

Extraordinary Properties *for* Extraordinary Lives

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LUXURY REAL ESTATE
SCOTT WARREN & LIZ MOLINA

Pacific

Sotheby's
INTERNATIONAL REALTY



2652 Jefferson Street #A-G, Carlsbad Village

OFFERED AT \$4,695,000

SCOTT WARREN

619.889.7733

DRE #00580262

LIZ MOLINA

858.583.9777

DRE #01324648

INFO@WMLUXURYREALESTATE.COM





The Investment

- 2652 Jefferson Street #A-G, Carlsbad, CA 92008
- Multi-family apartment building
- All units except for Unit G in the coastal zone for short term vacation rentals (STVR)
- APN #: 155-271-23-00
- 5,072 sqft
- 0.28 acre / 12,015 sqft lot
- Built in 1969



Property Highlights

2652 JEFFERSON STREET #A-G, CARLSBAD

- 7 income producing units
- Five 2BR/1BA units
- One 2BR/2BA unit with spacious yard
- One studio unit with spacious yard
- Brand new paint, appliances, water heaters, lighting, too much to list!
- Fantastic location— just 2 blocks to the heart of the village and a few more blocks to the beach!

Unit Mix

2652 JEFFERSON STREET #A-G, CARLSBAD

	BED	BATH	EST. SQFT	UNITS	YARD	PARKING	PROJECTED RENT
A - E	2	1	785	5	-	Parking w/ Storage	\$3,150*
F	2	2	900	1	Private (40'x25')	2 Open Spaces w/ Storage	\$4500**
G	STUDIO	1	251	1	Private (40'x25')	Compact Carport	\$2900*

*Pro forma. Includes water. Tenant pays for all other utilities.

**Based on 4th quarter 2025 data from CoStar for similar units/properties within a 2 mile radius

The average rent for a two-bedroom apartment in Carlsbad Village typically falls in the \$3,000s to low \$4,000s, with specific sources showing averages like \$3,148 (Apartments.com), \$3,321 (RentCafe), or even higher for newer complexes like The Lofts at Carlsbad Village, ranging from around \$3,300 to over \$5,000 depending on amenities and exact location within the Village area. (Source: Google)

Estimated Cap Rate

4%

GROSS INCOME	\$277,800.00
ANNUAL OPERATING EXPENSES	\$89,804.00
NET OPERATING INCOME (NOI)	\$187,996.00
PURCHASE PRICE / VALUE	\$4,695,000



