

FOR LEASE > RETAIL OPPORTUNITY



# Roosevelt Center

2800 ROOSEVELT STREET, CARLSBAD, CA 92008



## Property Features

- » Largest Retail Space Available In The Village
- » +/- 15,083 SF
- » Open Floor Plan
- » High Ceilings - 16'+ Below Fire Sprinkler System
- » Parking Ratio 4/1000
- » Easy Access To I-5 And Coaster
- » Excellent Demographics
- » Drive-through Can Be Provided Off Rear Driveway
- » Clear Span / No Columns

## Ideal For

- » Discount Retailer
- » Grocery / Health Food Store
- » Pharmacy
- » Hardware Store
- » Auto Parts
- » Home Improvement
- » Furniture

## Lease Rate:

\$1.50 PSF / NNN (Can Subdivide or Remodel to Suit)

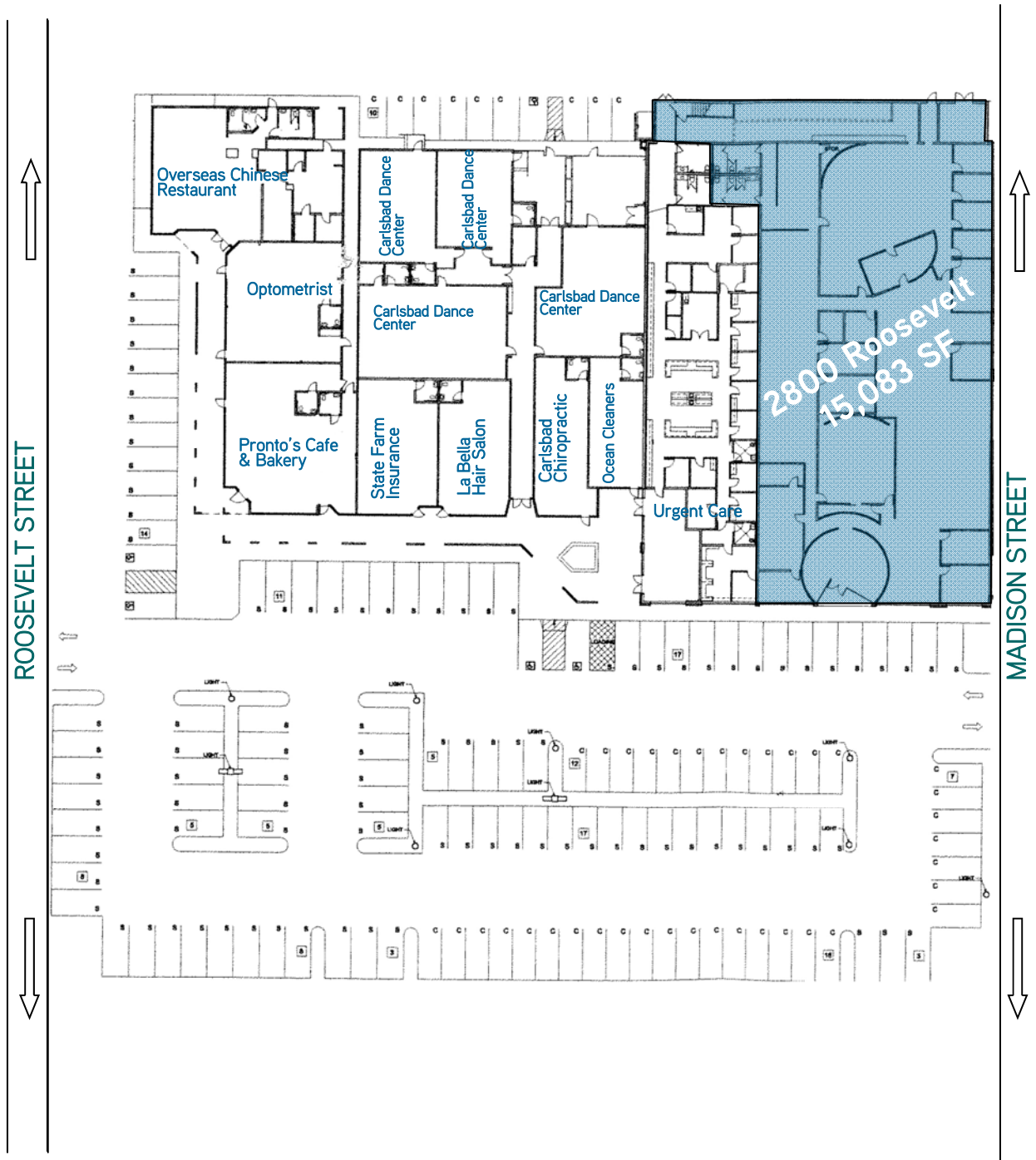


ERIK FAUCETT  
760 930 7920  
erik.faucett@colliers.com  
Lic# 01754632

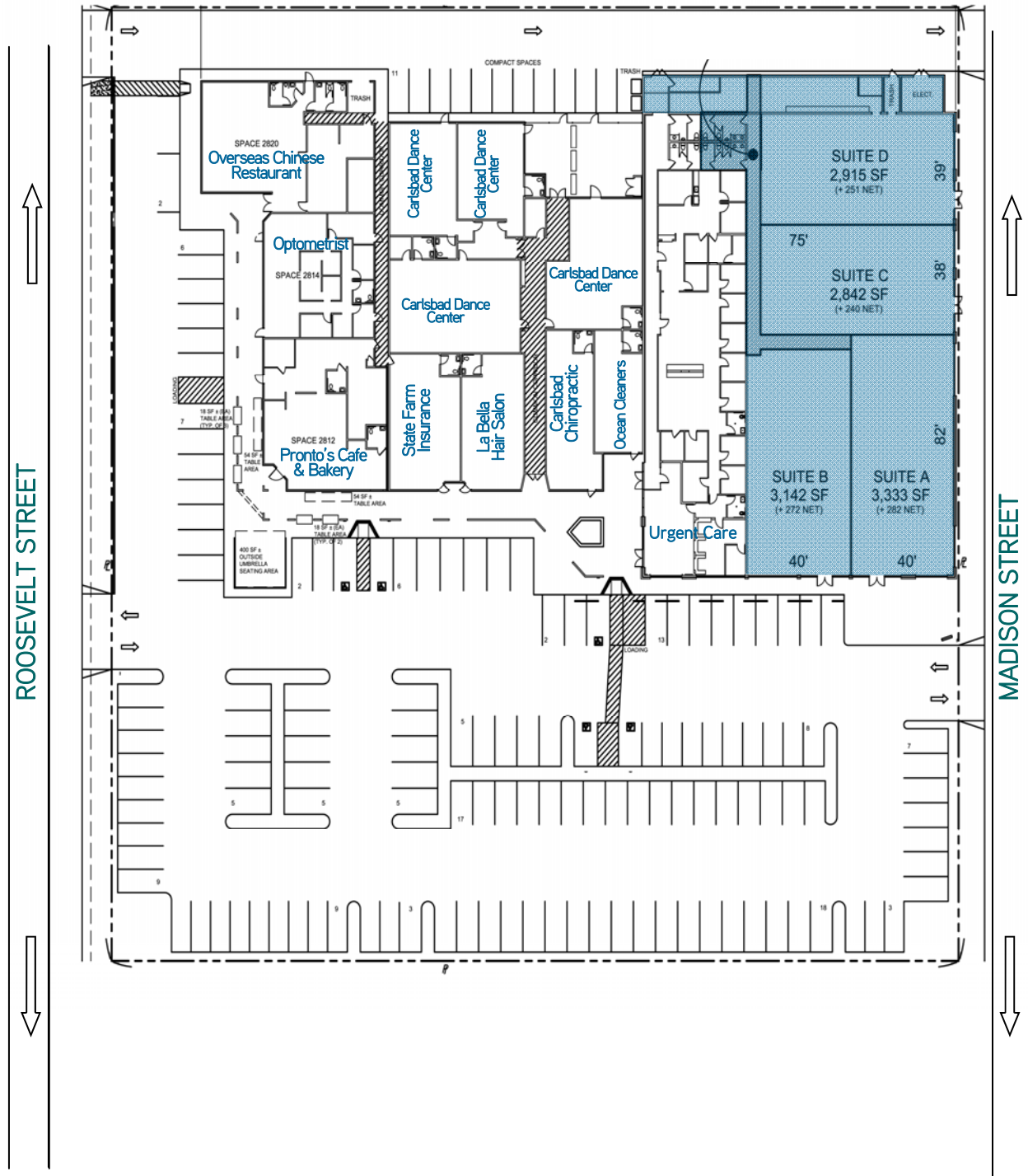
STEVE WILLMORE  
760 930 7950  
steve.willmore@colliers.com  
Lic# 01148260

