





## A UNIQUE DOWNTOWN CARLSBAD OPPORTUNITY

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The Theatre is centrally located in the “Core Area” of the Carlsbad Village, directly across the street from the Coaster Train Station and within walking distance to beach-front motels, retail shops, coffee houses, pubs, microbreweries, and a variety of indoor and outdoor restaurants. Free on-street and off-street public parking is available throughout the Village and at the Coaster Train Station parking lot (510 spaces) during non-commuter days/hours (after 5 PM on weekdays and all day Saturday and Sunday).

The Theatre was built in 1927 and has a historic architectural design, but is not a “Registered Historic Property.” Major renovations have included: a new cinema screen, theatrical stage, carpet, drapes, projection booth, seismic code compliance, increased electrical power capacity and distribution. Major upgrades have included: audio / visual / lighting fixtures together with a comprehensive inventory of multi-purpose entertainment operating equipment.





## HIGHLIGHTS

### CARLSBAD THEATRE

Coastal **restaurant** and retail space available

**1ST FLOOR:** 6,905 sf available for restaurant or retail (can potentially divide)

**2ND FLOOR:** 1,938 sf available for office and residential

Located next to Campfire, Park 101, Barrel Republic, Pizza Port, Choice Super Food + Juicery, and Shore House Kitchen, Fresco Trattoria + Bar

Ownership will be creating a new storefront and facade along with updates to the building but still keeping the historic architecture and feel



