

> Conceptual Rendering

FOR LEASE

Carlsbad Village Coastal Restaurant Space



Presented by

**LOCATION
MATTERS**

2833 State Street, Carlsbad, CA 92008

1,850 Square Feet plus up to 2,000 SF of patio

Location Highlights

- Downtown Carlsbad Village, a unique coastal community considered to be the most desirable walking area in North County
- Unbeatable prime corner location with potential for a HUGE outdoor presence
- High visibility with significant frontage facing State Street
- Continuously developing restaurant scene with Campfire Provisions and Carruth Cellars Urban Winery opening in Summer 2016



> Conceptual Rendering



> Current Building

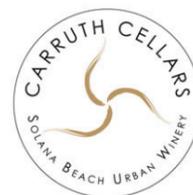


1,850 SF +
up to
2,000 SF of patio

Public parking lot located
on State St. & Grand Ave.

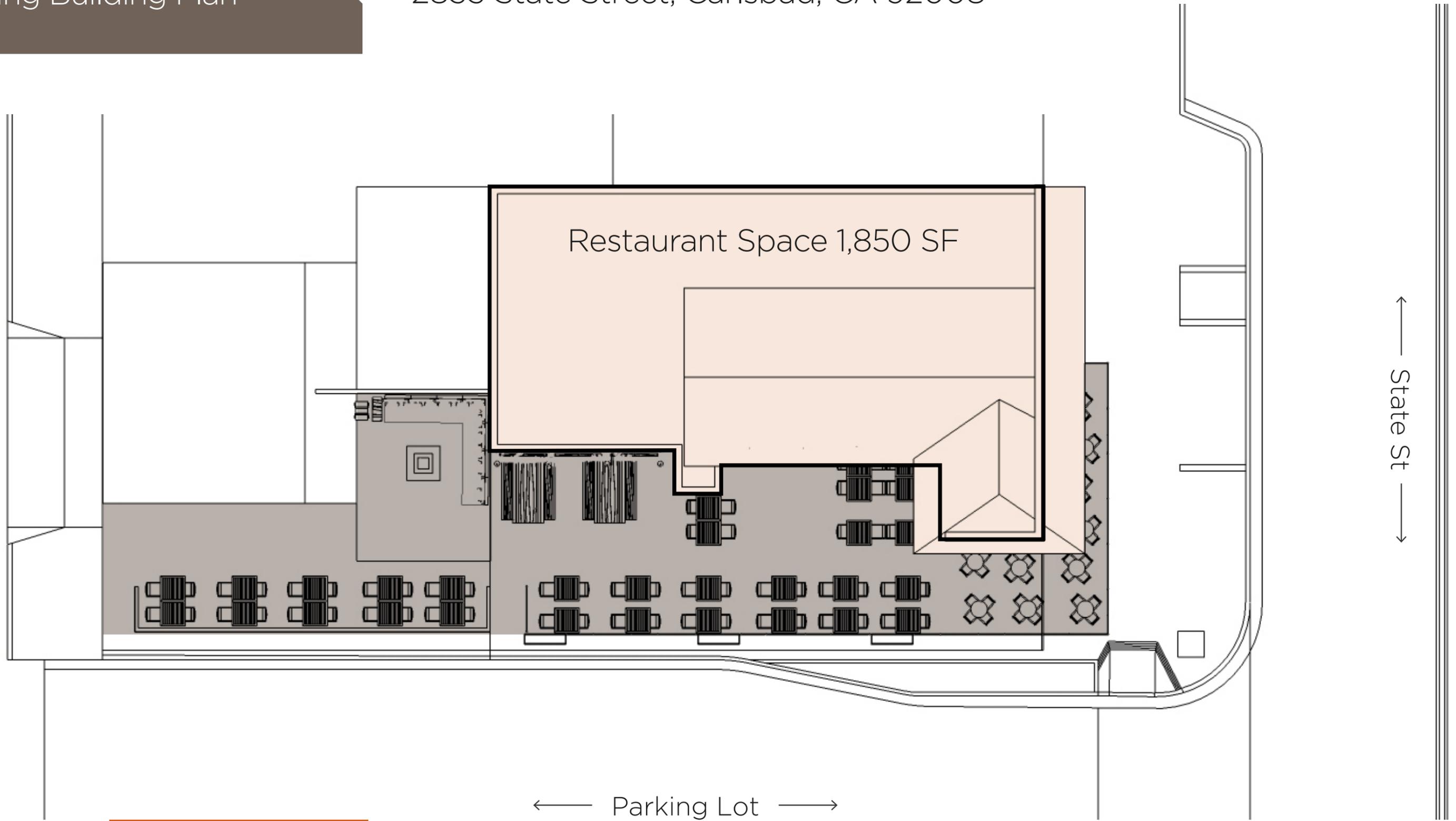
- Carlsbad is a top 25 beach destination on Trip Advisor and surrounded by a wide variety of restaurants, antique stores, pubs, art galleries, cafes, and much more
- Highly energized area with State Street Farmer's Market held every Wednesday, Carlsbad Village Art Walk on the 4th Thursday of each month, Friday Night Live every Friday evening

