

2730-2752 STATE STREET, & 2747, 2775 ROOSEVELT ST. CARLSBAD, CA 92008 CARLSBAD VILLAGE REDEVELOPMENT OPPORTUNITY



PLEASE DO NOT DISTURB TENANTS
KEEP CONFIDENTIAL



Features:

- Lot Assembly: Approx. 1.6 Acres—70,066 SF Individual lots may be Sold separately.
- Mixed Use, Apartments, Condos, Office, Retail, Restaurants, Hotel, Live/ Work Studio, Entertainment, Commercial and more.
- High Tourist area.
- Building Height: 45'
- Ocean Views 4th floor potential
- Coverage: 100%
- Zoning: VR1 Village Redevelopment.
- No coastal commission

Price Reduced

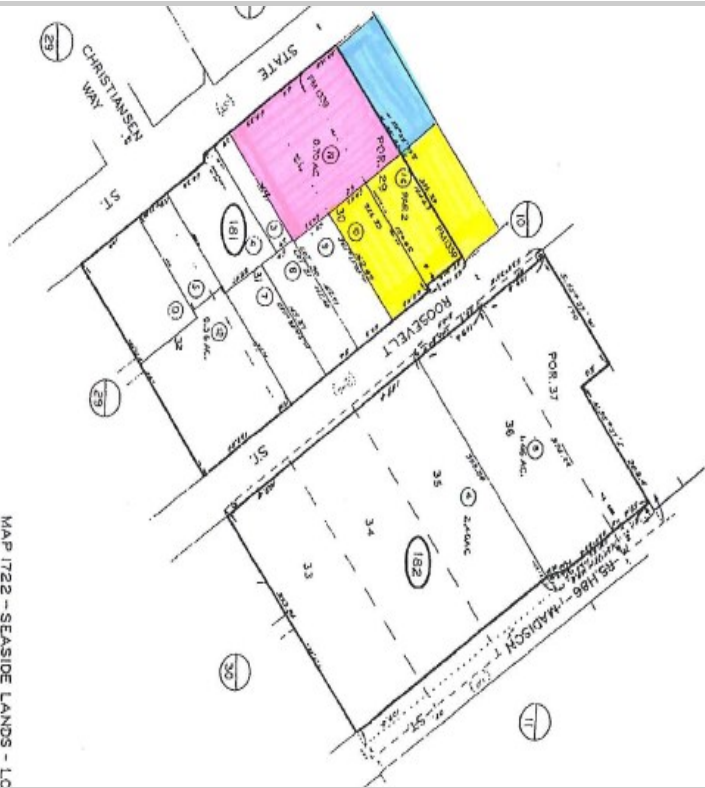
GEORGIA MONTAGUE
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**6005 HIDDEN VALLEY ROAD #200
CARLSBAD, CA 92011
P 760-476-9997 | F 760-476-9994 |**



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SUMMARY:

LOT ASSEMBLY: Total square feet approx. 70,066 / 1.6 Acres

Key	Address	APN	Sq. Ft.	Acre	Improvements	Price
Blue	2730 State St.	203-101-11-00	10,114	0.23	Automotive	\$ 995,000
Pink	2742-2752 State St.	208-181-19-00	30,500	0.70	Antique Dealer	\$3,500,000
Yellow	3 lot assemblage	See below	29,452	0.68	See below	\$3,750,000

Description of 3 lot assembly in yellow = 29,452 square feet

(2747A Roosevelt St.	203-101-12-00	10,114	0.23	Office)
(2747B Roosevelt St.	203-181-16-00	9,698	0.22	Vacant lot)
(2775 Roosevelt St.	203-181-10-00	9,640	0.22	8 unit apt.)

TOTAL LOT ASSEMBLAGE PRICE \$8,245,000

Individual lots may be negotiated separately.

ZONING: VR1– The Village Redevelopment zone, District One, is applied to the downtown village area. The permitted land uses, development standards and procedures of the V-R1 zone are contained in the Carlsbad Village Area Redevelopment Plan and the Master Plan and Design Manual.

www.carlsbadca.gov Village Master Plan and Design Manual

Hospitality Use: 100% Lot coverage approx. 150 units

Mixed Use: Currently permitted 35 units/Acre or 45 units and up /Acre provisional with Potential to expand and 100% coverage.

