

PRIME COASTAL  
DEVELOPMENT OPPORTUNITY

CARLSBAD VILLAGE

# Carlsbad Village Center



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# The Offering

Urban Property Group is pleased to present a rare opportunity to acquire prime land on Roosevelt St. 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.

Zoning

VC  
Village Center

Transportation

0.3 miles to  
Train Station

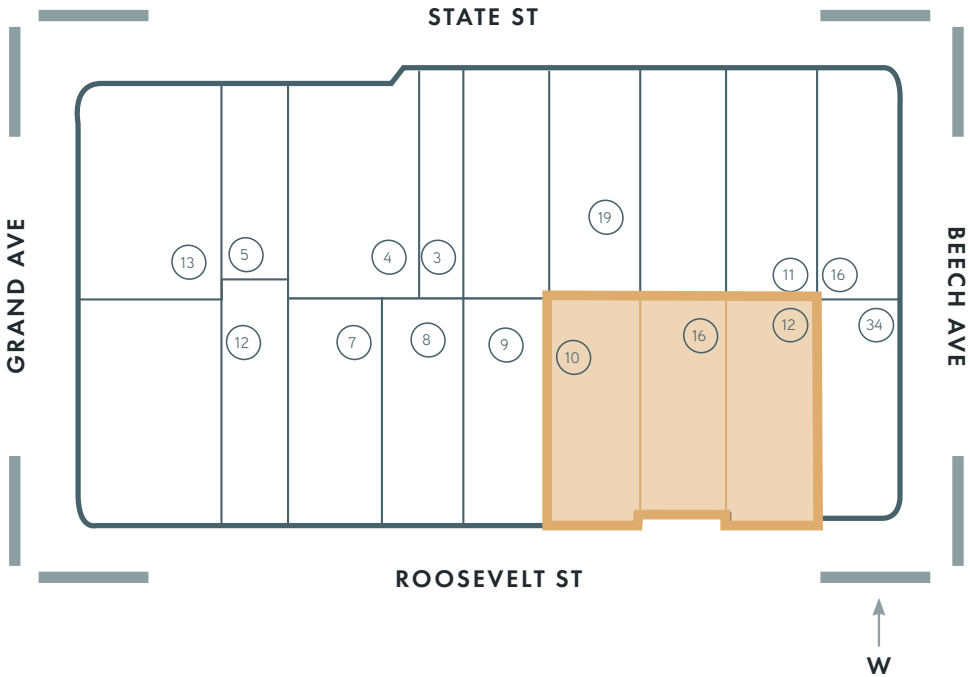
Beach

0.5 miles to  
Beach Access

## HIGHLIGHTS

- Prime coastal investment or development opportunity in central Carlsbad Village
- Outside coastal commission boundary creating ease of development
- Adjacent to the Carlsbad Village Train Station - makes stops to Downtown San Diego
- Carlsbad Village is in the forefront of a development boom
- Prime coastal location with both community character and a forward-thinking economy
- Located among the growing residential and tourist population
- 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. It is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.





# The Property

Carlsbad Village Center 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

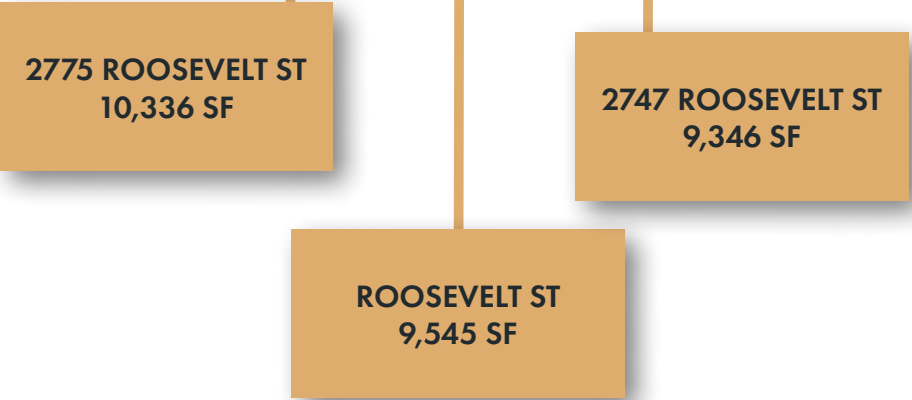
Setbacks

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

Building Height

45' (minimum 14' ground floor height)

ADDRESSES	2747 - 2775 Roosevelt Street
PARCEL SIZE	0.67 acres; 29,227 SF (3 parcels)
PARCEL NUMBER	203-101-12; 203-181-10,16
ENTITLEMENT	Previously entitled residential and commercial
ZONING	VC - Village Center
ASKING PRICE	\$8,070,000







# The Location

The neighborhood of Carlsbad Village benefits from convenient access to restaurants, shopping, and Downtown Carlsbad. Additionally, the area has a Walkscore of 97 out of 100, meaning this location is a Walker’s Paradise and most errands and amenities can be accessed on foot.