1927



1945



1947



1954



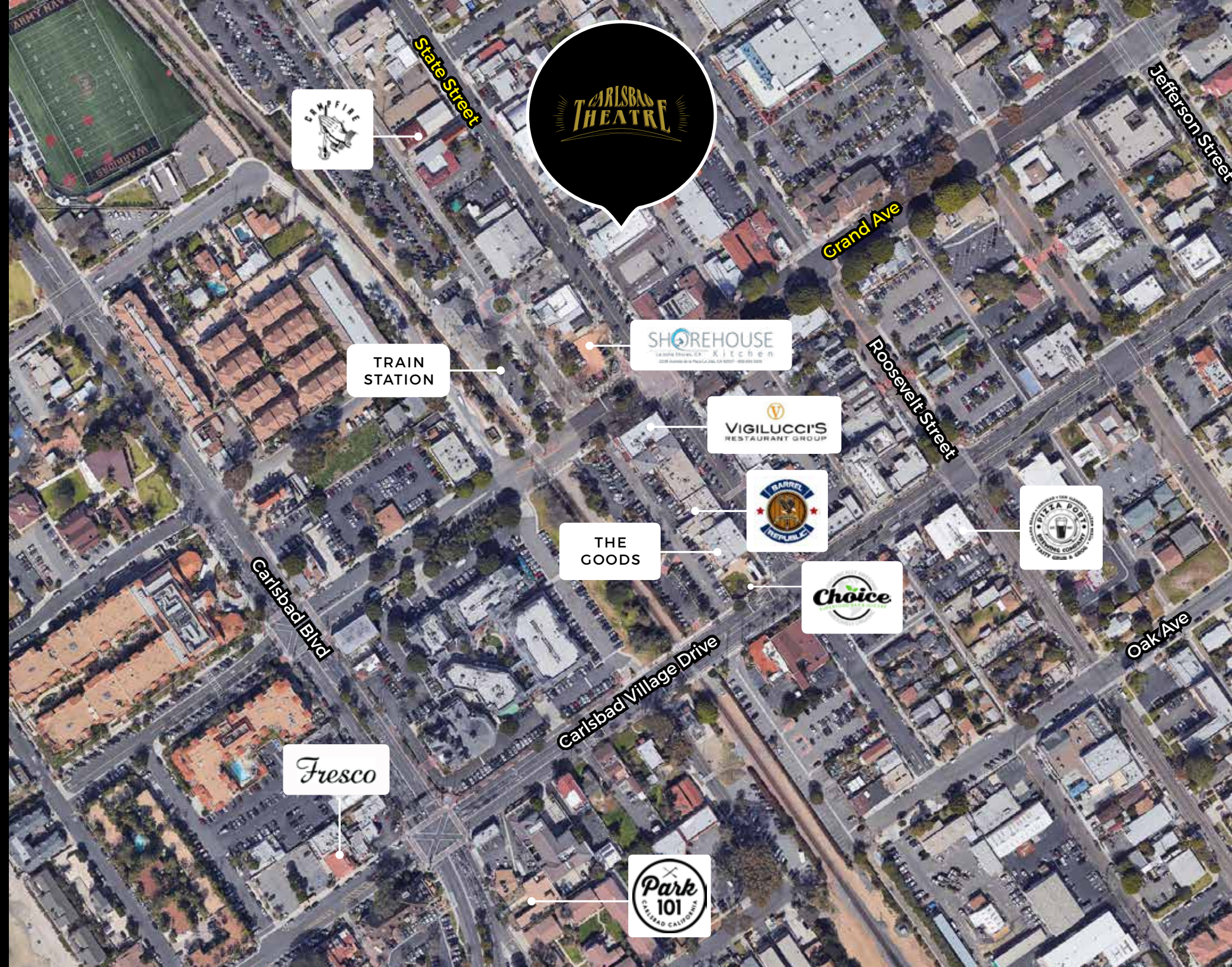
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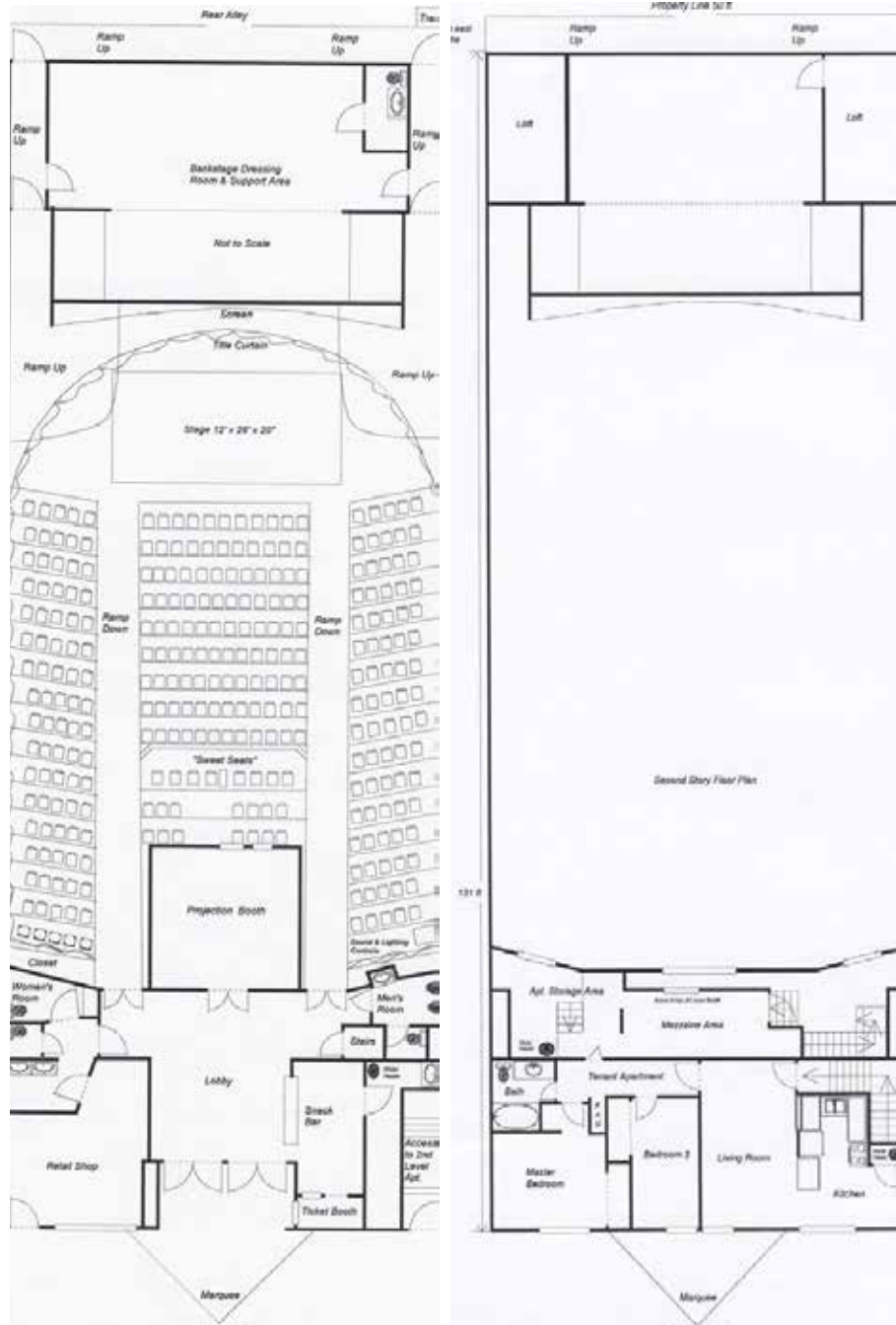
CARLSBAD THEATRE

THROUGH THE YEARS











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