



Leasing Brochure

# THE ROOSEVELT

## CARLSBAD VILLAGE



# THE ROOSEVELT

Retail/Restaurant Space Available

2621 Roosevelt Street | Carlsbad Village

*Desert Bloom*

RLEOR

# THE ROOSEVELT



## Property Highlights

**Prime retail/restaurant opportunity** situated in Carlsbad Village's newest mixed-use project

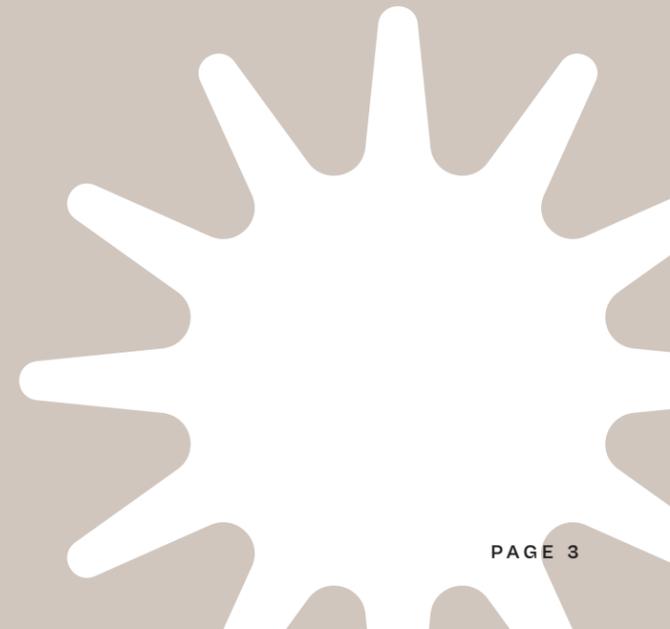
The Roosevelt will consist of **25 luxury residential units** for lease and **5 curated retail and restaurant units**. The ground floor suites are fronted by a European-inspired pedestrian plaza called **"Roosevelt Alley"** creating a unique retail and dining experience.

Expected **delivery – early 2027**. Currently in construction.

**Located in the heart of Carlsbad Village** next door to Lilo (Michelin Star Recipient) and within two blocks of iconic restaurants; Wildland, Jeune et Jolie (Michelin Star), Nick's and Campfire as well as dozens of hotels, offices, and a large daytime population. This project is also a short walk to the beach, local parks and a major transit station.

Convenient **access to 5 and 78 freeways**

**3 Common area restrooms will be serviced and maintained by ownership**. Retail Plaza is 3,000 SF of landscaped and hardscaped area.



