

FOR SALE



Multi-Tenant Mixed Use Investment Opportunity
Carlsbad Village

BEECHHOUSE



2727 Roosevelt St
Carlsbad, CA 92008



THE OFFERING

Beech House presents a rare investment opportunity at the high-profile corner of Roosevelt Street and Beech Avenue in the heart of Carlsbad Village. This fully renovated mixed-use asset blends modern design with classic coastal charm and features on-site parking along with exceptional walkability to the Village's top restaurants, bars, boutiques, and transit. Positioned in one of North County's most active and sought-after destinations, Beech House offers investors the chance to own a premier asset in a thriving, high-demand coastal market.

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The Details

Address	2727 Roosevelt St, Carlsbad
Building SF	±8,141 SF
Lot SF	±8,168 SF
Retail SF	±4,228 SF
Residential SF	±3,635 SF
Occupancy	100%
Parking Spaces	9
APN	203-101-34

\$6.5M
Asking Price

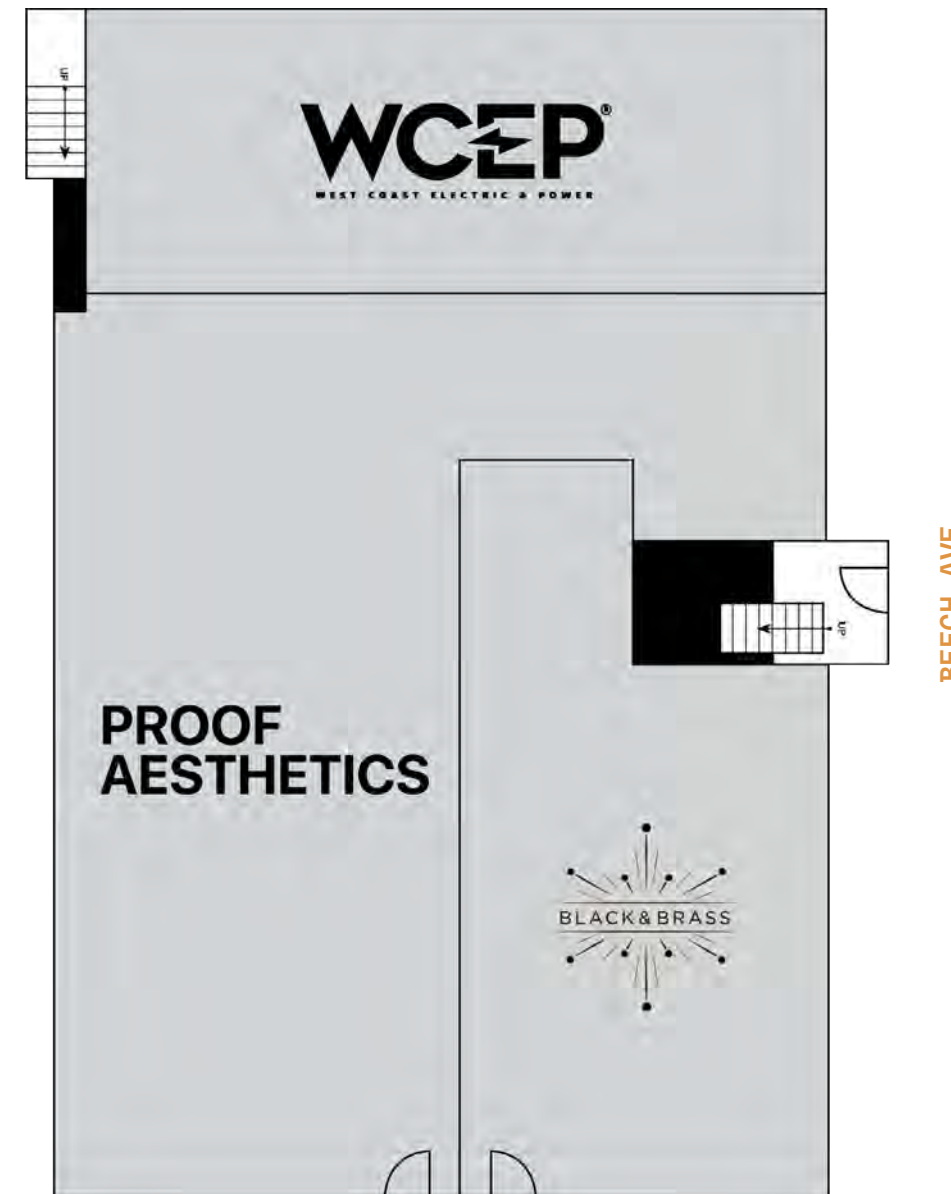
4.62%
Going-in Cap Rate
*With Updated Taxes

