

STATE STREET MAKERS



2 6 8 0 - 2 6 9 8 S T A T E S T , C A R L S B A D



For Lease | Carlsbad Village
COASTAL RETAIL/OFFICE/WAREHOUSE

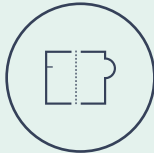
THE PROPERTY

Urban Property Group is pleased to present prime retail/office opportunities on State Street. 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.



Address

2680-98 State St



Available Space

±100 -2,000 SF

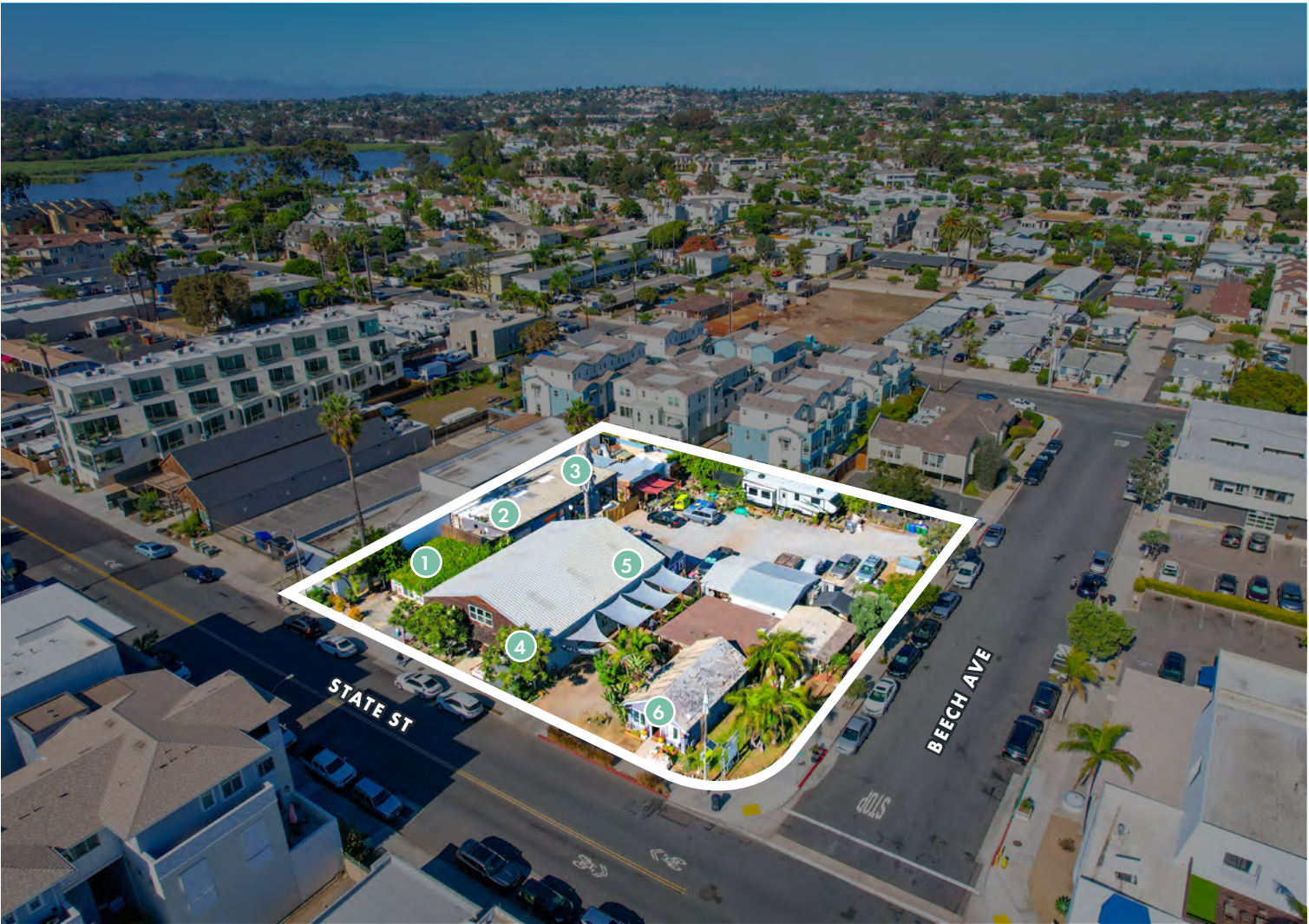


Condition

Retail/Office/
Warehouse

HIGHLIGHTS

- Prime coastal retail/office/warehouse spaces in the epicenter of Carlsbad Village
- Corner location with prime signage opportunity on State Street
- Flexible suite configurations with outdoor space
- Adjacent to the Carlsbad Village Train Station - makes stops to Downtown San Diego
- Carlsbad Village is in the forefront of a development boom bringing both residents & visitors
- Prime coastal location with both community character and a forward-thinking economy
- Carlsbad has been named as one of the top 100 places in the U.S. to launch a business



