

2804 ROOSEVELT STREET | CARLSBAD, CA 92008

FOR LEASE



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RETAIL/OFFICE SPACE

Lease Rate: \$2.75 SF/month + NNN

LISTING DATA

Available SF: ±6,683 SF

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

PROPERTY OVERVIEW

Submarket: Carlsbad

BUILDING DATA

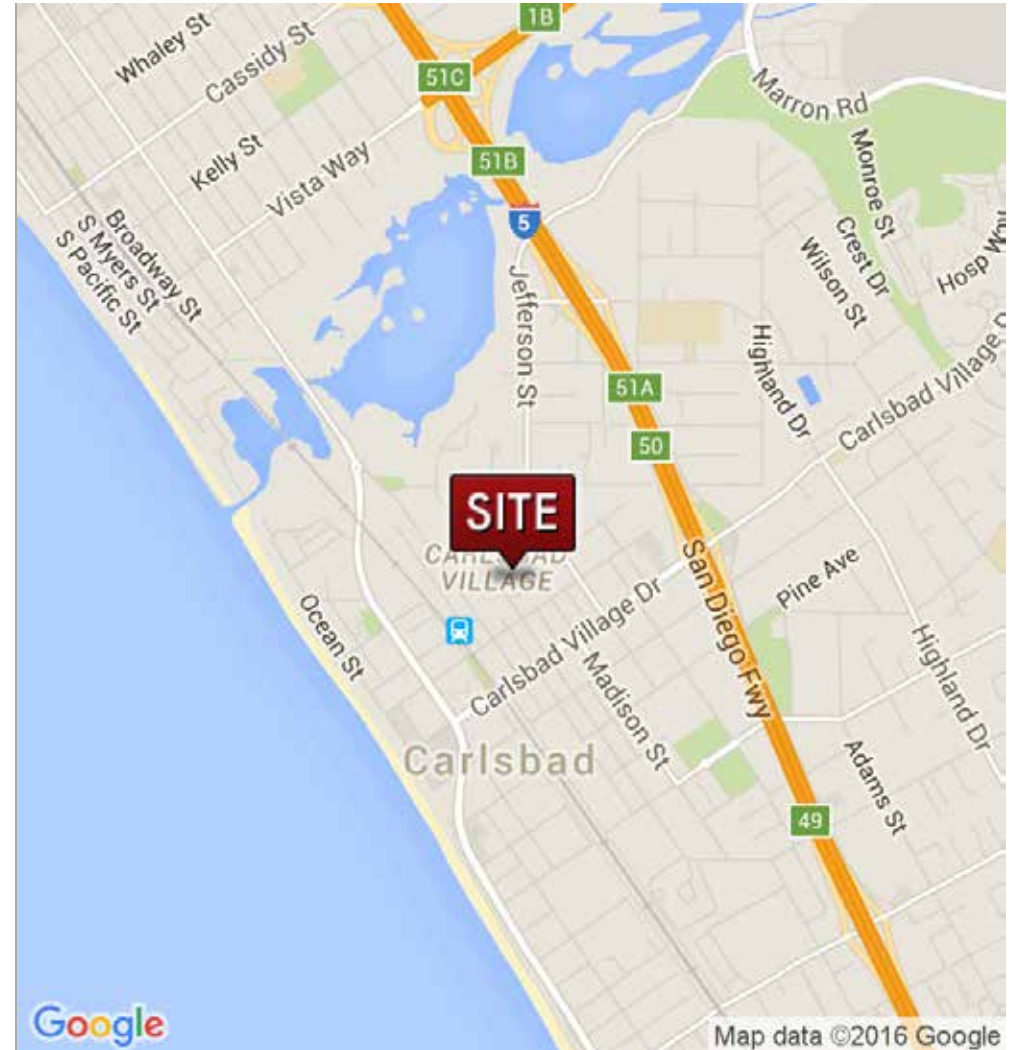
Total Building SF: 38,400 RSF

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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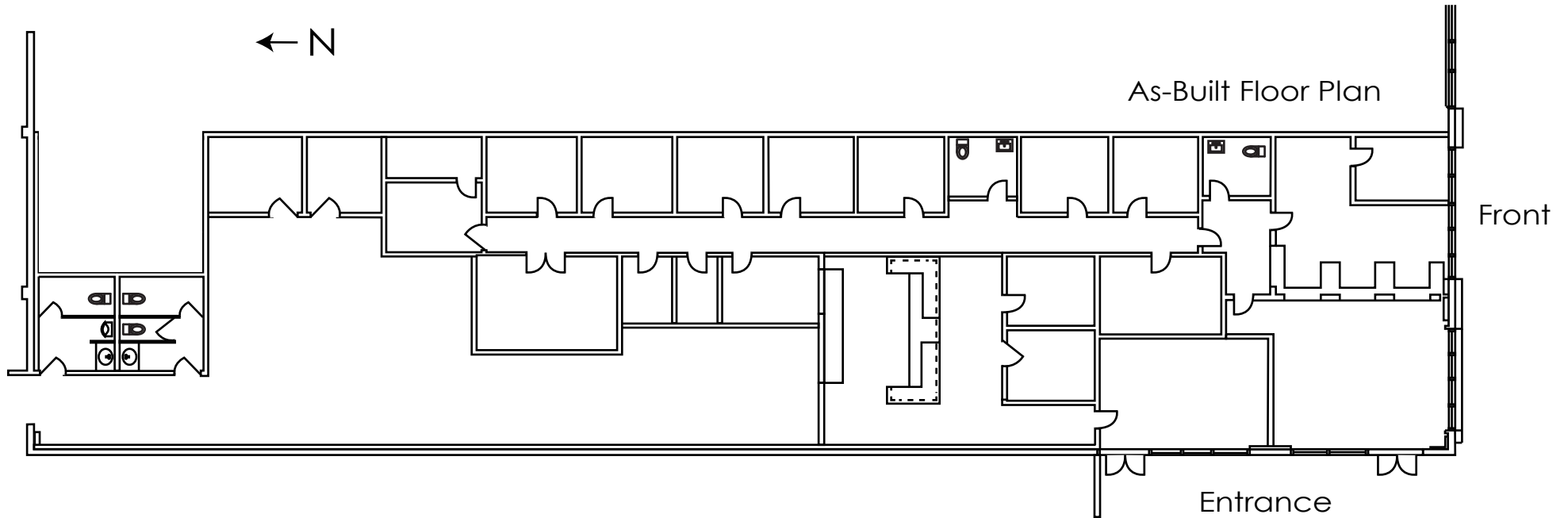
ADDITIONAL ROOSEVELT CENTER TENANTS