5.39%
Proforma Cap Rate

*Square footage figures are derived from LandVision and are for reference only. Final square footage is subject to verification.

- Premier corner mixed-use building in highly desirable Carlsbad Village
- Well maintained property showcasing pride of ownership
- Clean coastal building design with on-site parking and features three commercial spaces and four residential units with private patios
- \$1M of improvements to the property in 2022-2023 - residences include high-end appliances, designer finishes, lighting and high quality materials
- Significant increase in development in Carlsbad Village
- Carlsbad Coaster just blocks away bringing in visitors from adjacent neighborhoods

Ground Floor Commercial Tenant Site Plan



ROOSEVELT ST

BEECH AVE

The Seller reserves the right to sell the property at anytime during the marketing period without prior notice. The property will be sold on an "as-is" basis. It is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase or lease.

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RETAIL TENANT SUMMARY



West Coast Electric and Power

West Coast Electric & Power, Inc. (WCEP), a certified Minority Business Enterprise (MBE), is headquartered at this Carlsbad location. The company provides comprehensive utility solutions nationwide, serving the electric, renewable energy, telecommunications, municipal, construction, and transportation sectors.

Operating in 13 states with multiple national accreditations, WCEP generates approximately \$15 million in annual revenue, making this property the corporate headquarters of a well-established and growing national firm.



Black and Brass

Black and Brass is a full-service salon specializing in precision cuts, color, balayage, keratin treatments, straightening, extensions, and makeup. This sophisticated salon is led by a team of experienced stylists who have trained and worked across the country.

Proof Aesthetics

Proof Aesthetics is a premier med spa specializing in advanced aesthetic, skincare, and wellness treatments. Led by highly trained providers, Proof blends cutting-edge medical aesthetics with a refined, calming environment designed for restoration and recovery.

PROOF AESTHETICS

(3 Spaces)

±4,228
Retail SF



(4 Units)

±3,635
Residential SF



CARLSBAD, CA 92008



BEECH HOUSE

b·long
MODERN PILATES

HANDEL'S
HOMMADE ICE CREAM SINCE 1945

lofty
COFFEE CO.

NICK'S
STATE

baba
COFFEEHOUSE

CAMP FIRE

Yoga on State

HENNESSEY'S

THE PROJECT
CARLSBAD

THE NEIGHBORS

There's so much to discover



1 MIN

Farmers Market
0.2 Mi.



2 MINS

Train Station
0.3 Mi.



3 MINS

Interstate 5
0.6 Mi.



3 MINS

Pacific Ocean
0.8 Mi.



Carlsbad Village
3.5M+ Annual Visitors



Farmers Market
60+ Weekly Vendors



Coastal
Carlsbad State Beach

VILLAGE MOMENTUM

Carlsbad Village is entering an exciting new chapter of growth, with thoughtfully designed mixed-use developments bringing modern residences, curated retail, and vibrant street life to the heart of the community. Projects like The Dewhurst and Rincon Roosevelt are adding new units, walkable amenities, and fresh energy along Roosevelt Street.

Carlsbad Village is becoming an even more dynamic coastal destination, blending its classic charm with upscale living.

