



Ripple Effect CRE INC.

&

Coast2Coast REALITY AND
LENDING



COAST2COAST REALTY
AND LENDING INC.
YOUR BEST CHOICE FOR HOUSING AND FINANCING



Restaurant Property | 3055 Harding St

1,213 SF plus Covered Patio Approx. 1,100 SF - | 4-Star Retail Building | Carlsbad, CA 92008 | \$3,495,000)

EXECUTIVE SUMMARY



Ripple Effect CRE Inc. and Coast2Coast Realty and Lending is proud to present 3055 Harding Street, a rare opportunity to acquire a fully rebuilt, single-tenant restaurant property in the heart of highly desirable Carlsbad Village, one of North County San Diego's premier coastal destinations. The property consists of a 1,213 square foot freestanding restaurant building situated on a 0.164-acre parcel (APN: 203-352-13-00). Originally constructed in 1957, the structure was substantially rebuilt and completed in 2025, with all but one wall removed, resulting in improvements that effectively represent new construction and are in very good condition. The asset is currently 100% owner-occupied and is being offered fee simple, unencumbered by any lease.

Location Highlights – Carlsbad Village

Located in the vibrant core of Carlsbad Village, the property benefits from exceptional walkability, strong visibility, and consistent year-round activity. Carlsbad Village is widely recognized as:

- A premier coastal tourist destination
- Steps from the Pacific Ocean and beach access
- Surrounded by boutique retail, restaurants, hospitality, and entertainment
- Highly walkable with significant pedestrian traffic
- Served by the COASTER rail station and major regional corridors
- Supported by affluent surrounding residential neighborhoods

The Village's limited commercial inventory, strong tourism base, and lifestyle-driven foot traffic create a compelling long-term investment environment for both owner-users and investors.

NOTE: The property qualifies for SBA financing for an owner-occupied buyer, and experienced operators may be able to utilize projected sales for qualification purposes (buyers should consult directly with an SBA loan officer for eligibility and underwriting guidelines)

IMPORTANT

Please be advised that the restaurant is fully operational. For the safety and convenience of the tenant employees and patrons, do not disturb the staff during business hours. All showings must be scheduled in advance. Kindly make an appointment with the listing agent before visiting the property. Thank you for your cooperation and understanding.

INVESTMENT HIGHLIGHTS



1. Highly walkable with significant pedestrian traffic
2. A premier coastal tourist destination
3. Surrounded by boutique retail, restaurants, hospitality, and entertainment
4. Supported by affluent surrounding residential neighborhoods
5. Steps from the Pacific Ocean and beach access



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NEARBY MAJOR RETAILERS





LOCATION



AERIAL VIEW



EXTIRIOR



EXTIRIOR



INTERIOR



INTERIOR



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INTERIOR KITCHEN



TRANSPORTATION




TRANSIT/SUBWAY

Coast Highway		6 min drive	2.4 mi
Oceanside Transit Center		8 min drive	4.5 mi
Crouch Street		6 min drive	3.4 mi
El Camino Real		8 min drive	3.9 mi
Rancho Del Oro		9 min drive	5.2 mi

COMMUTER RAIL

Carlsbad Village		12 min walk	0.7 mi
Oceanside Transit Center		9 min drive	4.7 mi
Carlsbad Poinsettia		8 min drive	4.3 mi
Encinitas		14 min drive	9.4 mi
Solana Beach		19 min drive	13.9 mi

AIRPORT

San Diego International		42 min drive	32.8 mi
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PROPERTY FACTS



Sale Type	Owner Occupied
Property Type	Retail
Property Subtype	Restaurant
Building Size	1,213 SF
Covered Patio Approx. Size	1,100 SF
Building Class	B
LoopNet Rating	4 Star
Year Built	1957
Price	\$3,500,000
Price Per SF	\$2,885.41
Tenancy	Single
Building Height	1 Story
Building FAR	0.17
Lot Size	0.16 AC
Parking	7 Spaces (5.77 Spaces per 1,000 SF Leased)
Zoning	V-B - The property is zoned Village Barrio Master Plan (V-B) within the Village Center (VC) District



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