

2804 ROOSEVELT STREET | CARLSBAD, CA 92008

FOR LEASE





Lee & Associates - San Diego, Inc.

www.lee-associates.com



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RETAIL/OFFICE SPACE

Lease Rate: \$2.75 SF/month + NNN

LISTING DATA

Available SF: $\pm 6,683$ SF

Suite size can be altered depending on Tenant's needs (subdivided)

PROPERTY OVERVIEW

Submarket: Carlsbad

BUILDING DATA

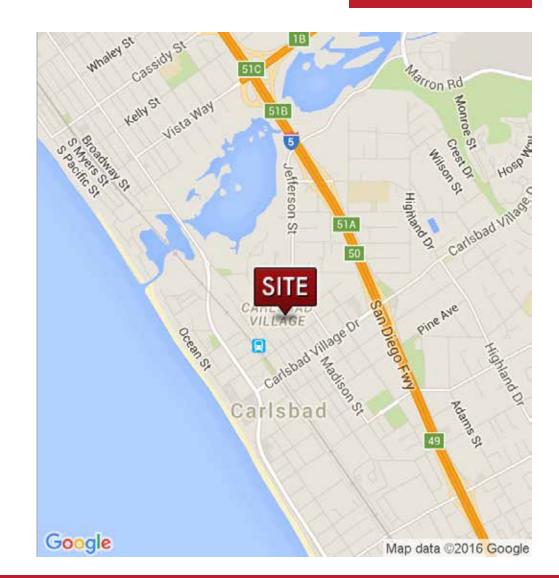
Total Building SF: 38,400 RSF **Parking:** 3.9/1,000 SF

Additional Parking on Street

PROPERTY HIGHLIGHTS

- Walking distance to Carlsbad Village
- Close proximity to numerous restaurants, parks, and retail stores
- Surrounded by Elementary, Middle, and High Schools
- Less than a half mile from Interstate-5
- Two blocks from Carlsbad Village Train Station
- Located in the heart of Downtown Carlsbad
- Directly adjacent to US Post Office

PLEASE DO NOT DISTURB CURRENT TENANT







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ADDITIONAL ROOSEVELT CENTER TENANTS

- 1. Overseas Chinese
- 2. Dr. David Bloch, Optometry
- 3. Pronto's Gourmet Market
- 4. The Vibe Hair, Skin, Nails
- 5. Carlsbad Dance Centre

- 6. Carlsbad Chiropractic
- 7. Ocean Dry Cleaners
- 8. Available
- 9. Advanced Biologics







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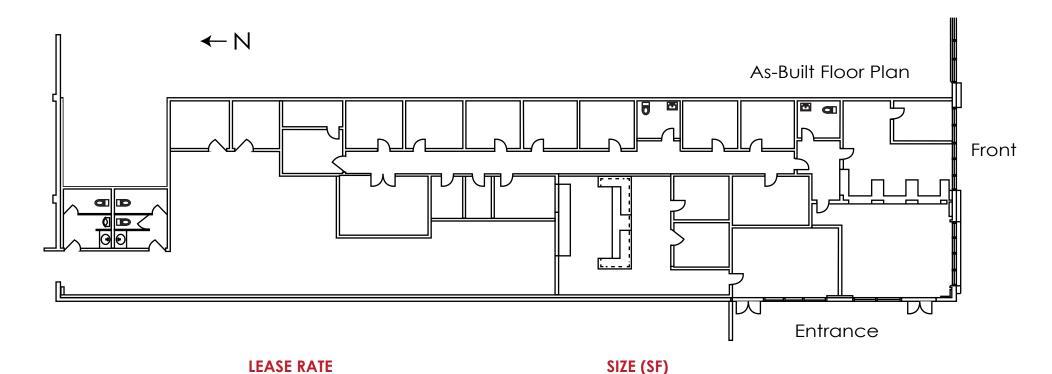
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COMMENTS

\$2.75 SF/MONTH + NNN

The floor plan and square footage of the available suite can be adjusted. Landlord's architect will design a space to accomodate tenant's needs.

Please call brokers for additional details



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±6,683 SF Available



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LEDGER

- 1. Army Navy Sports Complex
- 2. Carlsbad Coffee House
- 3. Swami's Care
- 4. The Coyote Bar & Grill
- 5. Starbucks
- 6. Las Olas Mexican Restaurant
- 7. Carlsbad Inn Beach Resort
- 8. Board & Brew
- 9. Carlsbad Village Coaster & Surfliner Station
- 10. Mas Fina Cantina
- 11. Hennessey's Tavern
- 12. U.S. Post Office
- 13. O'Sullivan's Irish Pub & Restaurant
- 14. Cicciotti's Trattoria Italiana & Seafood
- 15. Chase Bank
- 16. Grand Grill
- 17. Blue Ocean Robata & Sushi Bar
- 18. Mission Federal Credit Union
- 19. US BAnk
- 20. Union Bank
- 21. Chevron
- 22. Smart & Final
- 23. 7-Eleven
- 24. Pizza Port
- 25. Bank of America
- 26. California Bank & Trust



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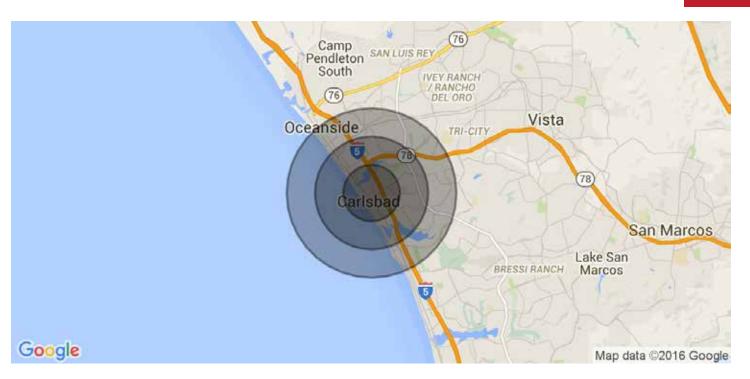
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,913	33,825	70,577
MEDIAN AGE	37.7	39.2	37.2
MEDIAN AGE (MALE)	36.7	38.2	36.3
MEDIAN AGE (FEMALE)	38.5	39.9	38.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,940	14,731	28,241
# OF PERSONS PER HH	2.2	0.2	2.5
# OF FERSONS FER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$67,726	2.3 \$79,307	2.5 \$79,152



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