

FOR LEASE
RETAIL | OFFICE | MEDICAL

THE LOFTS

at Carlsbad Village

NWQ CARLSBAD VILLAGE DRIVE & I-5 | CARLSBAD, CA

Colliers
INTERNATIONAL

INTRODUCING



THE
LOFTS

at Carlsbad Village



Picture the heart of Southern California, its casual lifestyle, blending seamlessly with a cutting-edge community that is changing the world. The Lofts at Carlsbad Village is an innovative and luxurious mixed-use development that will bring the best of upscale coastal living together with small town charm, convenience, and a great atmosphere. It contains **ocean view residential units** on the top floors and a commercial base, contributing to the need for new housing and **fresh retail, office and medical** in the area. The Lofts at Carlsbad Village offers unparalleled opportunities to locate your business at the **gateway to Carlsbad Village.**



- 4** PROPERTY FEATURES
- 6** THE NEIGHBORHOOD
- 8** FLOOR PLAN
- 10** LOCATION
- 11** CARLSBAD MARKET

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THE PROPERTY

Colliers International is pleased to represent a new mixed use development in the highly desirable Village of Carlsbad. The Lofts at Carlsbad Village will consist of **highly visible and high image retail, office and medical space on the ground floor** with three levels of upscale residential above so you can work where you live and live where you work.

The Lofts at Carlsbad Village is located at the Northwest quadrant of Carlsbad Village Drive and I-5 at the gateway to the Village of Carlsbad. The Lofts at Carlsbad Village is located along the main corridor of Carlsbad Village with popular restaurants and retail shops. Numerous luxury residential projects have recently been built with many more under construction and planned. The Lofts at Carlsbad Village is just a few blocks from the beach with tremendous access to Interstate 5.



UP TO 10,947 SF
AVAILABLE



37 PARKING STALLS
(1 per 300 SF)



HUGE PATIO AREA FOR
OUTDOOR DINING



22' CEILING
HEIGHTS



INTERSTATE
CALIFORNIA
5

THE
LOFTS

CARLSBAD VILLAGE DR



EXTENSIVE
WINDOW LINE



ATTRACTIVE
STORE FRONTS



EXCELLENT
SIGNAGE

THE NEIGHBORHOOD

ARMY/NAVY Academy

SD NORTHERN RAILWAY

ROOSEVELT ST

MADISON ST

STATE ST

CARLSBAD BLVD

Carlsbad Village Train Station

State St Farmers Market

Visitor's Center

BEACH TERRACE INN
CARLSBAD, CA • EST. 1960

STARBUCKS COFFEE
NAKED CAFE
COYOTE BAR & GRILL
The Compass
THE LAND & WATER CO.
sd/ba SUN DIEGO boardshop

OAK + elixir
wine. beer. eatery.

FABRIZIO'S FOOD
GILUCCI'S
CUCINA ITALIANA
Winning Service

ORGANICALLY AWESOME
Choice
SUPERFOOD BAR & JUICERY



Las Olas
At The Beach Since '81.