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad

# Roosevelt Center > Site Plan / Existing Floor Plan



# Roosevelt Center > Site Plan / Multi-Tenant Floor Plan

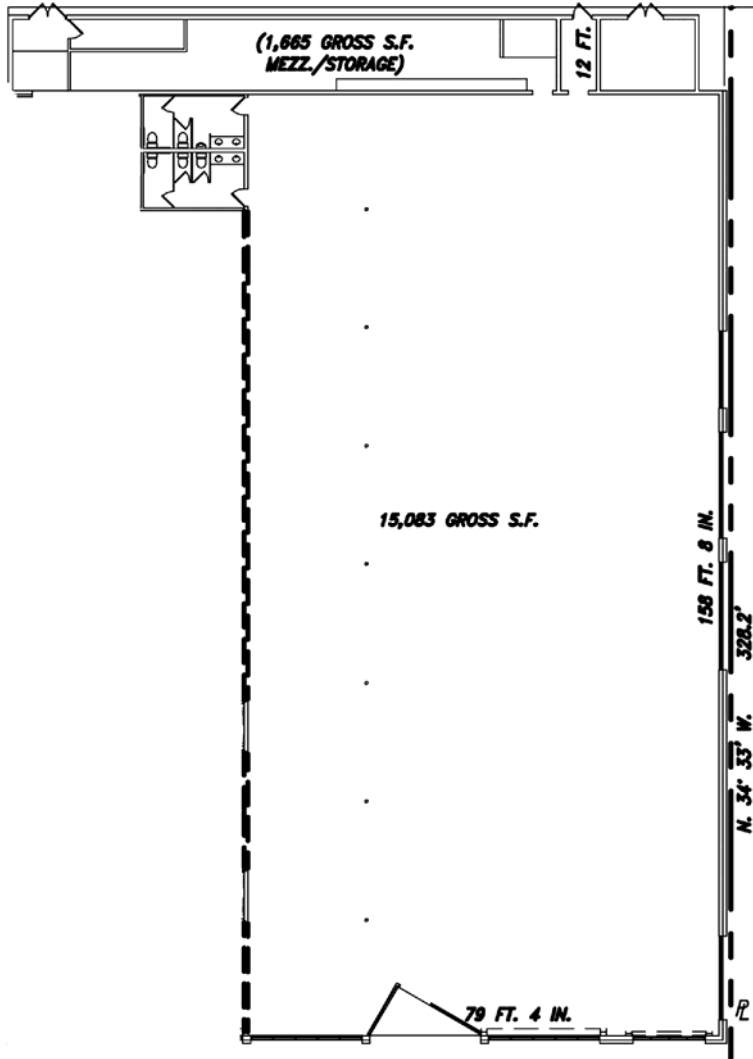