Renowned
Neighbors



Existing Building Plan

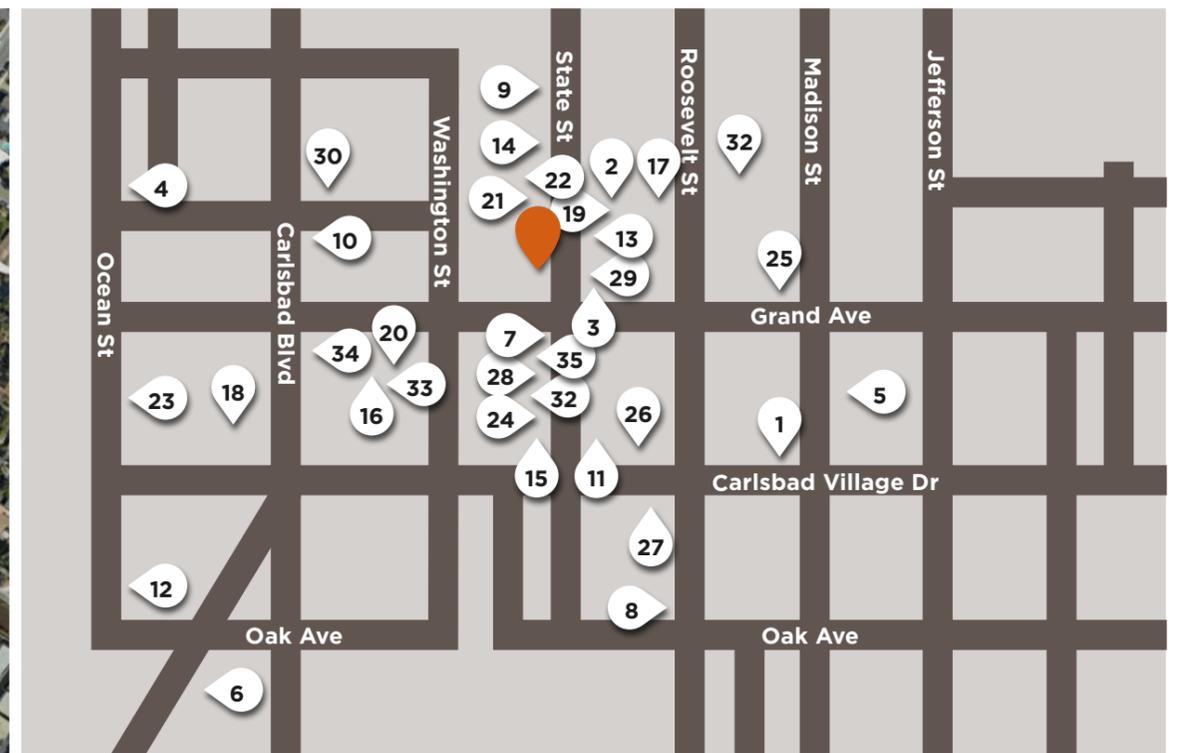
2833 State Street, Carlsbad, CA 92008



← Parking Lot →

← State St →

Up to 2,000 SF
of patio



- 01. 83 Degrees
- 02. Art & Antique Mall
- 03. Barrio Eat Mexican
- 04. Beach Terrace Inn
- 05. Blue Ocean Robata & Sushi Bar
- 06. Board & Brew
- 07. Caldo Pomodoro
- 08. Café Topes
- 09. Campfire
- 10. Carlsbad Alkaline Water
- 11. Carlsbad Chocolate Bar
- 12. Carlsbad Inn Beach Resort
- 13. Carlsbad Village Theatre
- 14. Carruth Cellars
- 15. Choice Juicery
- 16. Coyote Bar & Grill
- 17. Hennessey's
- 18. Las Olas
- 19. Mas Fina Cantina
- 20. Naked Café
- 21. New Village Art Theatre
- 22. Carlsbad Village Train Station
- 23. Ocean Palms Beach Resort
- 24. Ooh La La
- 25. O'Sullivan's Irish Pub
- 26. PAON
- 27. Pizza Port
- 28. Relm Wine & Beer Bistro
- 29. Skylars Home & Patio
- 30. Swamis
- 31. USPS
- 32. Vigilucci's Cucina Italiana
- 33. Village Faire
- 34. Witch Creek Winery
- 35. Yoshino

Goings On in Carlsbad Village

STATE STREET FARMER'S MARKET