Units A - E

2652 JEFFERSON STREET #A-G, CARLSBAD

785 SQFT | 2 BEDROOMS | 1 BATHROOM | PARKING W/ STORAGE | UNIT A HAS A BRAND NEW KITCHEN



Units A - E

2652 JEFFERSON STREET #A-G, CARLSBAD

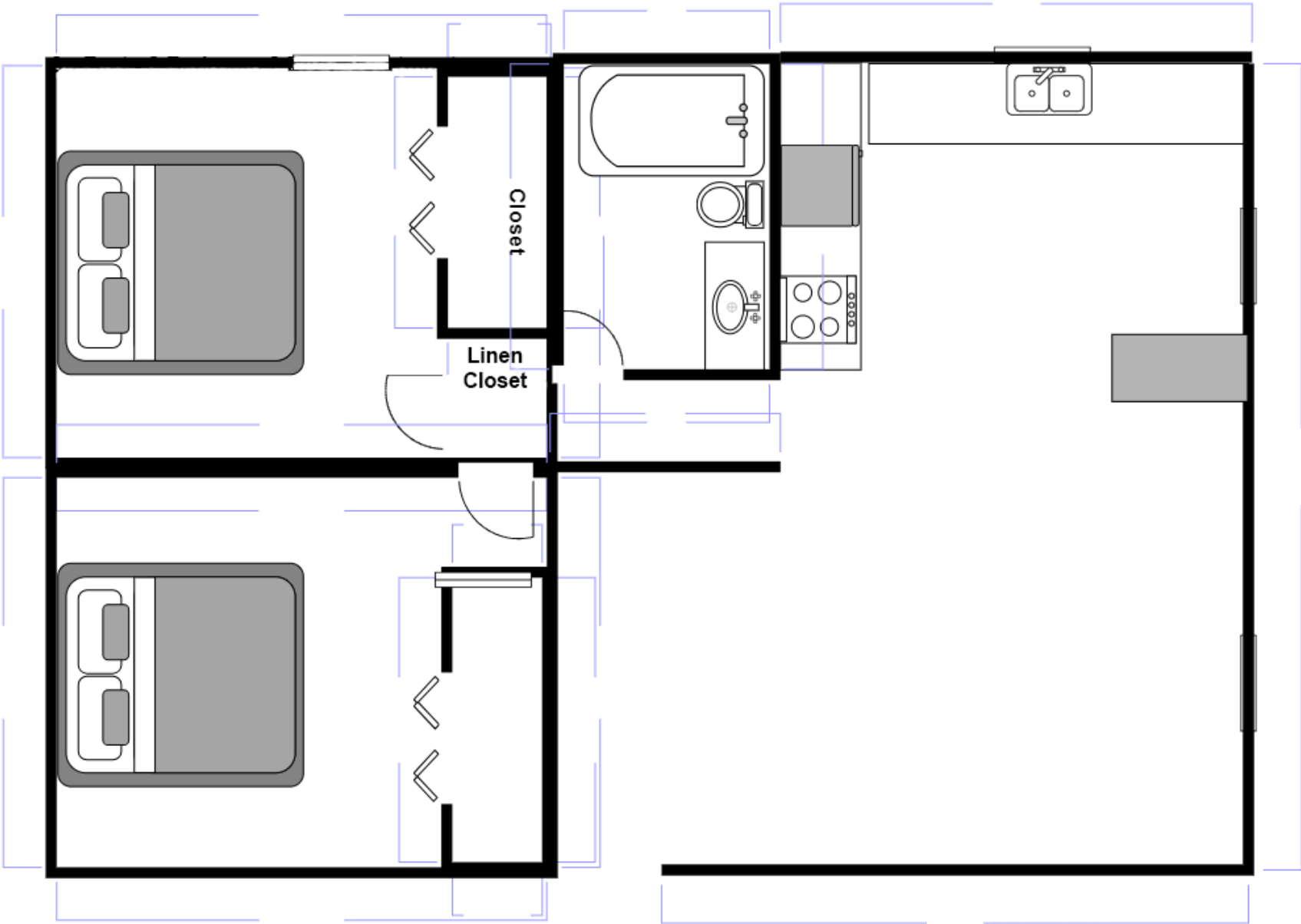
785 SQFT | 2 BEDROOMS | 1 BATHROOM | PARKING W/ STORAGE | UNIT A HAS A BRAND NEW KITCHEN



