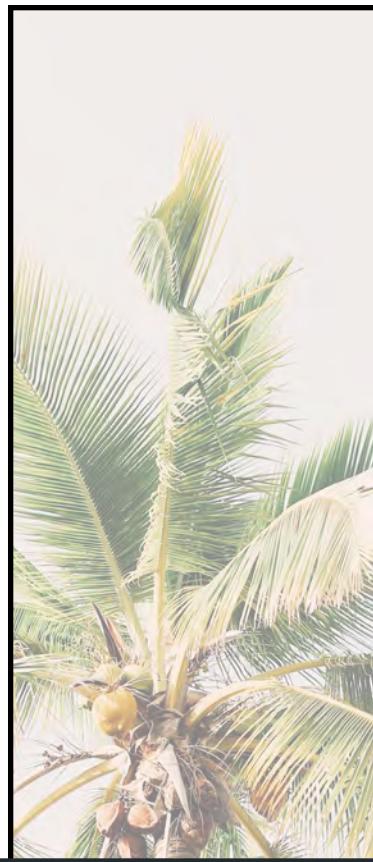


FOR LEASE

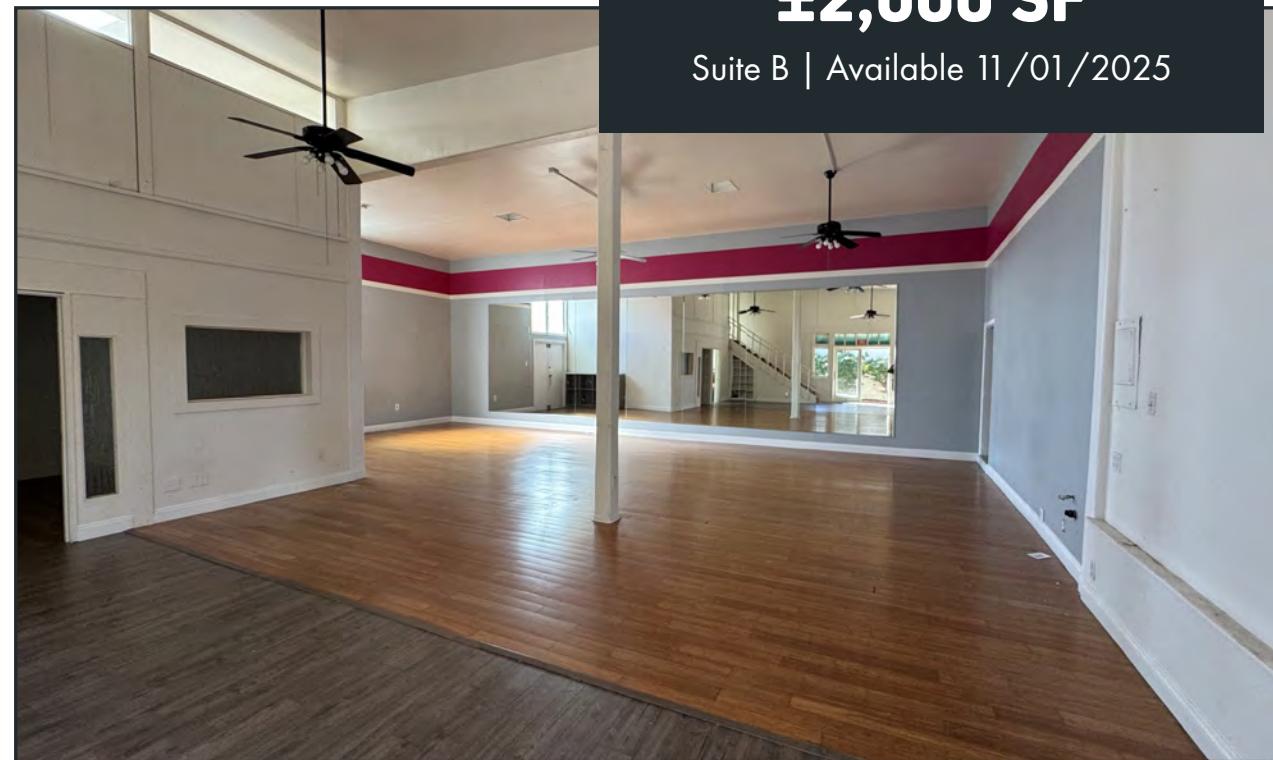


THE ARCADE

2801 ROOSEVELT ST
Carlsbad, CA 92008

CARLSBAD VILLAGE

Retail/Office
± 2,000 SF



- Prime retail/office location on Roosevelt, off Grand Avenue
- Suite includes: wood flooring, dedicated restroom, and gated outdoor space
- Desirable Carlsbad Village location, one of the most sought after trade areas
- On-site parking & ample street parking
- 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
- Carlsbad Village continues to be in the forefront of a development boom, attracting more residents and visitors to the area





AT A GLANCE

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**

\$153M+

Spent at Restaurants (within 2mi)

\$632M+

Spent at Restaurants (within 5mi)

\$579M+

Total Consumer Spending (within 2mi)

\$2.3B+

Total Consumer Spending (within 2mi)

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.



THE LOCATION



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.

THE ARCADE

WILSBAD VILLAGE

GONZU

CARLSBAD INN BEACH RESORT (61 ROOMS)

ARMY NAVY SPORTS COMPLEX

BEACH TERRACE INN (48 ROOMS)

SEASHORE ON THE SAND (9 ROOMS)

The logo for Loft Coffee Co. features the word "loft" in a lowercase, sans-serif font, with a stylized green leaf icon integrated into the letter "o". Below "loft" is the word "COFFEE CO." in a smaller, uppercase, sans-serif font.

French
CORNER

Swami's
CAFE

264 FRESCO
woodfired | kitchen | seafood | pizza

GONZU

SAME SAME THE COYOTE
» BAR & GRILL

48

CARLSBAD INN BEACH RESORT (61 ROOMS)

Cicciotti's
TRATTORIA ITALIANA & SEAFOOD

Board & Brew

BEST WESTERN + BEACH VIEW LODGE (41 ROOMS)

TAMARACK BEACH RESORT (23 ROOMS)

FOR LEASE



THE ARCADE

2801 ROOSEVELT ST
Carlsbad, CA 92008

UPG URBAN
PROPERTY
GROUP EST. 1989

SERENA PATTERSON
serena@upgsocal.com
Lic. No. 01721040

JOE BRADY
joe@upgsocal.com
Lic. No. 01908072

AMY McNAMARA
amy@upgsocal.com
Lic. No. 01083491

MAIN +1 858 874 1989 | upgsocal.com

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.