ERIK FAUCETT  
760 930 7920  
erik.faucett@colliers.com  
Lic# 01754632

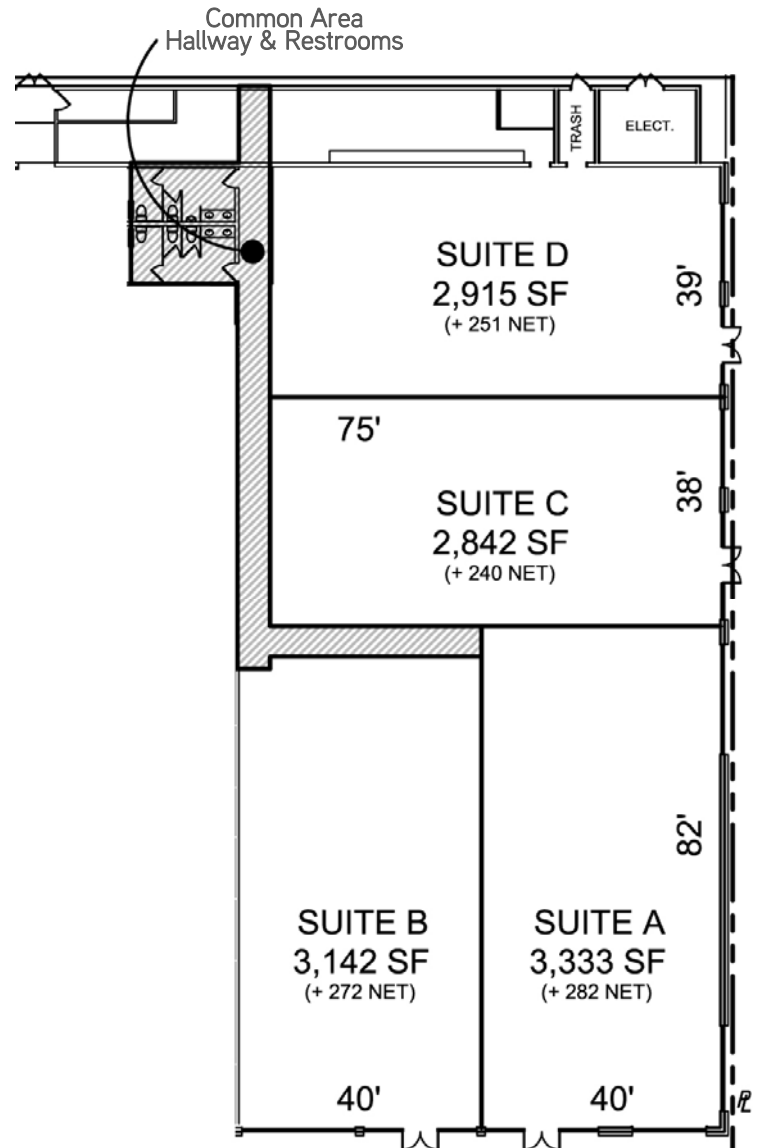
STEVE WILLMORE  
760 930 7950  
steve.willmore@colliers.com  
Lic# 01148260