Units A - E Floor Plan

2652 JEFFERSON STREET #A-G, CARLSBAD

785 SQFT | 2 BEDROOMS | 1 BATHROOM | PARKING W/ STORAGE | UNITS B & D ARE REVERSED OF THE FLOOR PLAN BELOW



Unit F

2652 JEFFERSON STREET #A-G, CARLSBAD

900 SQFT | 2 BEDROOMS | 2 BATHROOMS | 2 PARKING SPACES W/ STORAGE | SPACIOUS 40' X 25' YARD



Unit F

2652 JEFFERSON STREET #A-G, CARLSBAD

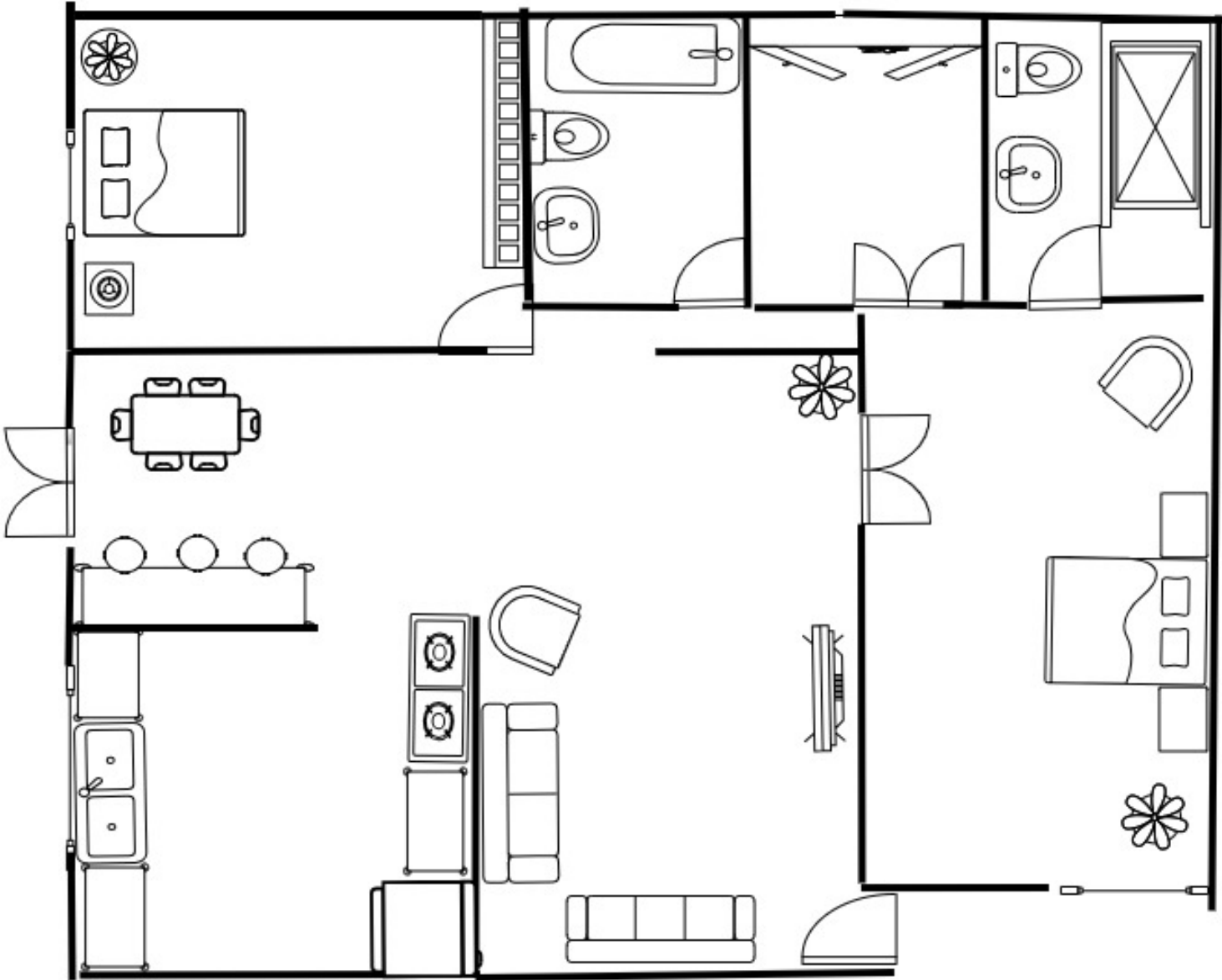
900 SQFT | 2 BEDROOMS | 2 BATHROOMS | 2 PARKING SPACES W/ STORAGE | SPACIOUS 40' X 25' YARD