- | | |
|-------------------------------|--------------------------|
| 1. Overseas Chinese | 6. Carlsbad Chiropractic |
| 2. Dr. David Bloch, Optometry | 7. Ocean Dry Cleaners |
| 3. Pronto's Gourmet Market | 8. Available |
| 4. The Vibe Hair, Skin, Nails | 9. Advanced Biologics |
| 5. Carlsbad Dance Centre | |



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LEASE RATE

\$2.75 SF/MONTH + NNN

SIZE (SF)

±6,683 SF Available

COMMENTS

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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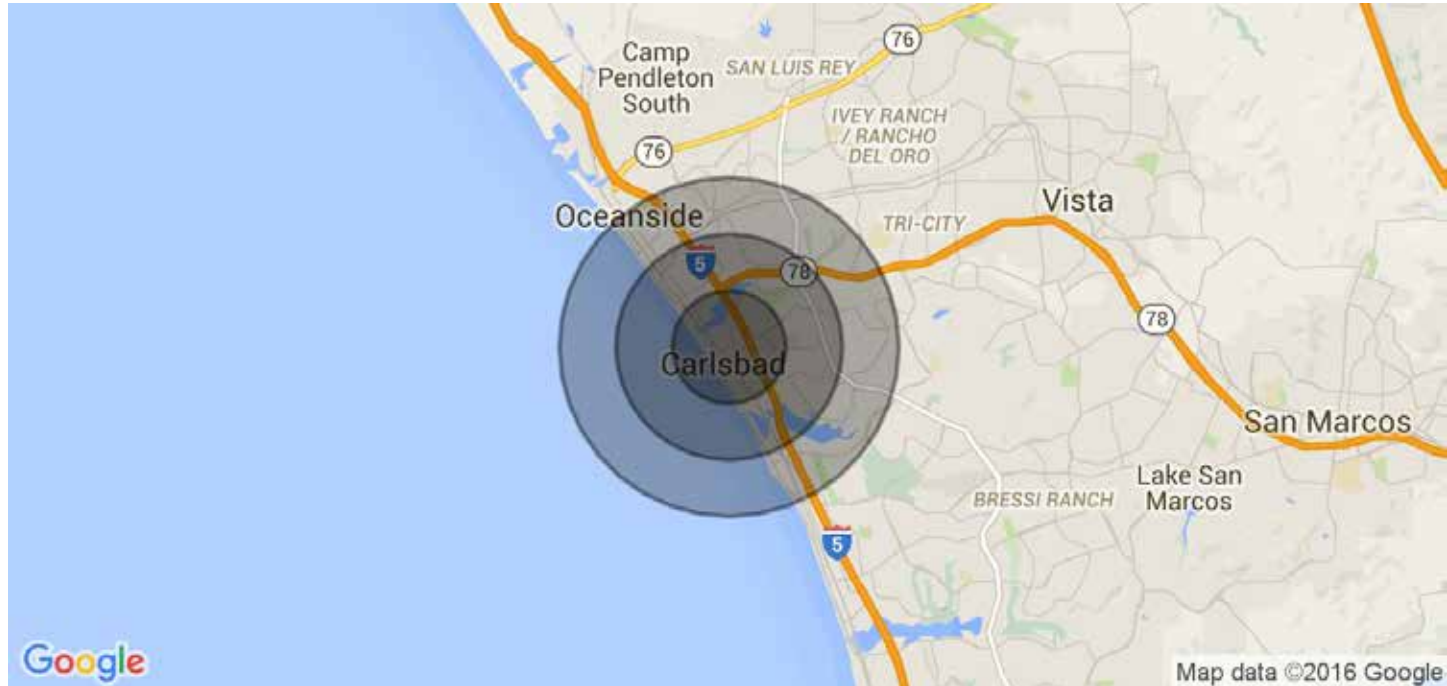


LEDGER

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. Ciccio'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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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	2.3	2.5
AVERAGE HH INCOME	\$67,726	\$79,307	\$79,152
AVERAGE HOUSE VALUE	\$618,537	\$633,287	\$614,967