

FOR SUBLEASE Coastal Office Suites Available

2808 ROOSEVELT STREET
CARLSBAD, CA 92008



JAMES BENGALA

Senior Associate

jbengala@lee-associates.com

760.208.8798

CalDRE Lic. #01950077

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P. 760.929.9700 | lee-associates.com



Project Highlights

LOCATION:

- » Located in the heart of Carlsbad Village
 - surrounded by restaurants and retailers
- » Easy accessibility to I-5 and Hwy-78
- » Walking distance to Carlsbad Village Commuter Rail (Coaster)

AMENITIES:

- » Turn-Key Move-in Ready Suites
- » Flexible zoning allows for medical use
 - perfect for podiatrist, endocrinologist, or optometrist
- » Shared kitchenette and bathroom in suite

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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AVAILABILITY

Suite 100

- » Office A: \$800 / Month*
- » Office B: \$1,000 / Month*

*plus tenant's share of utilities

YEAR BUILT

1960

ZONING

Village - Barrio (V-B)

PARKING

3.90 / 1,000 SF Ratio

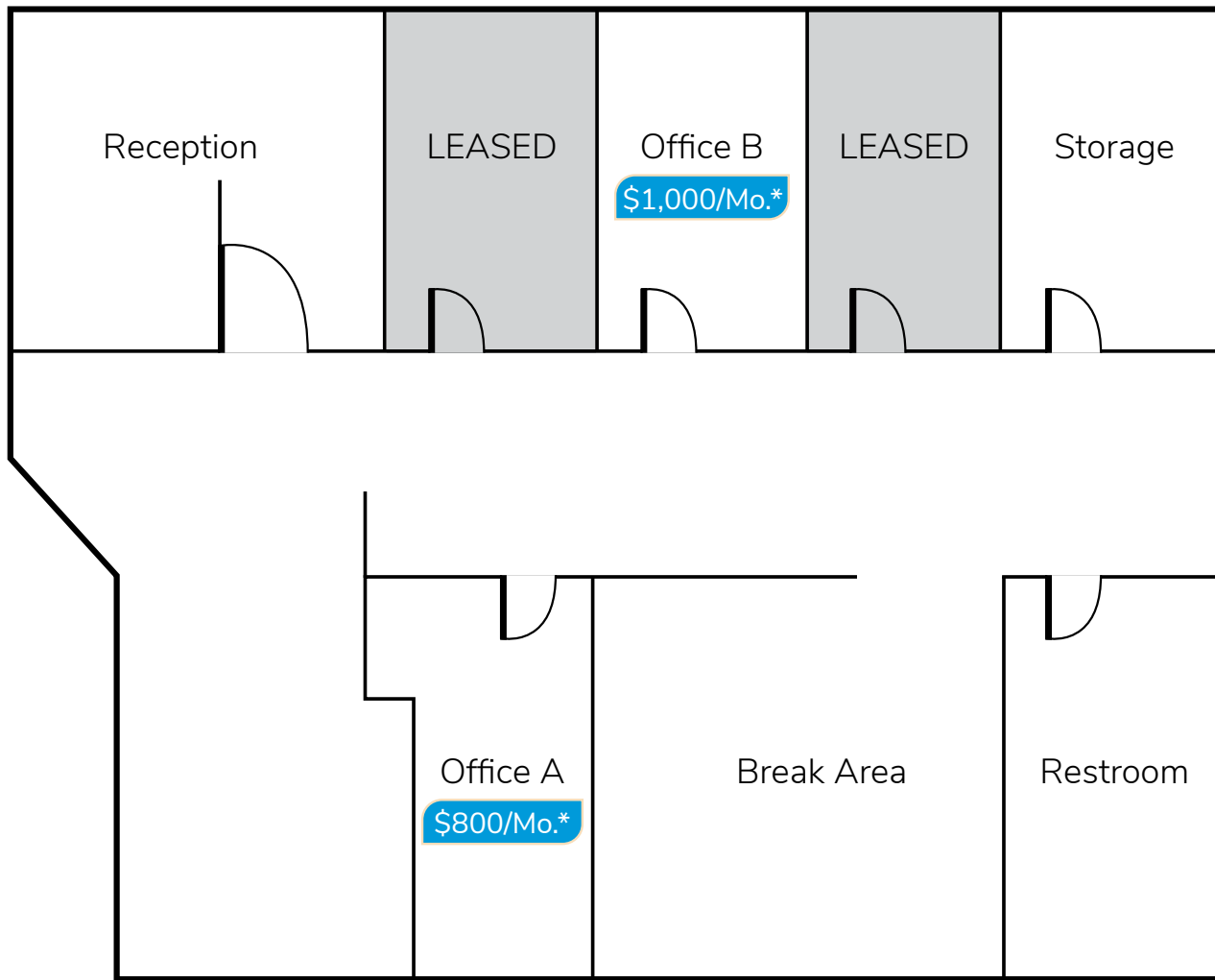
First Floor - Floorplan

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Rendering is not drawn to scale.

*plus tenant's share of utilities

Property Photos

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1

STEADY
STATE

2

JEUNE ET JOLIE

3



4

baba coffee

5

CARRUTH CELLARS

6

SHOREHOUSE
Kitchen

7

HENNESSEY'S TAVERNS
Your Neighborhood Waiting Place

8

Garcia's
MEXICAN FOOD

9



10

Ciccotti's
TRADITIONAL ITALIAN & CUCINA

11

VIGILUCCI'S
CUCINA ITALIANA

12

Choice

13

HARU
MAMA

14

WITCH CREEK
WINERY

15

LAS OLAS

16



17

264 FRESKO
woodfired | kitchen | seafood | pizza



Demographics

HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Total (2022)	6,200	29,200	67,200
Average HH Income	\$107,700	\$112,900	\$106,00
Median Home Value	\$832,500	\$758,900	\$684,195
Total Consumer Spending	\$0.2B	\$1.1B	\$2.4B

POPULATION

	1 MILE	3 MILE	5 MILE
Total (2022)	14,300	72,900	181,400
Projected (2027)	14,400	73,000	183,800
Median Age	39	39.3	37.6

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