Unit F Floor Plan

2652 JEFFERSON STREET #A-G, CARLSBAD

900 SQFT | 2 BEDROOMS | 2 BATHROOMS | 2 PARKING SPACES W/ STORAGE | SPACIOUS 40' X 25' YARD



Unit G

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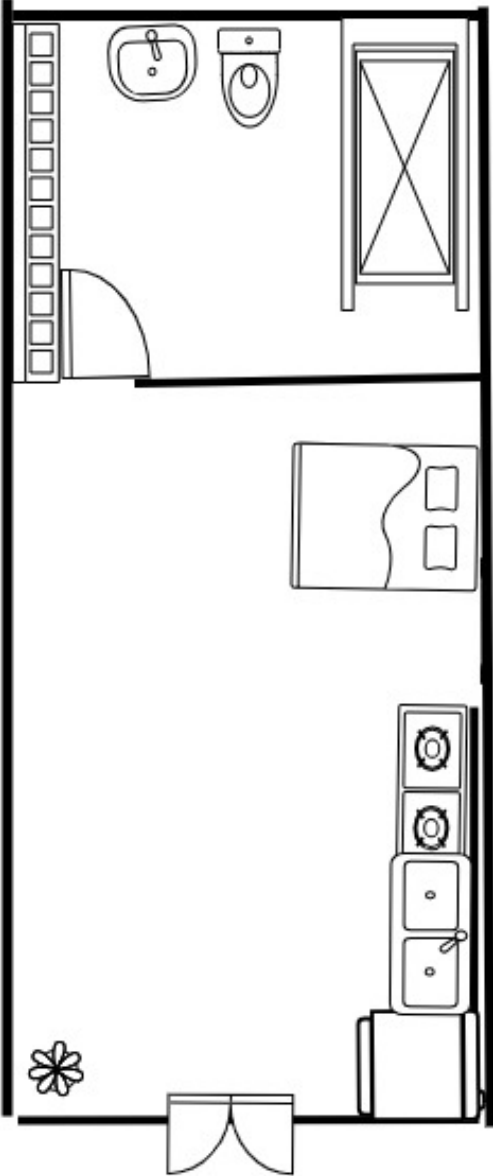
251 SQFT | STUDIO | 1 BEDROOM | 1 BATHROOM | COMPACT CARPORT | SPACIOUS 40' X 25' YARD



