

# FOR LEASE

**\$2.00/SF/MONTH MG**

**3235 ROOSEVELT ST**

**CARLSBAD, CA**



## VENTURE PACIFIC COMMERCIAL SERVICES

All information contained herein is obtained from the sourced deemed to be reliable. However, this information is not guaranteed and should be verified. BRE #01443834

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## DESCRIPTION

**CARLSBAD VILLAGE RETAIL SPACE AVAILABLE!!** The space consists of roughly 4,500 square feet of open and efficient work space in the Downtown Carlsbad area. The building offers great street frontage off Roosevelt Street, with plenty of drive by traffic deriving from the Carlsbad Village. The building includes a 200 square foot office that can double as a reception or small office area. Located near the Carlsbad Village, Pine Avenue Park and many other amenities, such as, restaurants and shopping. The ease of access to Interstate-5 and North County San Diego make this a prime location, perfect for a variety of retail users within the Carlsbad Village. Opportunities like this rarely come available in Carlsbad Village!

## PROPERTY SPECIFICS

|                                   |                              |
|-----------------------------------|------------------------------|
| <b>Property Type:</b>             | <b>Retail</b>                |
| <b>Square Footage:</b>            | <b>4,500 approximate</b>     |
| <b>Reception/Private Offices:</b> | <b>1</b>                     |
| <b>APN:</b>                       | <b>204-081-03-00</b>         |
| <b>Zoning:</b>                    | <b>V-R5 (Village Review)</b> |
| <b>Highways:</b>                  | <b>HWY I-5</b>               |
| <b>Power:</b>                     | <b>200 Watt / 3 Phase</b>    |

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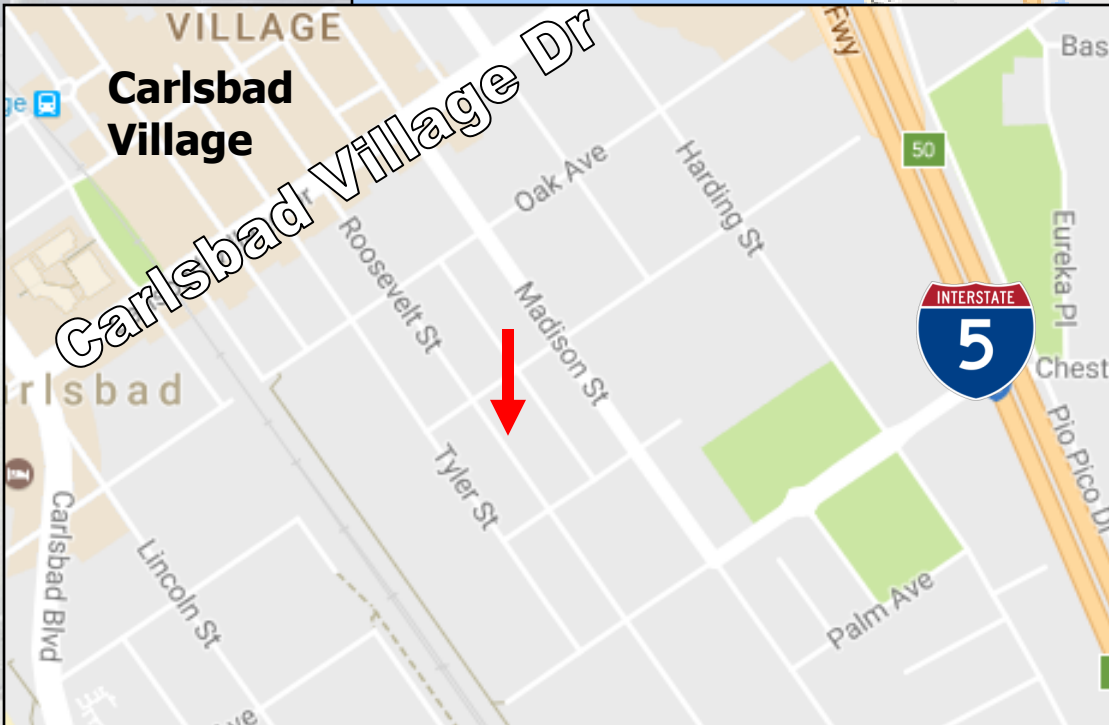
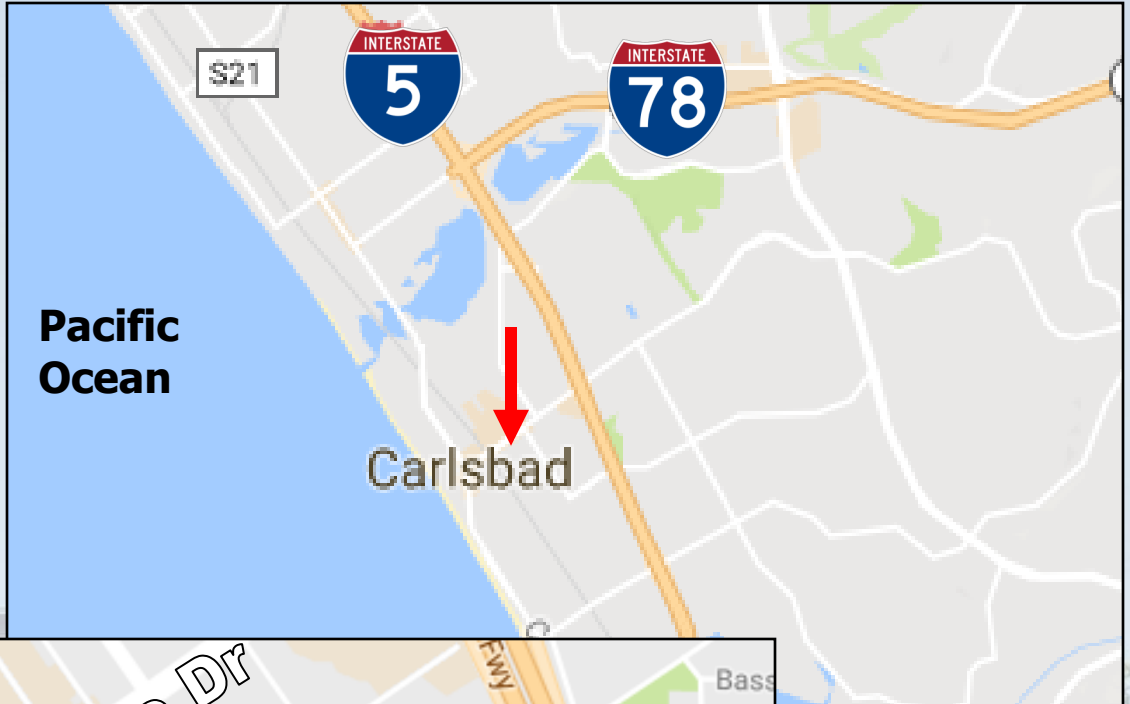
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## MAPS



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