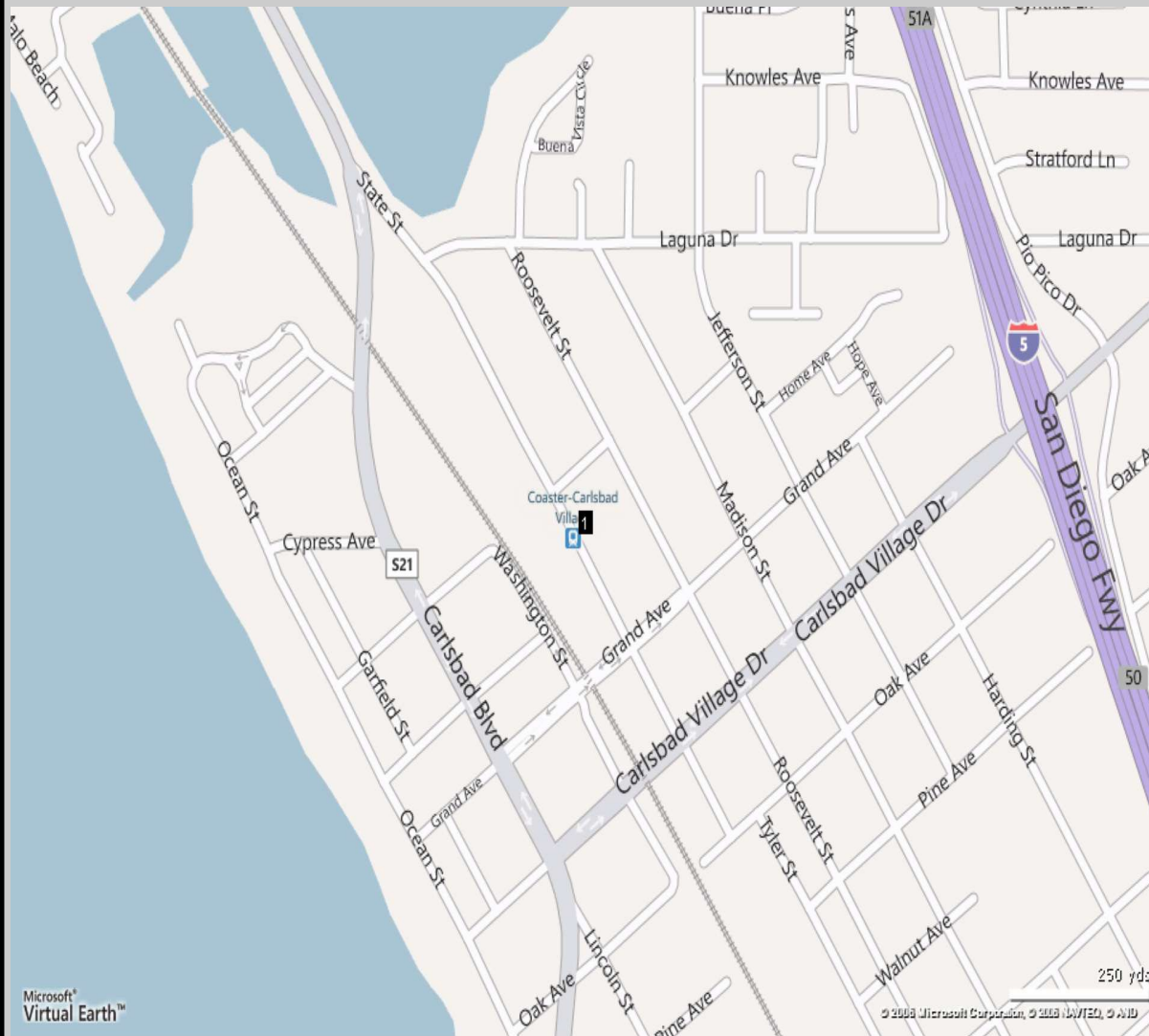
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TRADE AREA - CARLSBAD VILLAGE

- Located west of Interstate 5 and east of Pacific Coast Highway.
- Centrally located, 25 minutes from Orange County and Downtown San Diego.
- Coastal Suburban Village has specialty shops, antique stores, clothing boutiques, and a wide variety of restaurants and night life.
- Community offers art festivals, sports events, farmers markets, and more.
- City of Carlsbad's Redevelopment agency encourages mixed-use development.