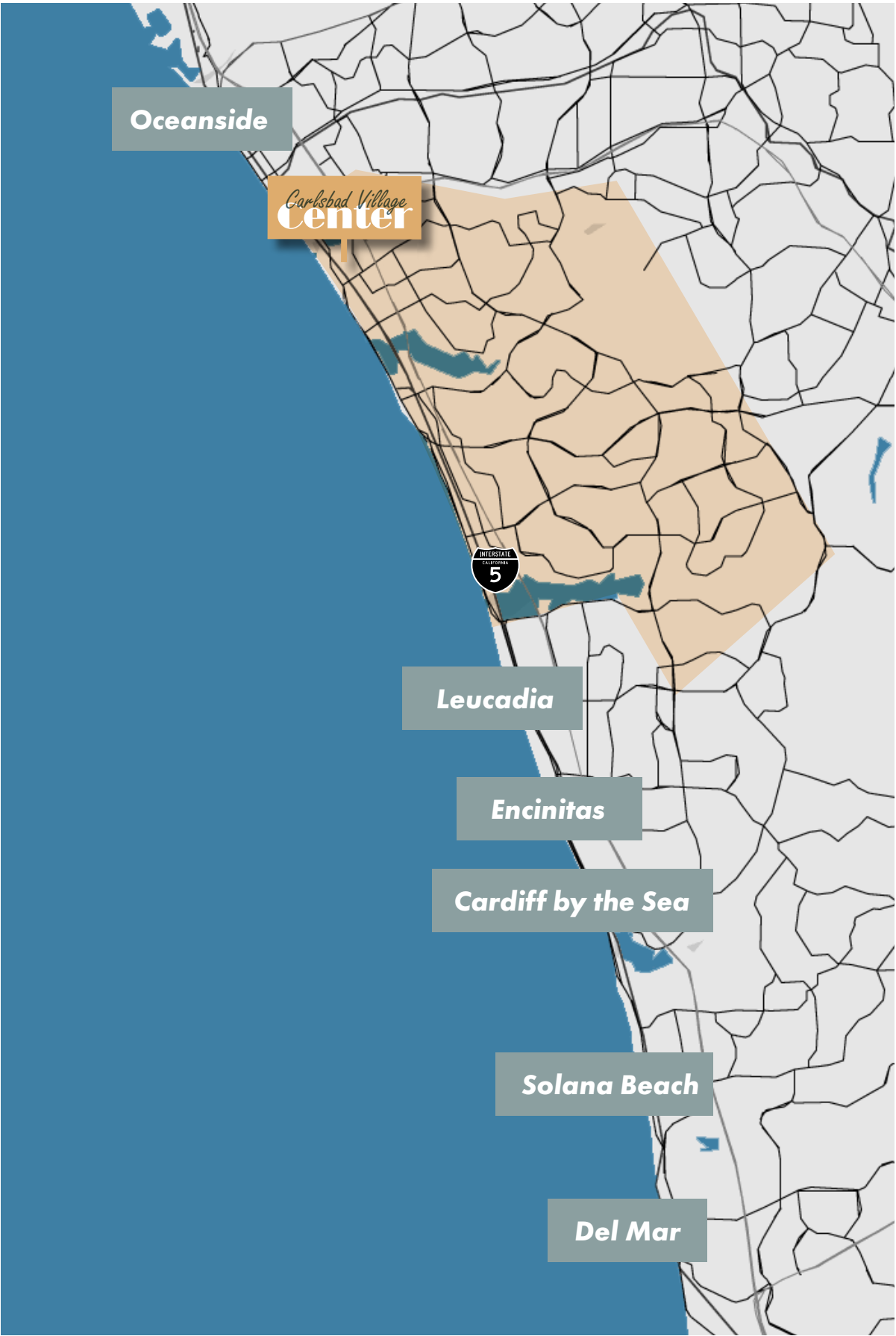
## NEIGHBORING AMENITIES

1. Grand Avenue Bar & Grill
2. Harumama Noodles + Buns
3. Blue Ocean Robata & Sushi Bar
4. Revolution Roasters
5. Prontos’ Gourmet Market
6. Chin’s Szechwan
7. Carlsbad Danish Bakery
8. Don’s Country Kitchen
9. Super Donut
10. Village Kabob Mediterranean Grill
11. Ciccioiti’s Trattoria Italiana & Seafood
12. Paon Restaurant & Bar
13. Vigilucci’s Cucina Italiana
14. Yoshino
15. OAK + Elixir
16. Via Vai Cucina Italiana
17. Barrio Eat Mexican
18. Shorehouse Kitchen Carlsbad
19. Handel’s Homemade Ice Cream
20. Pure Project Carlsbad
21. Lofty Coffee Company
22. Nick’s on State
23. Baba Coffee
24. Campfire
25. Carruth Cellars Tasting Room

97

WALK SCORE







# 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
Population (2022)	54,694	242,043	757,572
Project Population (2027)	55,300	242,850	764,360
Total Daytime Population	17,454	110,716	644,017
Total Households	27,119	105,877	315,893
Avg. Household Income	\$118,870	\$123,114	\$111,150
Avg. Household Size	2	2.2	2.2
Median Home Value	\$1,023,070	\$856,329	\$774,618

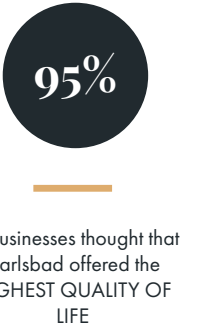
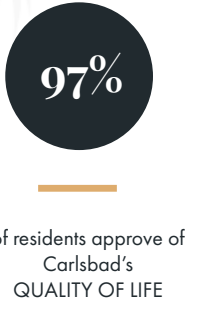
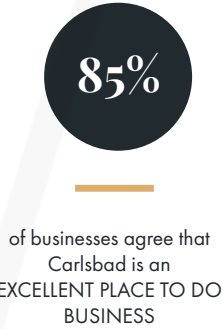


\*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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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