## Single Tenant Floor Plan



## Multi-Tenant Floor Plan

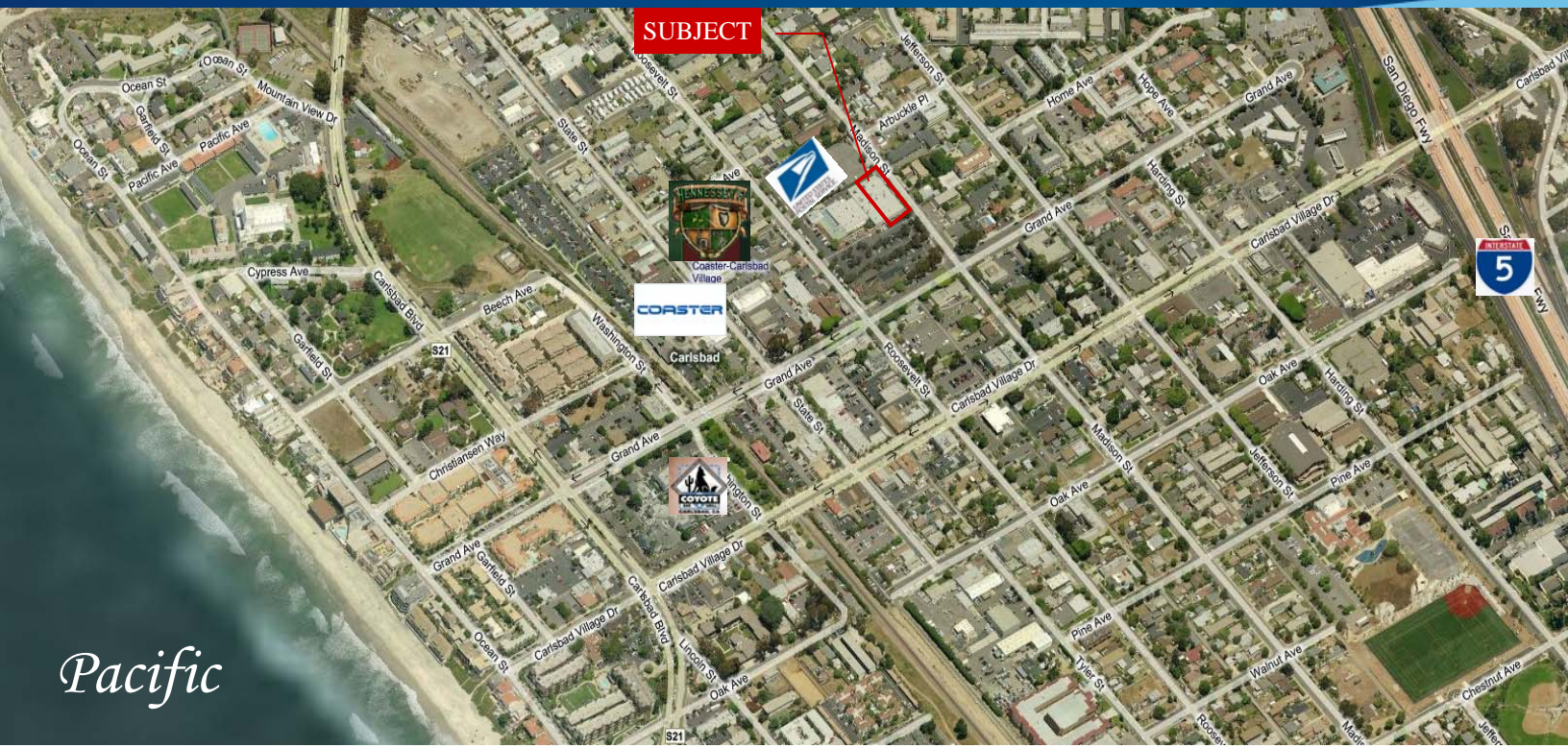


**EXTERIOR REMODEL COMING SOON!**



- » In Old Downtown Carlsbad Redevelopment Area
- » Abuts the Post Office
- » Walk to Restaurants, train station and beach
- » Easy access to Interstate 5
- » Strong current tenant base: Carlsbad Urgent Care, Carlsbad Dance Center, Pronto's Cafe, Overseas Restaurant, La Bella Hair Salon, Chiropractor, Ocean Cleaners, Optometrist and State Farm Insurance.

