$3700 per month  
1-2 bd



**BEECH HOUSE**  
\$3,500 per month  
2 bd

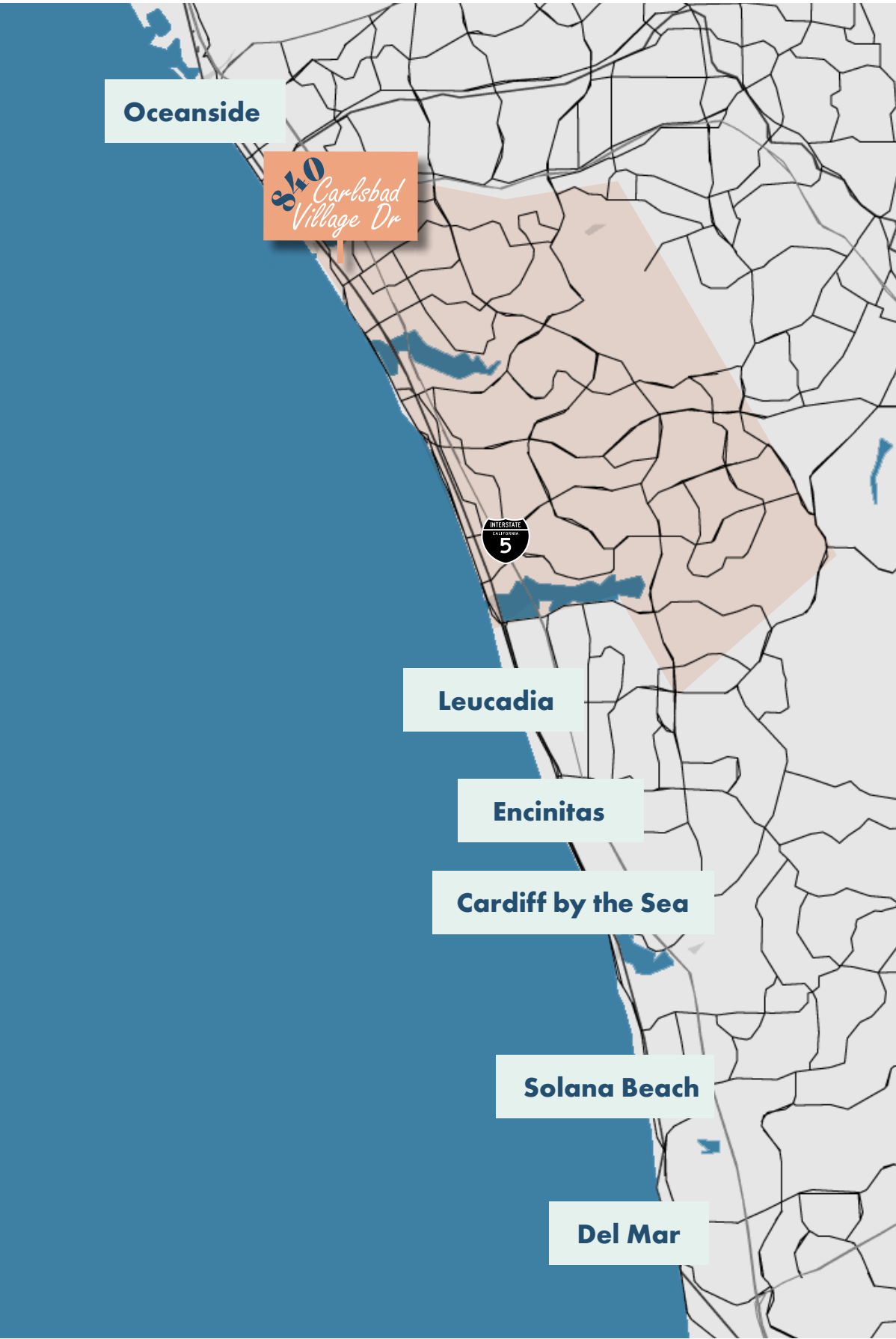














# Discover Carlsbad

Discover a scenic coastal community with a forward-thinking economy



## 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.

Population (2022)  
Project Population (2027)  
Total Daytime Population  
Total Households  
Avg. Household Income  
Avg. Household Size  
Median Home Value

2 Mile	5 Mile	10 Mile
54,694	242,043	757,572
55,300	242,850	764,360
17,454	110,716	644,017
27,119	105,877	315,893
\$118,870	\$123,114	\$111,150
2	2.2	2.2
\$1,023,070	\$856,329	\$774,618

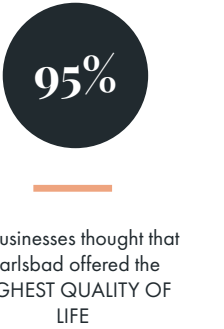
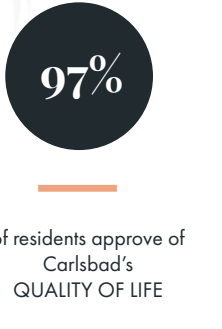
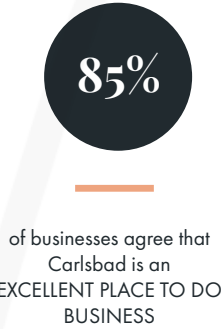


\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.





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