	Space	Size	Availability
1	2680 State St - Suite A	± 700	January 2024
2	2680 State St - Suite B	± 500	Available Now
3	2680 State St - Suite D	± 1,200 SF	Available Now
4	2690 State St - Suite A2	± 100 SF	Available Now
5	2690 State St - Suite C	± 2,000 SF	Available Now
6	2698 State St - Suite A	± 750	Available Now



2690 State St
Suite A2



2680 State St
Suite A



2680 State St
Suite D



2698 State St
Suite A



2698 State St
Suite A



2698 State St
Suite A



THE LOCATION

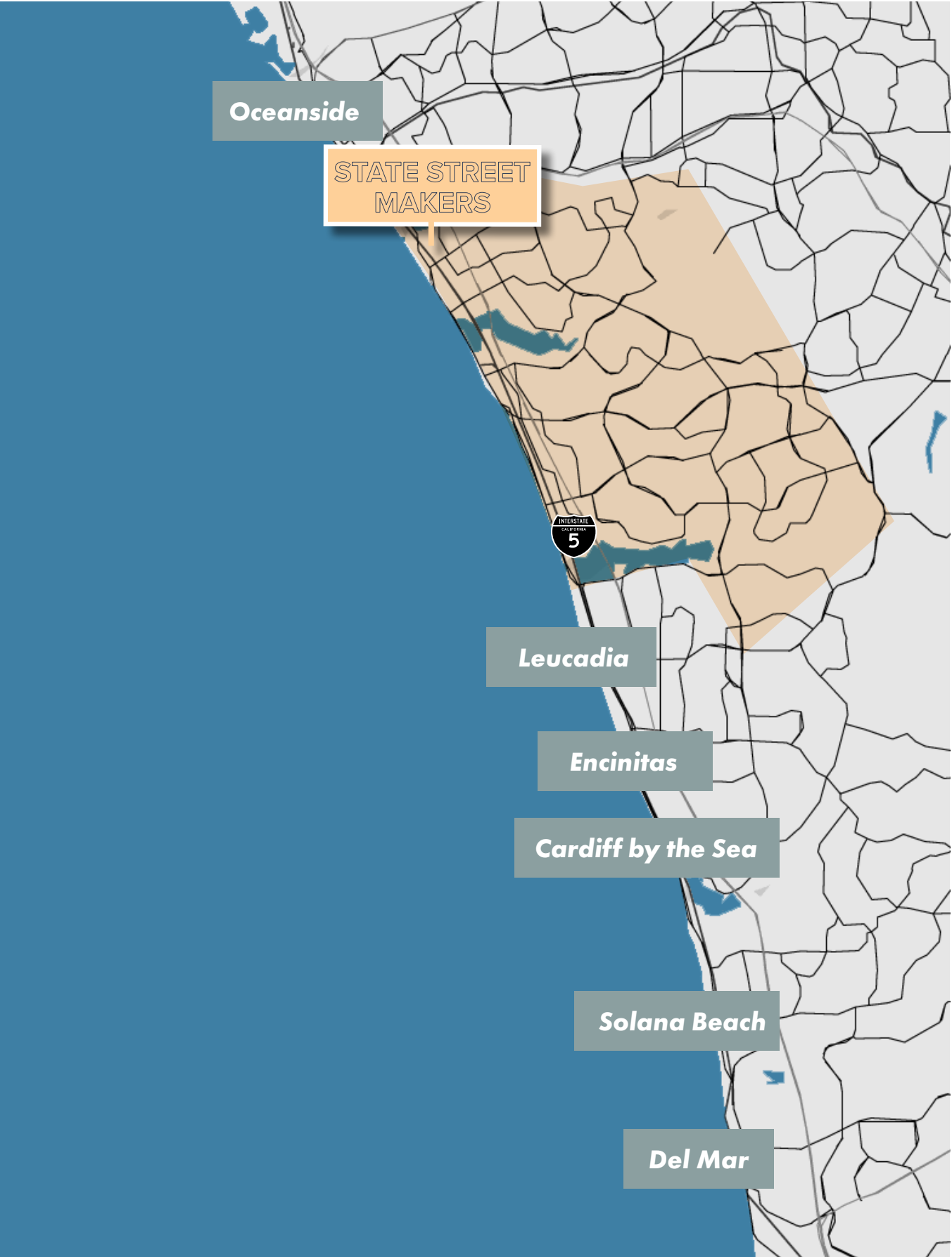
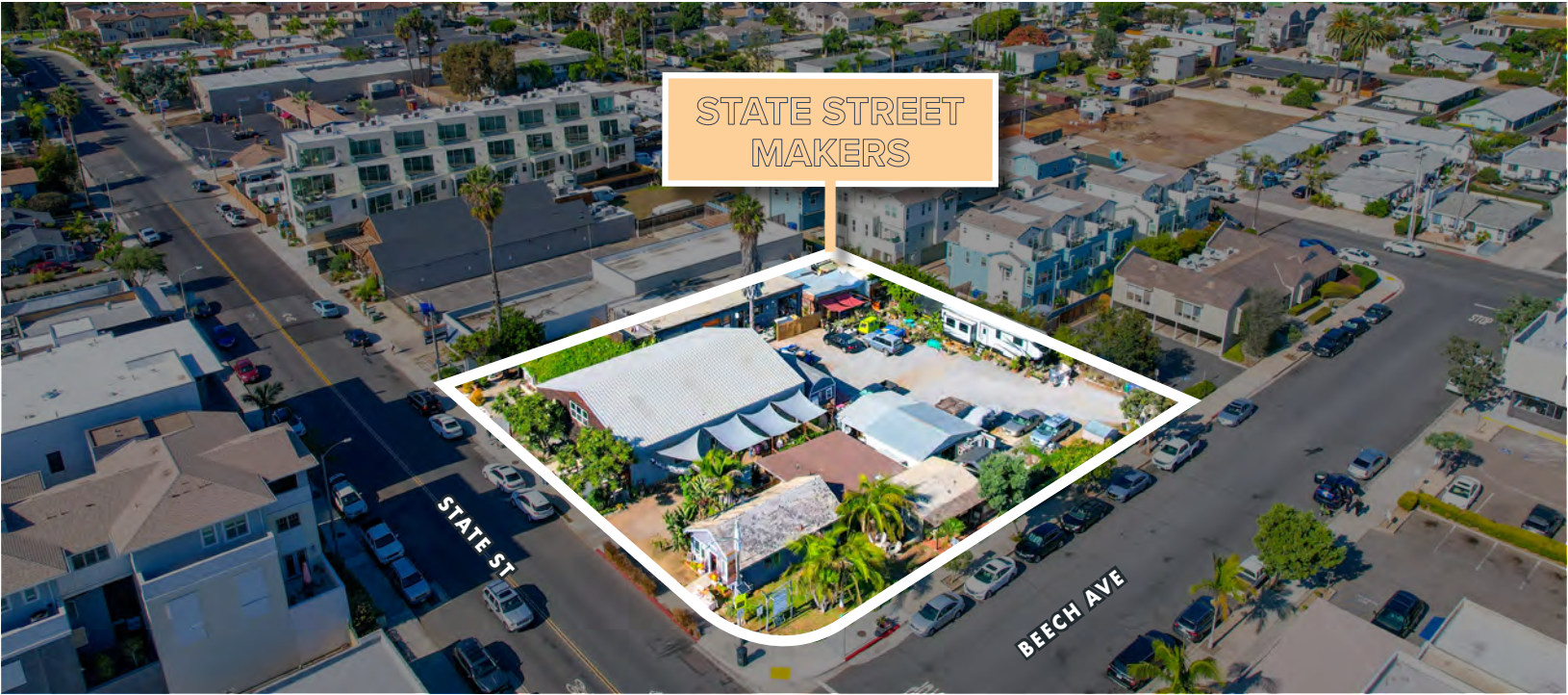
The neighborhood of Carlsbad Village benefits from convenient access to restaurants, shopping, and Downtown Carlsbad. Additionally, the area has a walk score of 97 out of 100, meaning this location is a Walker's Paradise and most errands and amenities can be accessed on foot.

