

BEECHHOUSE

Prime Corner Retail Space
Downtown Carlsbad Village



1K SF OF RETAIL SPACE FOR LEASE
2727 Roosevelt Street Carlsbad, CA 92008



Less than 5 Minutes to:

- *Carlsbad State Beach*
- *30+ Restaurants including Award Winning Dining on State Street*
- *I-5 and 78 Freeway*
- *Carlsbad Village Coaster Station*
- *Weekly Carlsbad Village Farmers' Market*

BEECHOUSE

Beech House places your business at one of Carlsbad Village's most recognizable corner locations. Surrounded by award-winning restaurants, neighborhood cafés, boutique retail, a local grocery store, and just blocks from the beach and Coaster Station, the property offers an exceptional opportunity to establish your business in one of North County's most walkable coastal communities. With modern architecture and prominent frontage, Beech House combines everyday convenience with a location your employees and customers will appreciate.



Flexible retail space available immediately



Prominent signage opportunity -
Located on the corner of Roosevelt & Beech with
visibility to more than **6,000 vehicles per day**



One of North County's Most Walkable
Downtowns



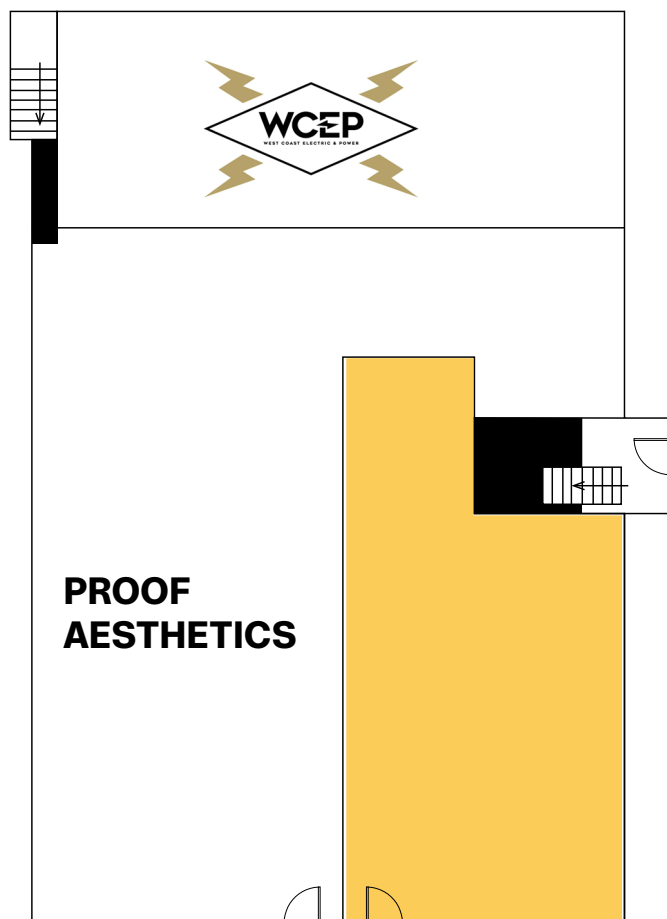
Zoning: office, medical, and retail



Dozens of shops and restaurants along State
Street and within Carlsbad Village



Strong co-tenancy with Proof Aesthetics and
WCEP, four luxury residences above

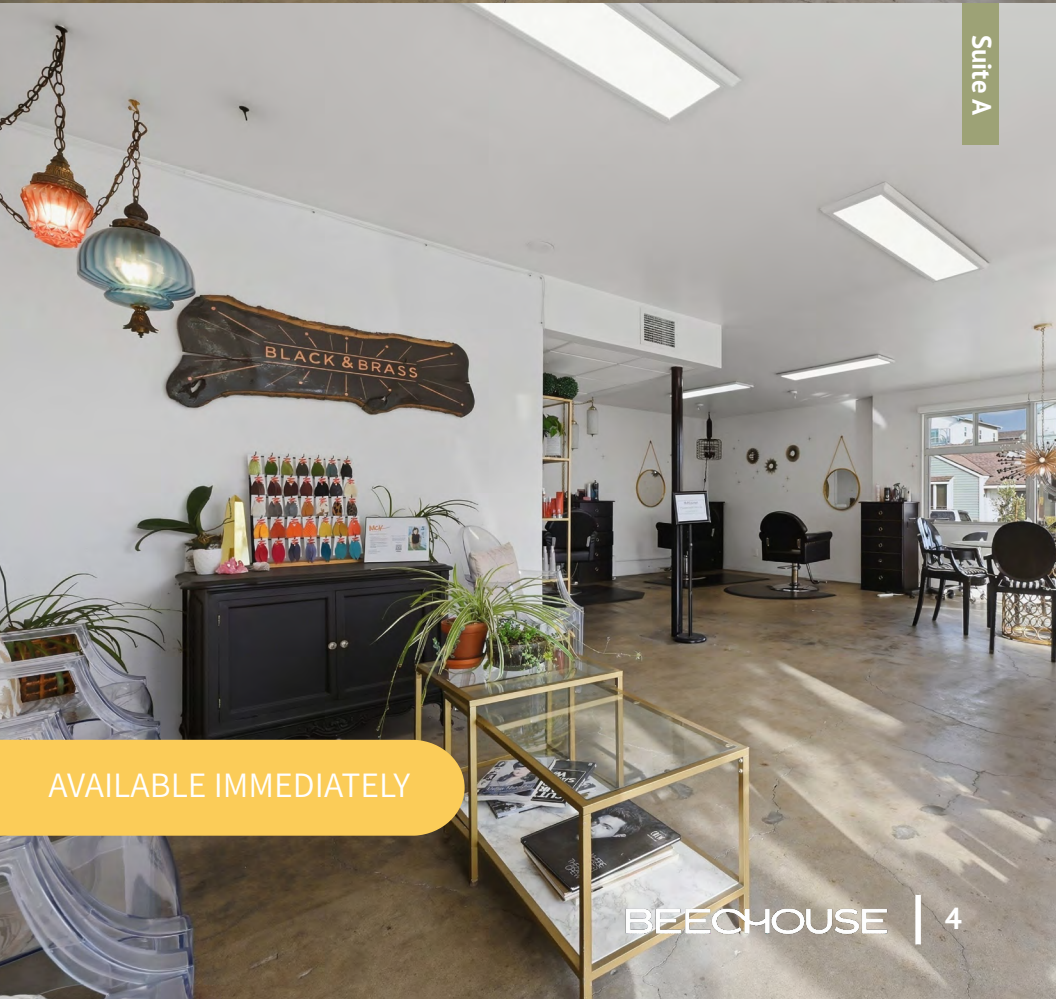


- Corner storefront with excellent visibility and exposure on two busy streets
- Strong storefront identity with large windows and natural light throughout
- Flexible open floorplan
- Private break area and restroom
- Polished concrete floors



RETAIL, MEDICAL, OFFICE STOREFRONT OPPORTUNITY

Open Floorplan | Corner Visibility | Lots of Natural Light



AVAILABLE IMMEDIATELY

A FRESH LOOK FOR BEECH HOUSE

Beech House has recently undergone exterior improvements that enhance its modern coastal character while complementing the walkable charm of Carlsbad Village. A refreshed exterior and thoughtful landscaping reinforce the property's distinctive corner presence and creates an inviting arrival experience for tenants and visitors alike.

Positioned at one of the Village's most recognizable intersections, Beech House offers contemporary design, excellent visibility, and a setting that reflects the continued investment taking place throughout downtown Carlsbad.



PROPERTY ENHANCEMENTS UNDERWAY