TOURISM

- Annual Visitors 3.5 Million
- Hotel Rooms 4,000 Plus
- Legoland and Flower Fields 2 Million

DEMOGRAPHICS

		1 mile	3 mile	5 mile
Population	2010	13,127	70,438	166,341
	2015	13,280	72,044	174,078
Households	2010	5,406	27,373	61,408
	2015	5,459	27,933	63,991
Average HH Income	2010	\$67,705	\$74,925	\$74,389

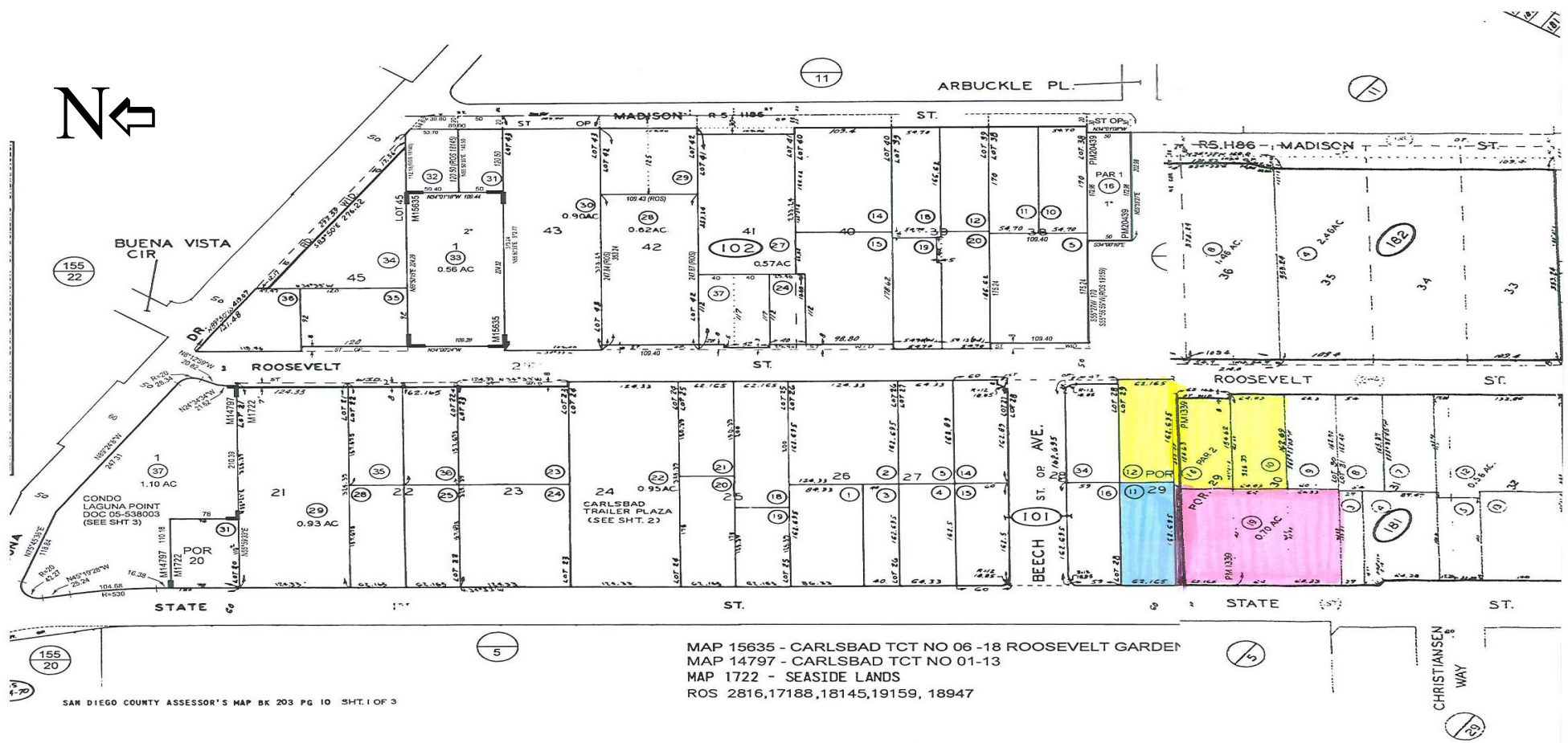
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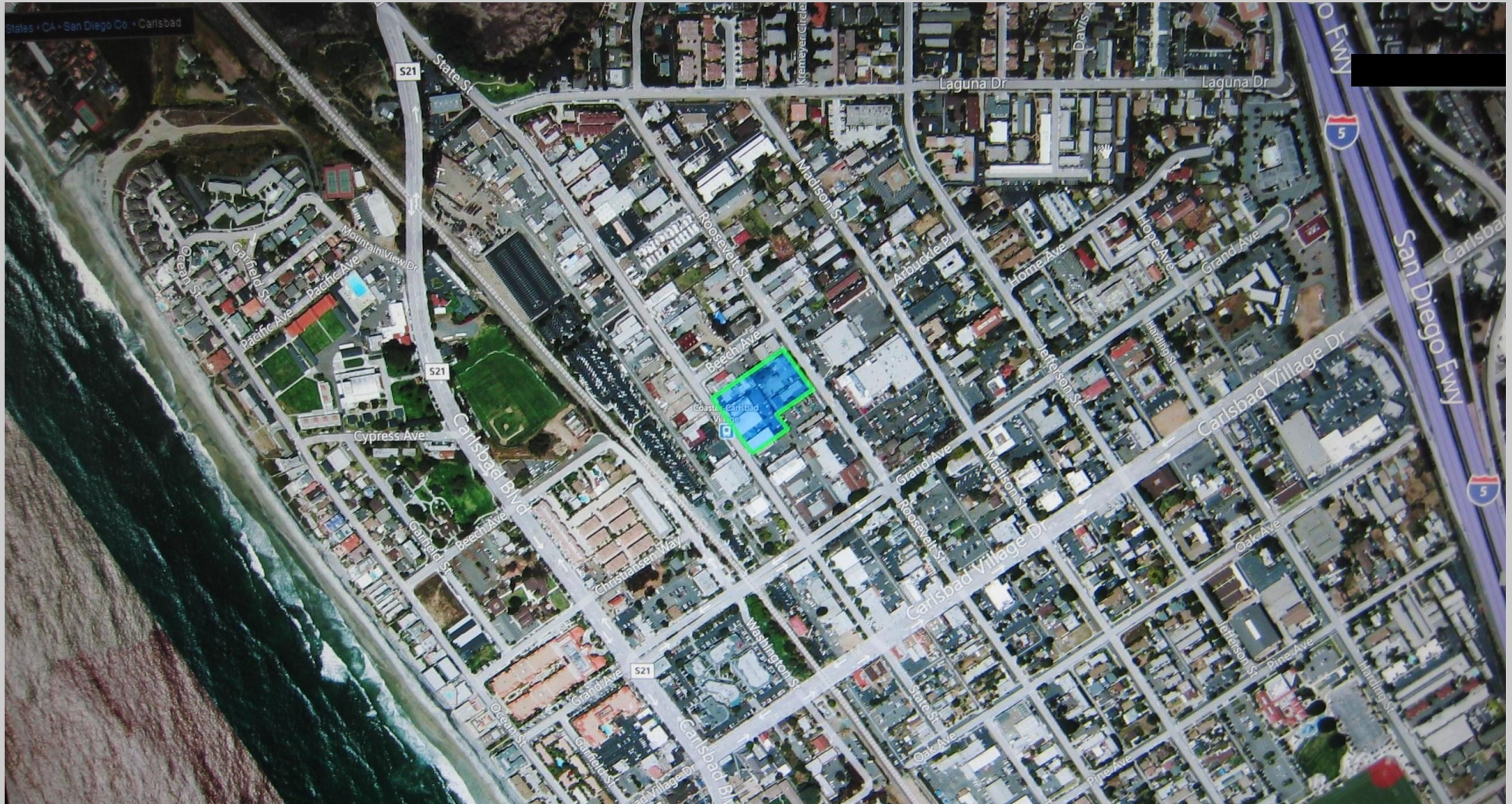


