



Carlsbad Village Signature Corner Property For Lease

2906 Carlsbad Village Dr, Carlsbad, CA 92008



Carlsbad Village

The Opportunity

- A rare opportunity to lease a freestanding 4,000 SF corner property with $\pm 1,200$ SF of outdoor area.
- Located one block from the beach and in the heart of the Village's densest cluster of restaurants, breweries, boutique retail, and hotels.
- Open, voluminous 14' ceiling heights that support a variety of uses such as full-service dining, brewery, tasting room, event, or experiential retail buildouts.
- Tremendous exposure and incredible signage opportunity on on Carlsbad Blvd with $\pm 16,600$ cars passing per day.
- Across recently opened, approved, and proposed projects, the Village is on track to add roughly 1,000+ new residential units, 140,000 SF of new commercial space, and ~149 hotel keys within a walking distance to the property.
- Carlsbad Village has a walkable downtown with tree-lined streets, locally owned boutiques, neighborhood restaurants, and ocean breezes. While new investment and redevelopment continue to shape the Village, its historic character and welcoming, family-friendly spirit remain at the forefront.
- Carlsbad Village is home to nationally recognized and best-in-class operators. Join Jeune et Jolie, Campfire, Wildland, Lilo, Fresco Cocina Nick's on State, Ciccio's, Pure Taco, Lofty Coffee, Le Papagayo, Jalisco Cantina, Docent Brewing, Bluewater Grill, Pure Project, Fresco Cocina, Bacari (coming soon), Fish 101 (coming soon), alongside boutique retail and lifestyle brands.



Carlsbad Village

Highlights / Details

On the coast; In the Village; One Block from the Sand.

For Lease

Address: 2906 Carlsbad Blvd, Carlsbad, CA 92008

Premises: 4,000 SF + 1,200 SF outdoor patio

Lease Rate: \$4.00/SF plus NNN

“A true coastal village where everything is walkable, the ocean is always within reach, and there’s a strong sense of community that still feels incredibly welcoming to visitors” – Travel + Leisure