A favorite destination among locals and tourists, Carlsbad's famous **State Street** Farmer's Market offers local organic produce, handmade arts and crafts, live entertainment and locally prepared foods all right in the heart of Carlsbad Village on **State Street** between Carlsbad Village Drive and Grand Avenue. Every Wednesday night of each week!

FRIDAY NIGHT LIVE

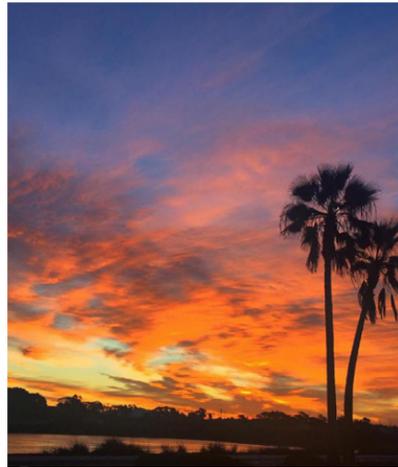
State Street comes even more alive every Friday evening during the months of March through October. The community comes together on the corners of Carlsbad Village Drive and **State Street** for good tunes during this musical season.

CARLSBAD VILLAGE ART WALK

Every fourth Thursday of every month, Carlsbad Village Art Walk features a self-guided tour along its streets where visitors can take in artwork ranging from sculptures to oil paintings from its shops, galleries and restaurants that feature local and regional art.

FLICKS AT THE FOUNTAIN

Flicks at the Fountain can be seen by adults and kids weekly during the summer's outdoor movie series that takes place behind the Village's prominent fountain on the corner of **State Street** and Grand Avenue. Every Thursday moviegoers can cozy-up and enjoy movies, ranging from blockbusters to timeless classics.