# Roosevelt Center > Aerial



ERIK FAUCETT  
760 930 7920  
erik.faucett@colliers.com  
Lic# 01754632

STEVE WILLMORE  
760 930 7950  
steve.willmore@colliers.com  
Lic# 01148260



# Demographics

	1.0 Mile Ring 3.14 sq/mi	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi
<b>POPULATION</b>			
1990 Total Population	12,741	65,526	131,842
2000 Total Population	13,223	68,083	150,810
2009 Total Population	13,367	70,387	162,369
2014 Total Population	13,913	73,682	171,493
% Population Change 1990-2000	3.78%	3.90%	14.39%
% Population Change 2000-2009	1.09%	3.38%	7.66%
% Population Change 2009-2014	4.08%	4.68%	5.62%
<b>HOUSEHOLDS</b>			
1990 Total Households	5,189	25,093	49,672
2000 Total Households	5,459	26,649	56,866
2009 Total Households	5,833	29,078	64,544
2014 Total Households	6,172	30,918	69,229
% Households Change 1990-2000	5.20%	6.20%	14.48%
% Households Change 2000-2009	6.85%	9.11%	13.50%
% Households Change 2009-2014	5.81%	6.33%	7.26%
<b>2009 RACE</b>			
% 2009 White Population	74.78%	74.48%	69.88%
% 2009 Black Population	0.76%	2.51%	4.11%
% 2009 American Indian/Alaska Native	1.16%	1.07%	1.05%
% 2009 Asian/Hawaiian/Pacific Islander	3.03%	4.09%	5.88%
% 2009 Other Population (Incl 2+ Races)	20.27%	17.84%	19.08%

## Demographics Cont.

	1.0 Mile Ring 3.14 sq/mi	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi
% 2009 Hispanic Population	36.26%	32.06%	32.23%
% 2009 Non-Hispanic Population	63.74%	67.94%	67.77%
<b>INCOME</b>			
2009 Per Capita Income	\$52,112	\$41,241	\$35,671
2009 Median Household Income	\$66,883	\$64,883	\$58,669
2009 Average Household Income	\$119,420	\$99,830	\$89,734
% 2009 Household Income < \$10,000	3.89%	3.11%	3.43%
% 2009 Household Income \$10,000-\$14,999	4.65%	3.38%	3.67%
% 2009 Household Income \$15,000-\$19,999	3.89%	4.13%	4.64%
% 2009 Household Income \$20,000-\$24,999	3.94%	3.89%	4.80%
% 2009 Household Income \$25,000-\$29,999	4.59%	4.33%	4.52%
% 2009 Household Income \$30,000-\$34,999	4.11%	3.33%	4.57%
% 2009 Household Income \$35,000-\$39,999	4.18%	4.23%	4.92%
% 2009 Household Income \$40,000-\$44,999	5.61%	4.46%	4.97%
% 2009 Household Income \$45,000-\$49,999	4.27%	5.20%	5.47%
% 2009 Household Income \$50,000-\$59,999	7.03%	9.48%	10.39%
% 2009 Household Income \$60,000-\$74,999	8.35%	13.71%	15.20%
% 2009 Household Income \$75,000-\$99,999	13.24%	17.70%	15.71%
% 2009 Household Income \$100,000-\$124,999	7.61%	9.10%	7.59%
% 2009 Household Income \$125,000-\$149,999	5.21%	5.77%	4.63%
% 2009 Household Income \$150,000-\$199,999	6.41%	4.02%	2.79%
% 2009 Household Income \$200,000-\$249,999	7.70%	2.17%	1.22%
% 2009 Household Income \$250,000-\$499,999	4.59%	1.82%	1.35%
% 2009 Household Income \$500,000+	0.72%	0.18%	0.13%
2009 Average Household Size	2.2	2.4	2.5
% 2009 Total Owner Occupied Housing Units	31.02%	49.54%	57.70%
% 2009 Total Renter Occupied Housing Units	68.98%	50.46%	42.30%
2009 Total Daytime Population	16,993	79,240	172,240
2009 Total Daytime Work Population	11,852	48,083	95,789
2009 Total Establishments	1,600	5,791	10,799

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned

ERIK FAUCETT  
760 930 7920  
erik.faucett@colliers.com  
Lic# 01754632

STEVE WILLMORE  
760 930 7950  
steve.willmore@colliers.com  
Lic# 01148260