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Carlsbad Village

Aerial View



Carlsbad Village

2906 Carlsbad Blvd



Carlsbad Village

2906 Carlsbad Blvd

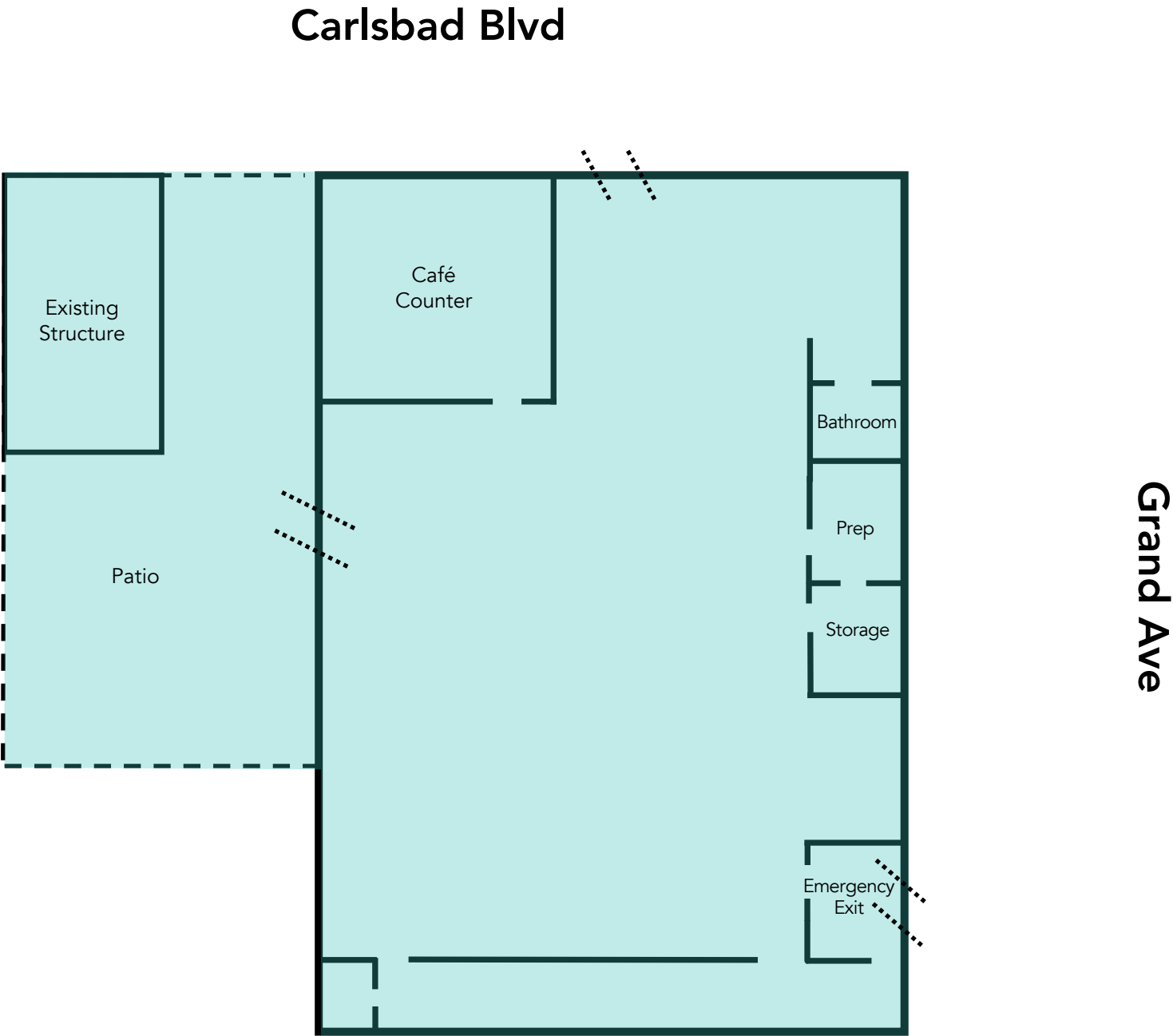


Carlsbad Village

2906 Carlsbad Blvd



Floor Plan



*Layout not to scale

Demographics



Residential Population:

1 Mile: 11,419
3 Mile: 63,479
5 Mile: 160,301



Business Population:

1 Mile: 7,798
3 Mile: 33,527
5 Mile: 90,700



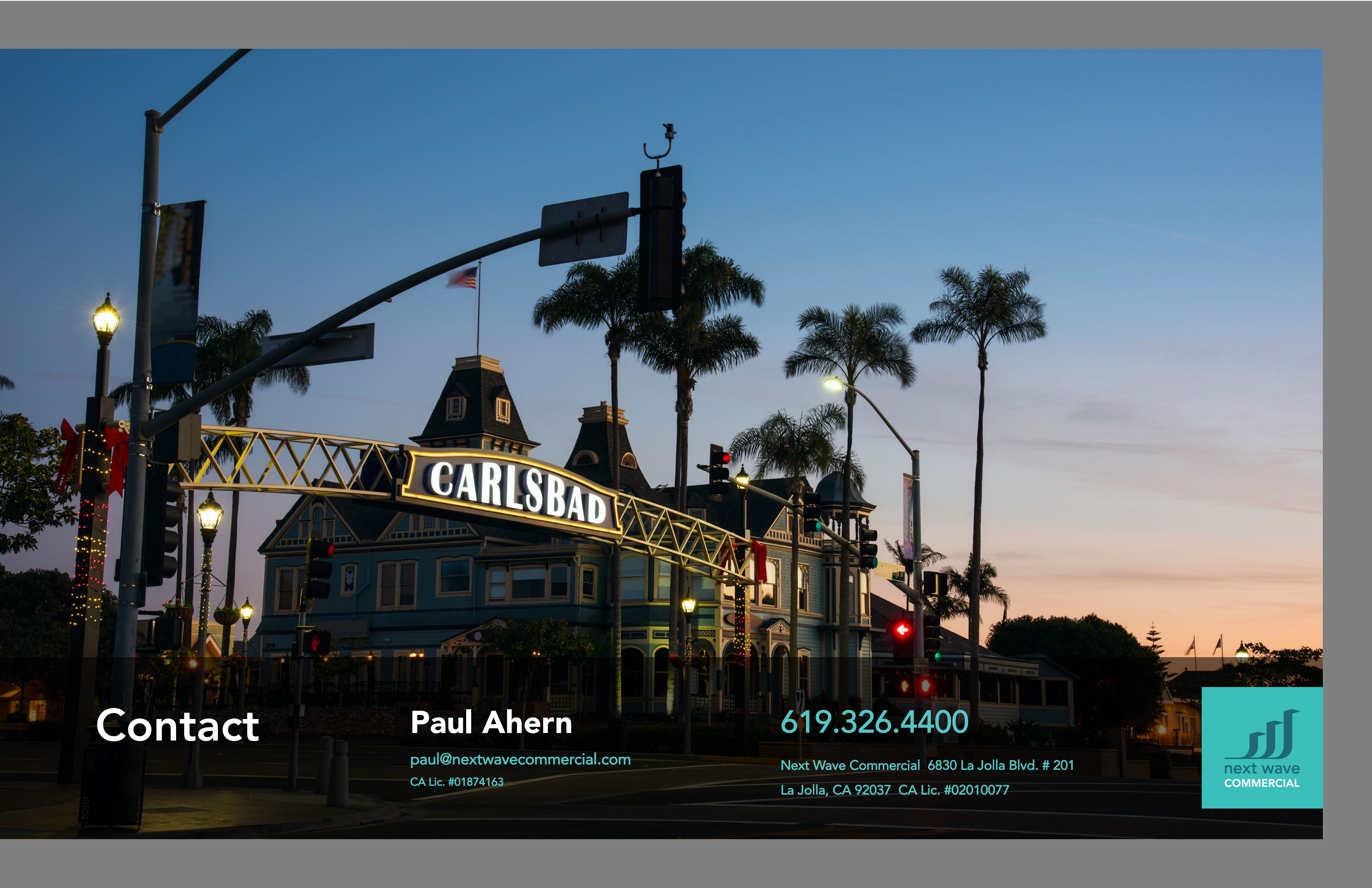
Median Household Income:

1 Mile: \$91,037
3 Mile: \$100,572
5 Mile: \$98,536



Average Household Income:

1 Mile: \$119,844
3 Mile: \$130,784
5 Mile: \$127,705



Contact

Paul Ahern

paul@nextwavecommercial.com

CA Lic. #01874163

619.326.4400

Next Wave Commercial 6830 La Jolla Blvd. # 201

La Jolla, CA 92037 CA Lic. #02010077

