



# State Street Commons

© CARLSBAD VILLAGE



State Street  
Commons

© CARLSBAD VILLAGE

## PROPERTY HIGHLIGHTS

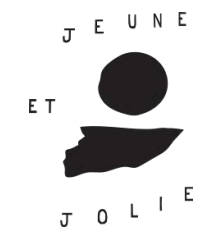


02

- Coastal restaurant and retail space available
- Anchor tenant Warner Brothers Entertainment (WB Games), occupying 13,500 SF of the property
- Ownership will be creating a new storefront and facade along with updates to the building but still keeping the historic architecture and feel
- Onsite parking, 36 parking stalls and 18 bike stalls
- Under construction, estimated delivery Q4 2020
- Located next to Campfire, Park 101, Barrel Republic, Pizza Port, Choice Super Food + Juicery, and Shore House Kitchen, Fresco Trattoria + Bar
- Within close proximity to the beach and Carlsbad Village Train Station



MEET YOUR NEIGHBORS





# State Street Commons

© CARLSBAD VILLAGE

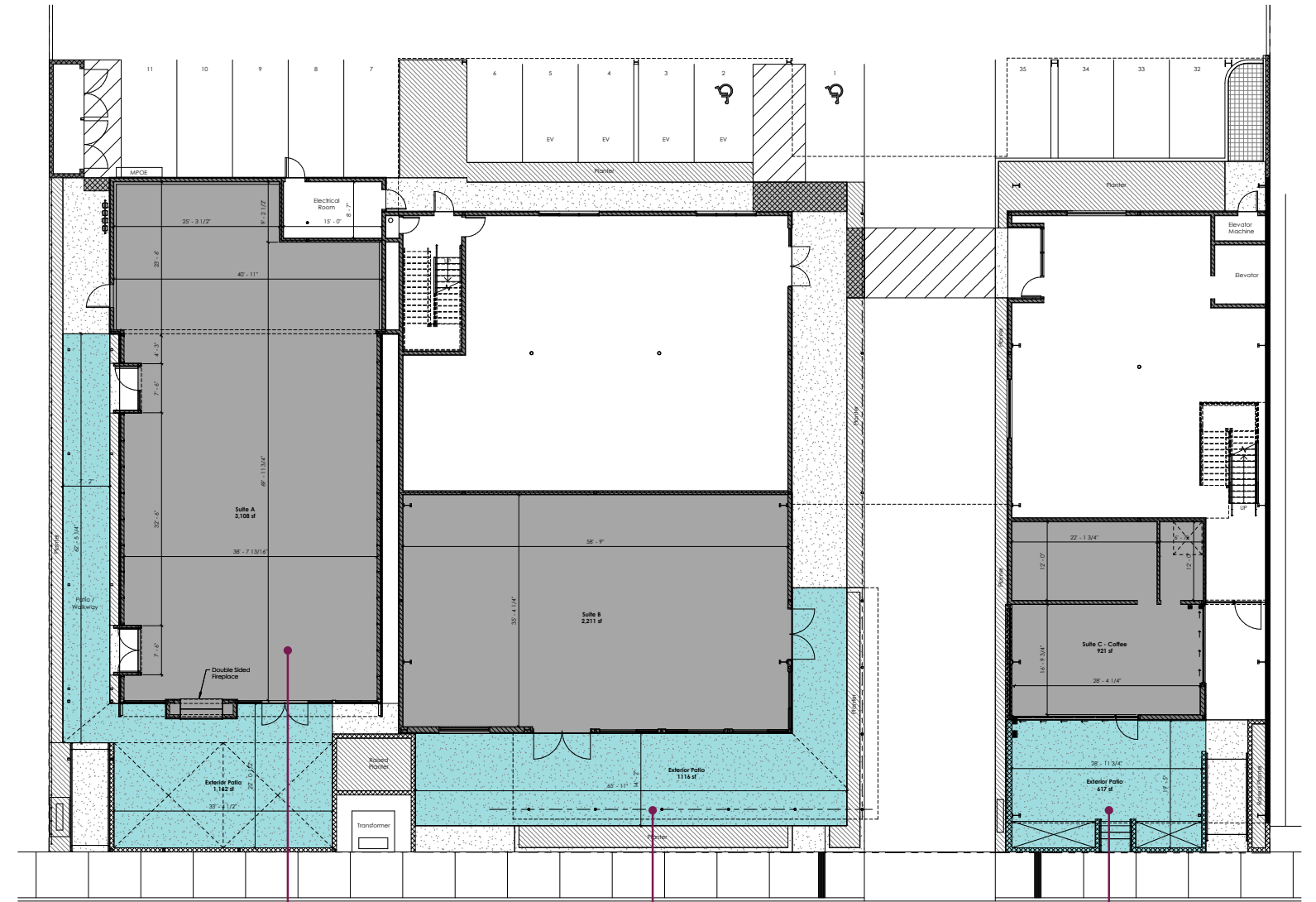


10

## DEMOGRAPHICS

*3-mile radius*

Population	70,888
Average Household Income	\$95,714
Households	28,975
Median Household Income	\$67,003
Daytime Population	68,882
Median Age	38.5



SUITE A  
4,004 SF  
(RENTABLE)

SUITE B  
3,327 SF  
(RENTABLE -  
DIVISIBLE)

SUITE C  
1,538 SF  
(RENTABLE)





# State Street Commons

@ CARLSBAD VILLAGE

CHRIS HODGMAN

949.284.0223  
chodgman@retailinsite.net

MATT MOSER

858.523.2096  
mmoser@retailinsite.net