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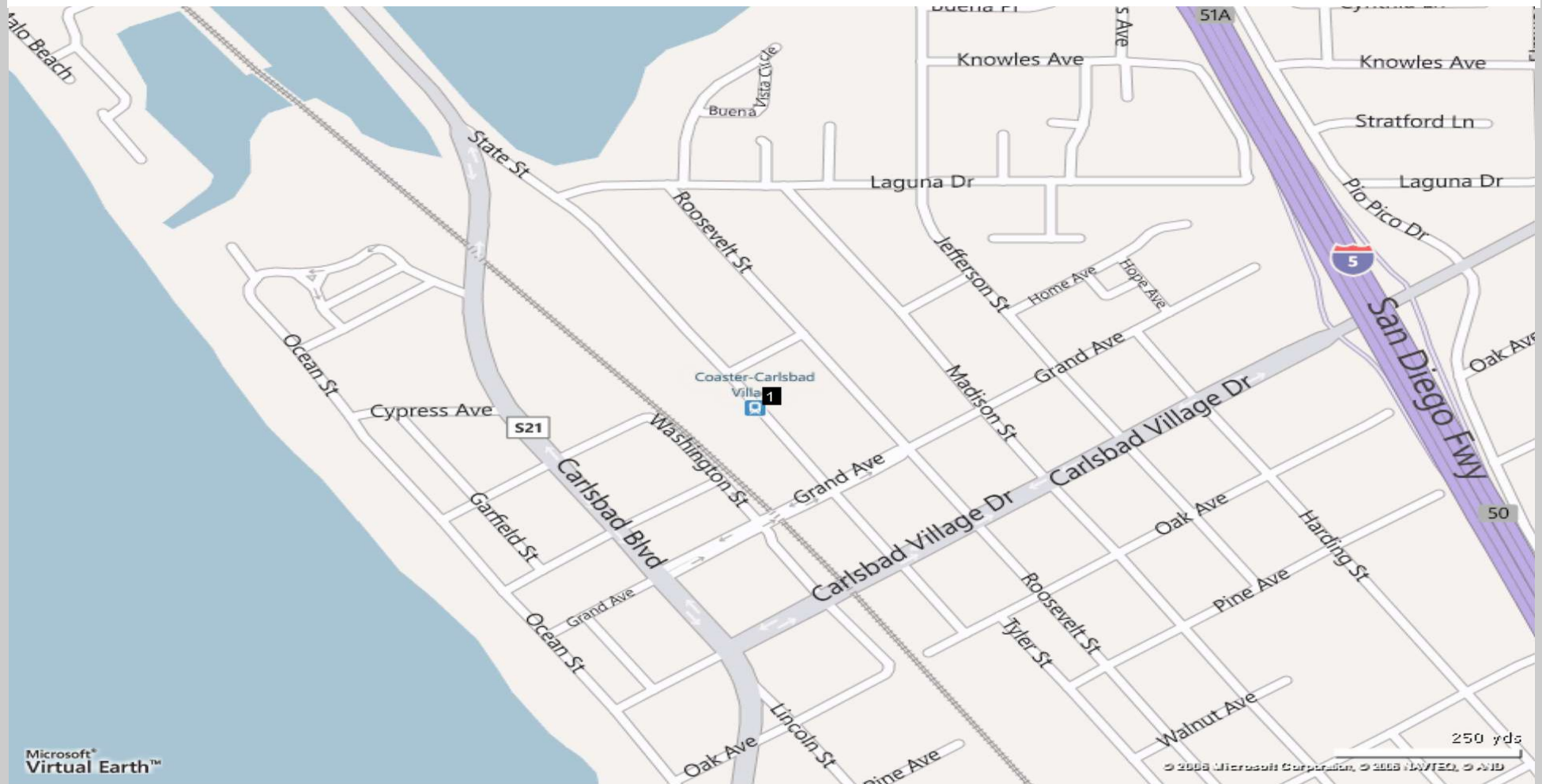


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