THE ROOSEVELT

# Carlsbad Village

2621 Roosevelt Street  
Carlsbad Village



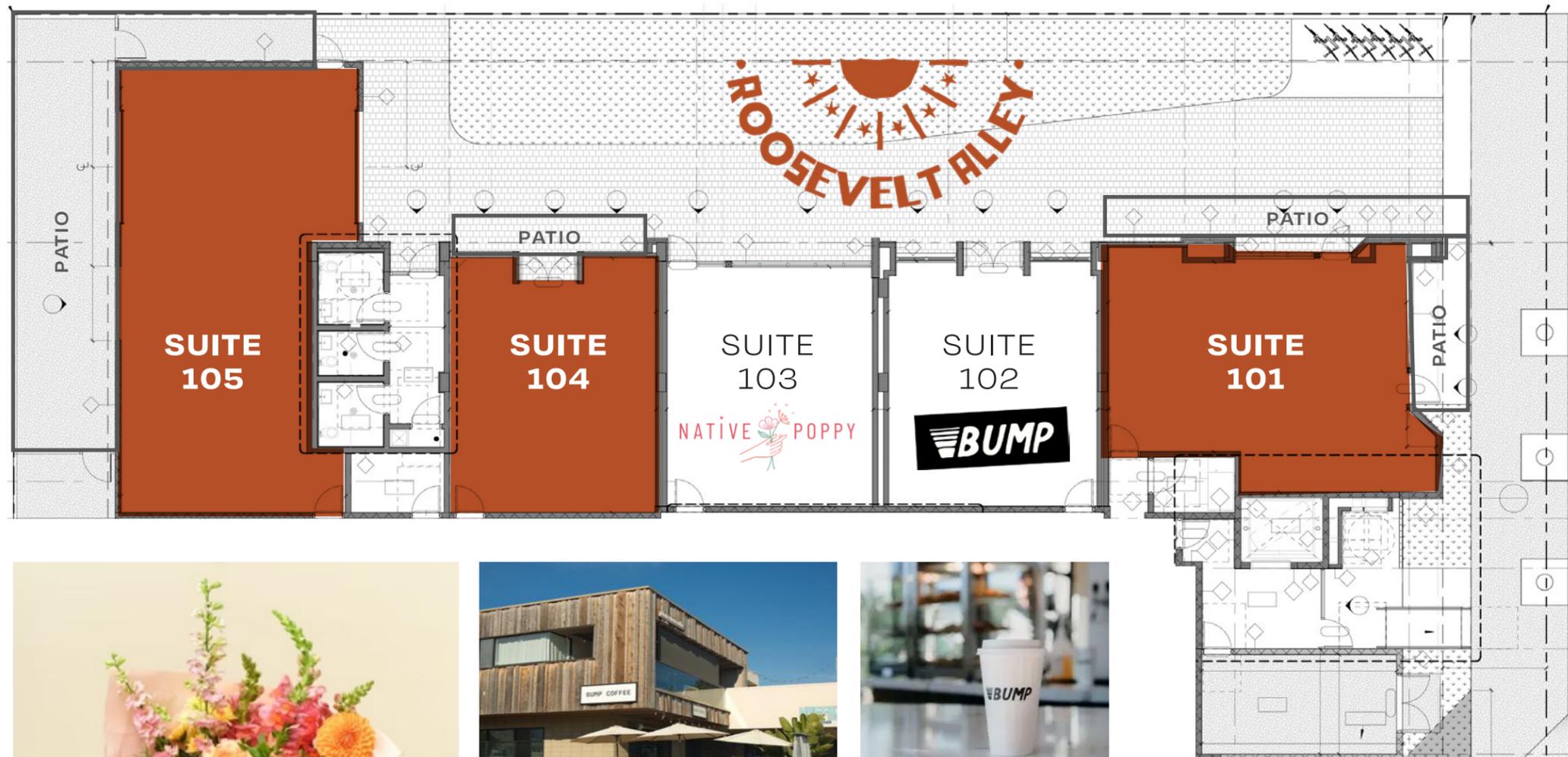
CARLSBAD, CA

# Site Plan

## Available

- Suite 101: Restaurant  
917 SF + 125 SF Patio
- Suite 104: Retail  
637 SF + 50 SF Patio
- Suite 105: Restaurant  
1,164 SF + 400 SF Patio

## Join these tenants



ROOSEVELT ALLEY

KOFFEE KART

Art Gallery

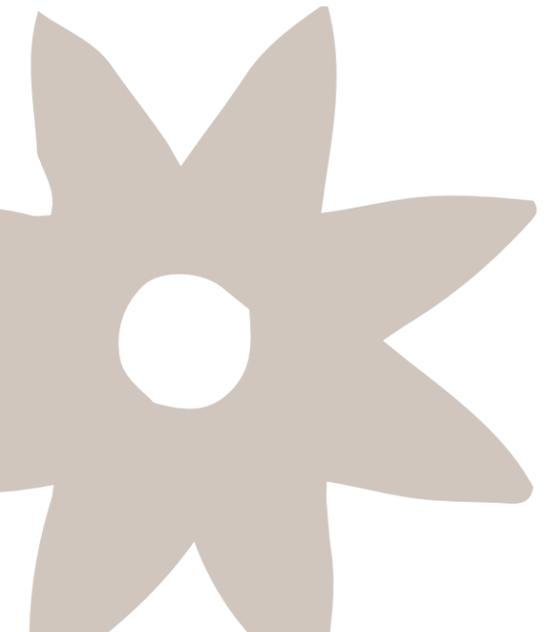
WILDFLOWERS

APOTHECARY

*evergreen*  
lounge



# Renderings





FABRIC

FABRIC is a development firm based in North County San Diego. The FABRIC portfolio consists of projects that project quality design, enhance neighborhoods and house dynamic commercial businesses. We are enthusiasts of architecture and passionate about history. We focus on creating spaces that foster opportunities for connection.



STATE STREET COMMONS // CARLSBAD



SURF LABS // 2676 STATE STREET



CARLSBAD, CA

2659 STATE STREET



THE RESERVE // 2333 STATE STREET



# The Neighborhood

CARLSBAD VILLAGE



Carlsbad Village, known as the "Village by the Sea," is a charming, walkable coastal district in North San Diego County, featuring boutique shops, art galleries, trendy eateries, and seven miles of sandy beaches. The area attracts a strong tourism base, bolstered by nearby attractions such as LEGOLAND California and the famous Flower Fields, contributing significantly to the local economy. Carlsbad offers over 4,700 hotel rooms, with top properties like the Omni La Costa Resort & Spa and Cape Rey Carlsbad Beach, a Hilton Resort, providing upscale accommodations and easy access to coastal attractions. Visitors enjoy a mix of leisure, family-friendly, and luxury experiences, making the village a vibrant destination for travelers year-round.

WILDLAND



LILLO



CAMPFIRE



JEUNE ET JOLIE



NICK'S



LOFTY COFFEE

# Site Overview

2621 Roosevelt Street  
Carlsbad Village





# Demographics

|                          | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------|---------------|---------------|---------------|
| Population               | 13,379        | 75,358        | 167,650       |
| Average Household Income | \$139,522     | \$142,727     | \$141,633     |
| Households               | 6,161         | 31,471        | 64,895        |
| Daytime Population       | 11,487        | 63,149        | 139,302       |
| Median Age               | 40.7          | 40.0          | 39.5          |

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

CONCEPTUAL RENDERING

**NATALIE WARD**

858.704.6455

nward@riretail.com



**RETAIL INSITE**

405 S. Highway 101, Suite 150 | Solana Beach, CA 92075

www.riretail.com | Lic #01206760

**CHRIS HODGMAN**

858.523.2098

chodgman@riretail.com