Demographics

5 MINUTES

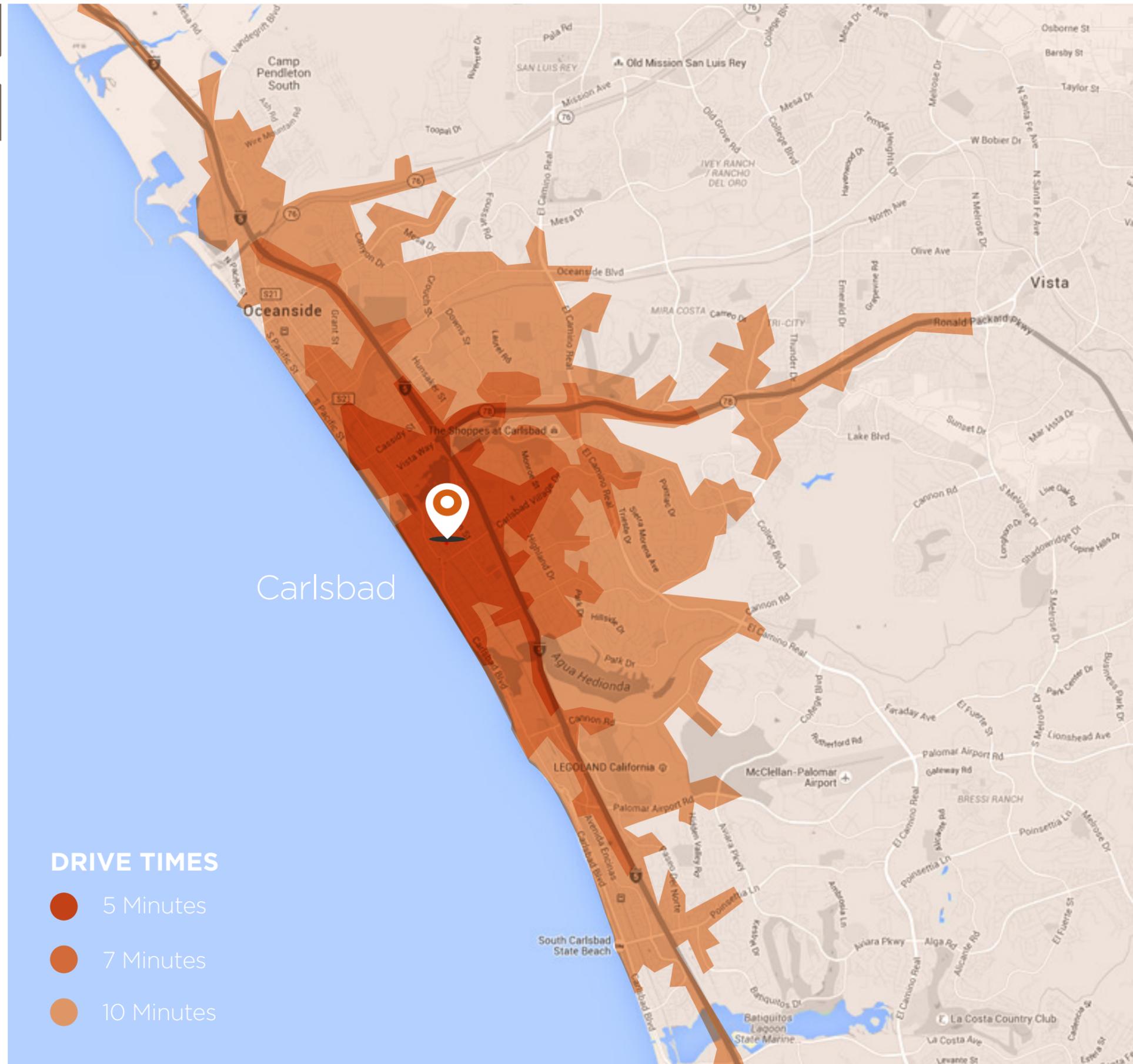
Daytime Population	14,121
Population	19,370
Average HH Income	\$78,903

7 MINUTES

Daytime Population	27,022
Population	37,638
Average HH Income	\$100,118

10 MINUTES

Daytime Population	76,744
Population	136,477
Average HH Income	\$93,573





Leasing Inquiries

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[View RFP here](#)

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