Unit G Floor Plan

2652 JEFFERSON STREET #A-G, CARLSBAD

251 SQFT | STUDIO | 1 BEDROOM | 1 BATHROOM | COMPACT CARPORT | SPACIOUS 40' X 25' YARD



Parking

2652 JEFFERSON STREET #A-G, CARLSBAD

6 CARPORT PARKING SPOTS | 2 UNCOVERED PARKING SPACES | STORAGE



Carlsbad Village

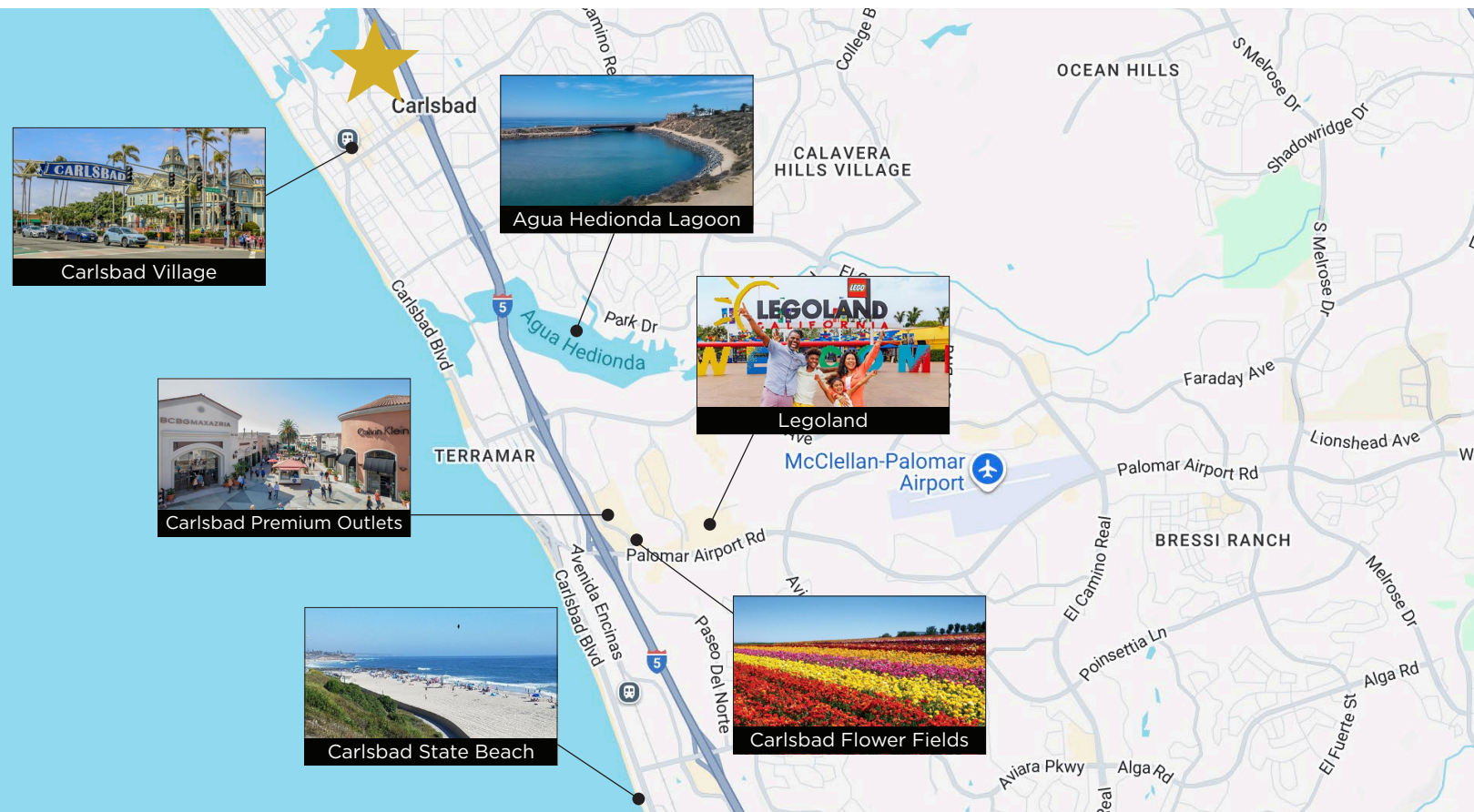
- 264 Fresco
- American Heroes & Brew
- Aroi Thai Carlsbad
- Blue Ocean Robata & Sushi Bar
- Bluewater Grill
- Campfire
- Ciccio's Trattoria
- Costa Azul Winery
- Coyote Bar & Grill
- Crackheads
- Dini's Bistro
- Fresco Cocina
- GelatoLove
- Gregorio's Italian
- Harbor Fish Cafe
- Harumama Noodles + Buns
- Hennessey's Tavern
- Jeune et Jolie
- Via Vai Cucina Italiana
- Vigilucci's Cucina Italiana

ENJOY OVER 100 DINING OPTIONS AND OVER 100 SHOPS



Location, Location, Location!

2652 JEFFERSON STREET #A-G, CARLSBAD



Transportation

Carlsbad Village (Coaster - San Diego North County) - 0.7 mi

Oceanside Transit Center (Orange County Line) - 4.4 mi

McClellan-Palomar Airport- 7.2 mi

San Diego International Airport - 33.2 mi



Carlsbad, California

Carlsbad is a premier coastal market in North County San Diego, offering a strong economic base, affluent demographics, and a high quality of life. The city benefits from excellent regional connectivity via Interstate 5, Highway 78, the COASTER rail line, and McClellan-Palomar Airport. Anchored by major employers in technology, life sciences, healthcare, and professional services, Carlsbad maintains consistent housing demand. Limited land availability, restrictive zoning, and high barriers to new multifamily development have historically supported low vacancy rates and long-term rent growth.

Carlsbad Village serves as the city's vibrant, walkable downtown, combining coastal living with a dynamic mix of restaurants, retail, entertainment, and daily services. Located steps from the beach and the Carlsbad Village COASTER station, the area attracts strong renter demand from professionals and lifestyle-oriented residents seeking convenience and ocean proximity. Multifamily assets in Carlsbad Village benefit from scarce supply, premium walkability, and enduring desirability, positioning the submarket as one of the most sought-after rental locations in North County San Diego.



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