Park 101
CARLSBAD CALIFORNIA



Carlsbad Inn
BEACH RESORT

Board & Brew

PACIFIC OCEAN

THE LOFTS

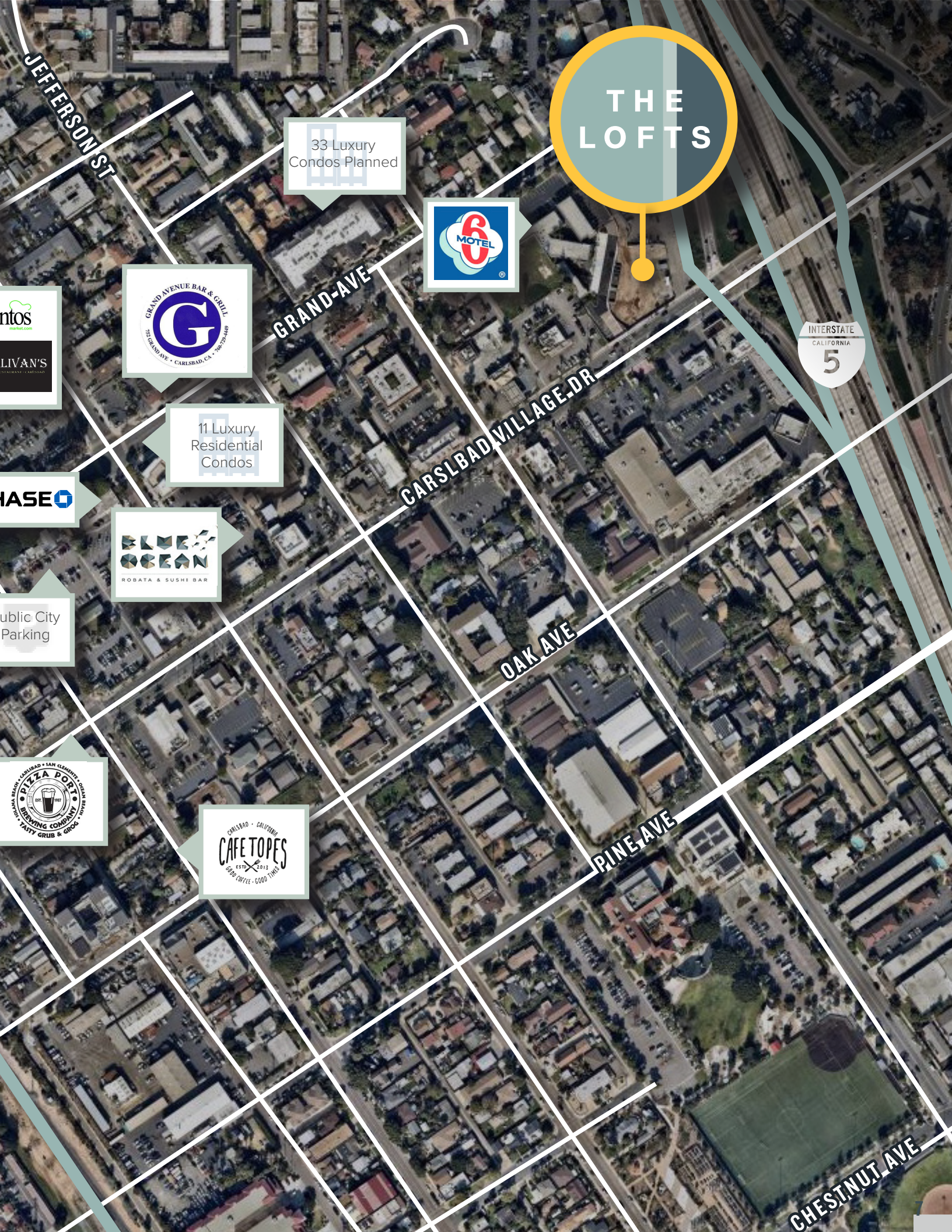
33 Luxury
Condos Planned



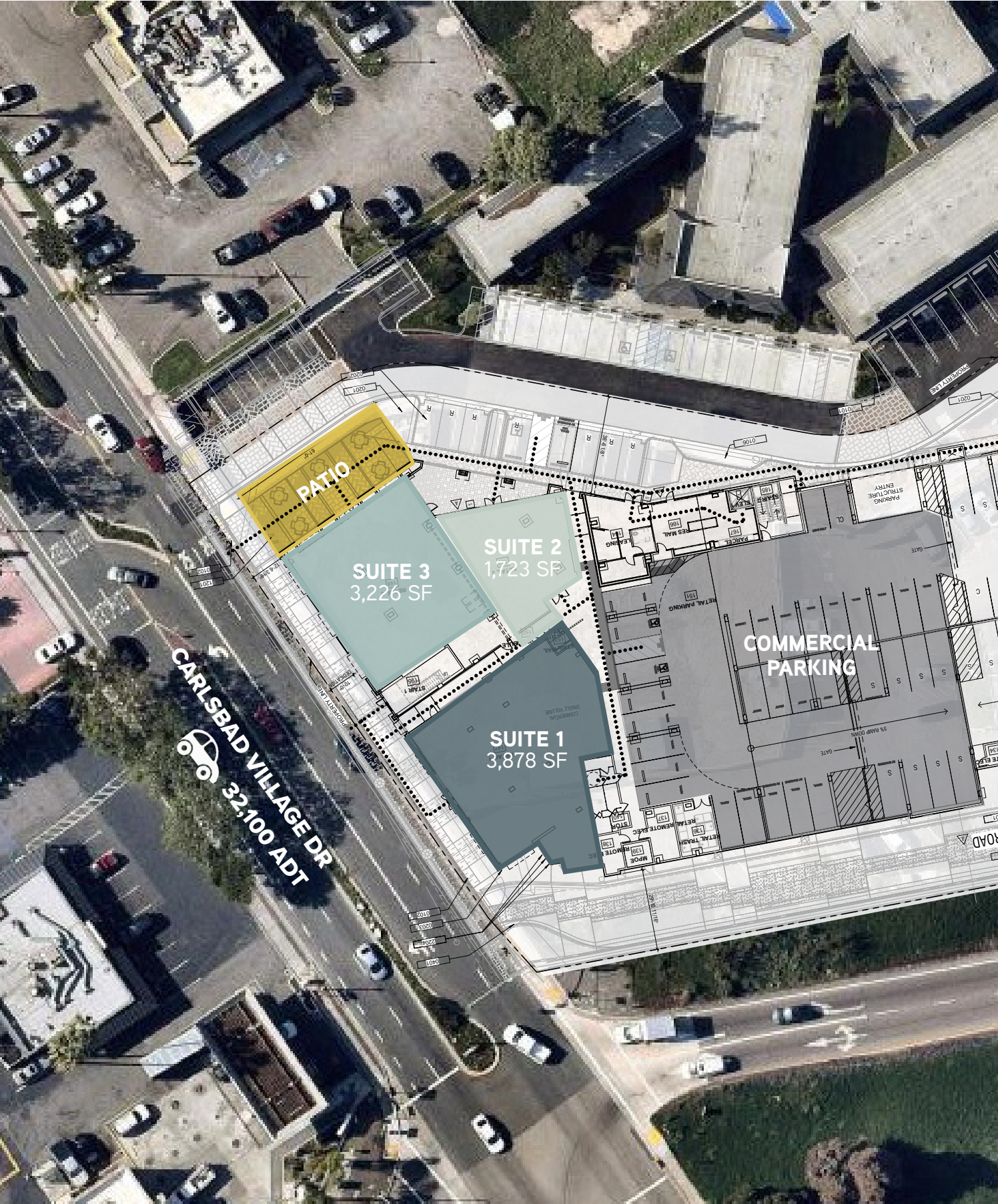
11 Luxury
Residential
Condos



Public City
Parking



SITE PLAN





MOTEL SIGNAGE AND LOCATION TO BE DETERMINED BY OTHERS, NOT A PART OF THIS PERMIT. MOTEL SIGNAGE AND CITY TO APPROVE

PROPOSED PROPERTY LINE

(17) SPACES DESIGNATED FOR MOTEL 6

GRAND AVE

2010

2015

2020

2025

2030

2035

2040

2050

2060

2070

RESIDENT PARKING

5% PARK UP

EVA F

TRASH

REMO

STOR

STOR

STOR

STOR

STOR

STOR

STOR

I-5 OFFRAMP

208,000 ADT



OCEANSIDE

VISTA



THE LOFTS

CARLSBAD VILLAGE DR

EL CAMINO REAL



CARLSBAD

COAST HWY 101

CANON RD

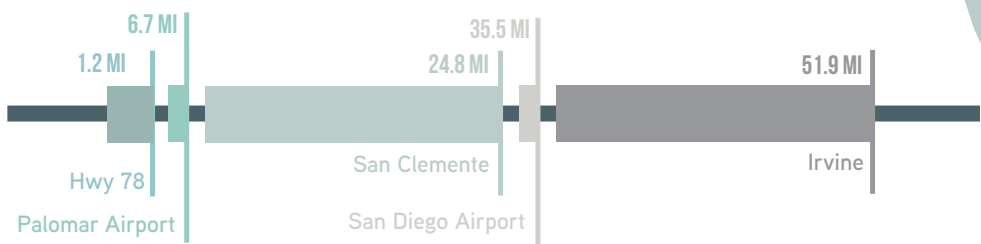
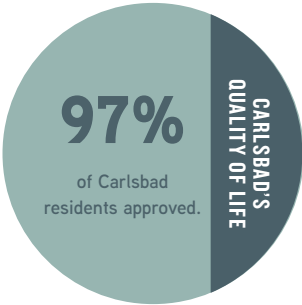
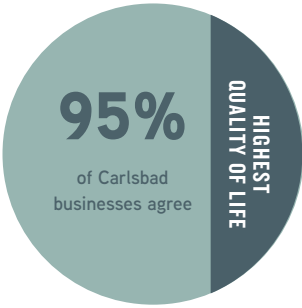
PALOMAR AIRPORT RD

POINSETTIA LANE

LA COSTA AVE

LEUCADIA BLVD

ENCINITAS



CITY OF CARLSBAD

A scenic coastal community in North San Diego County, 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 of Carlsbad has one of the finest climates in the country with moderate temperatures in the mid-70's year-round. The temperate weather, an abundance of executive housing, high quality schools, incredible recreational amenities including over 7 miles of beautiful beaches, world class championship golf courses, 46 miles of hiking trails, and a variety of retail and restaurants attract tourists and San Diego locals alike, making Carlsbad a highly desirable place to live, work and play.

DEMOS | 3 MILE RADIUS



Employment Rate

97.5%



Average Household Income

\$105,946



People in 1 Mile Radius

15,633



Education Bachelors Degree

43%



Population

80,353

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.



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