Carlsbad Village has named itself as North County's most desired neighborhood. It 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.

- Harumama Noodles + Buns
- Blue Ocean Robata & Sushi Bar
- Revolution Roasters
- Ciccio's Trattoria Italiana & Seafood
- Paon Restaurant & Bar
- Vigilucci's Cucina Italiana
- OAK + Elixir
- Via Vai Cucina Italiana
- Barrio Eat Mexican
- Shorehouse Kitchen Carlsbad
- Handel's Homemade Ice Cream
- Pure Project Carlsbad
- Lofty Coffee Company
- Nick's on State
- Baba Coffee
- Campfire
- Carruth Cellars Tasting Room





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.

	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

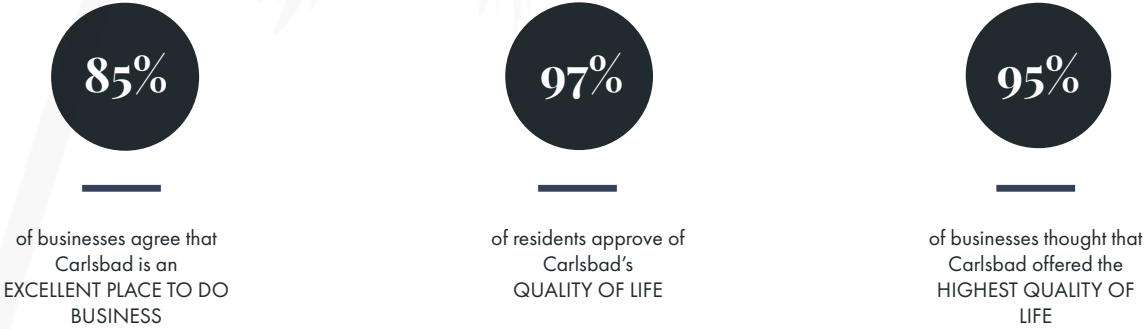


*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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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