Fresh Design | Native Landscaping | Enhanced Visitor Experience

Strong Branding Visibility



Colorful refined exterior
& increased Project identity



Exterior Upgrades



BEECHOUSE | 6

MAKE THE MOST OF YOUR WORKDAY

Working at Beech House places your team just steps from Carlsbad Village's best dining, shopping, wellness, and entertainment. Start the morning with coffee from your favorite local roaster, fit in a surf at Tamarack or a workout before the office, meet clients for lunch on State Street, and end the day enjoying everything the Village has to offer.

VILLAGE FAIRE

CARLSBAD COASTER
STATION



MIXED USE
DEVELOPMENT
37 CONDOS & RETAIL
WITH PARKING

BEECHHOUSE

DINING

- Campfire
- Nick's on State
- Lofty Coffee
- Handel's Homemade Ice Cream
- Jeune et Jolie
- Wildland
- Lilo
- Baba Coffee
- Revolution Roasters
- Pronto's Gourmet Market
- Stella Jean's Ice Cream
- Pure Project
- Docent Brewery
- Shoots
- Pure Taco
- Choice Juicery
- Kai Ola

RETAIL

- Blues and Shoes
- Bumble Bee Botanicals
- Sun Diego Boardshop
- Carlsbad E-Bikes & More
- Carlsbad Village Farmers' Market
- Carlsbad Jewelry
- Carlsbad Village Books
- Carlsbad Village Music
- Flashbacks
- Barron's Market
- Common Goods
- Apostrophe
- Native Poppy

WELLNESS

- Gameday Men's Health
- Herway Health + Hormones
- Proof Aesthetics
- Carlsbad Village Yoga
- b-long Modern Pilates Carlsbad
- Yoga on State

CARLSBAD VILLAGE: A THRIVING COMMUNITY ON THE COAST

Carlsbad Village has a walkable downtown with tree-lined streets, locally owned boutiques, neighborhood cafés, 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.

With miles of sandy beaches, parks, and coastal trails, Carlsbad offers a much coveted lifestyle where residents, visitors, and businesses alike can enjoy an authentic seaside community alongside the conveniences of a thriving downtown.

Walkable streets, stunning beaches, and a thriving downtown make Carlsbad Village a place your employees want to be and a premier place to do business.

DEMOGRAPHICS

Total Population:

69,364

Daytime Population:

74,363

Population with Degrees:

79%

Median Age:

41.5

Median HH Income:

\$112,402

*Disclaimer: Statistics reflect a 3-mile radius around the property



Coastline:

7 MILES



Parks:

6



Community Centers:

4



Aquatic Centers:

1

EL CAMINO
COUNTRY CLUB



Average Winter Temp: 66° F

Average Summer Temp: 76° F

7 MILES OF COASTLINE



BEECHHOUSE

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