The Dewhurst



1
Commercial Unit

17
Residential Units

Adjacent to site

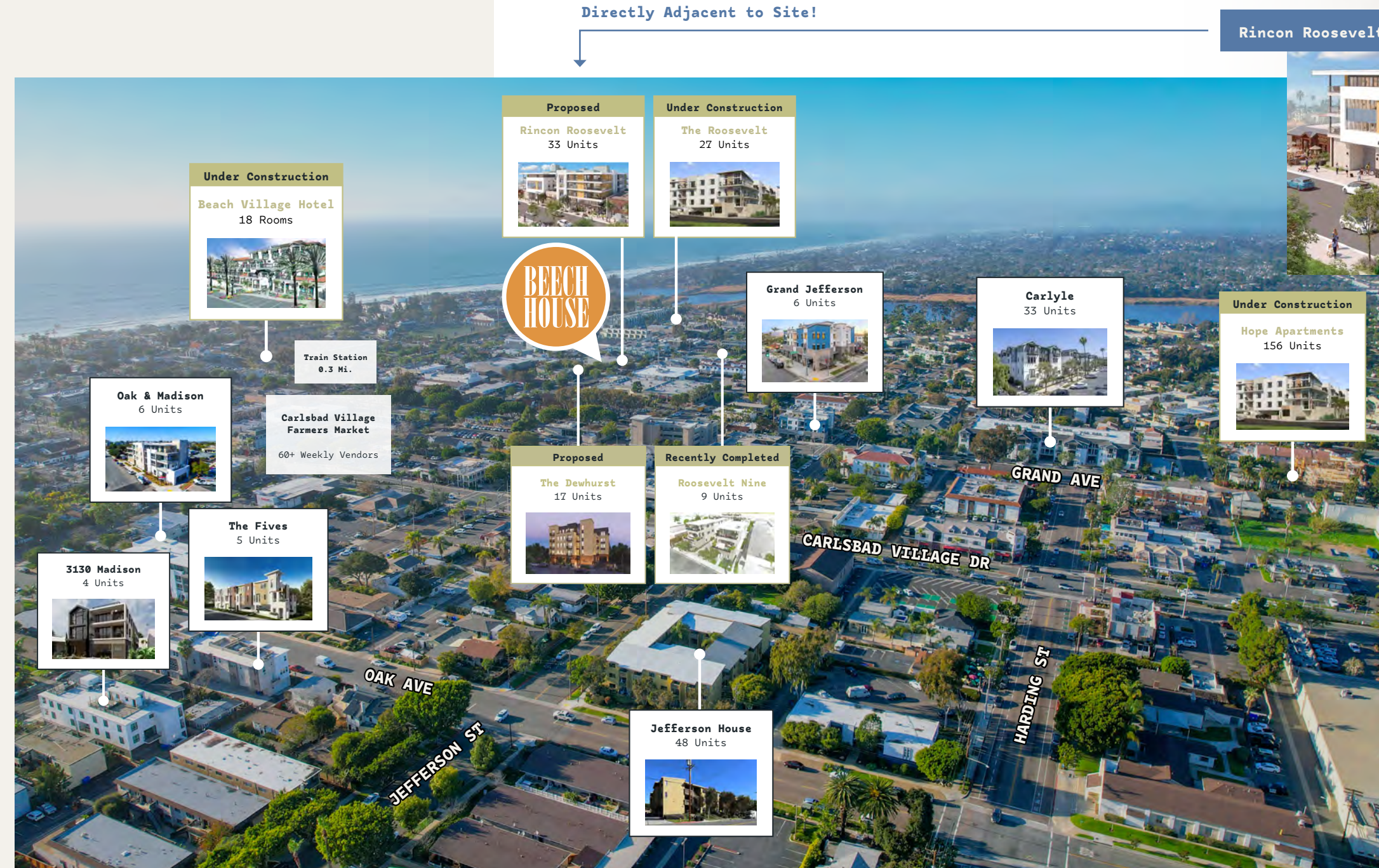
Rincon Roosevelt



3,500
SF of Retail

33
Residential Units

Directly adjacent to site



2747-75 Roosevelt St

A new four-story, transit-oriented mixed-use development is planned directly adjacent to Beech House. With multi-family, retail, on-site parking, and EV charging, the project reflects continued growth and investment in the Village core.

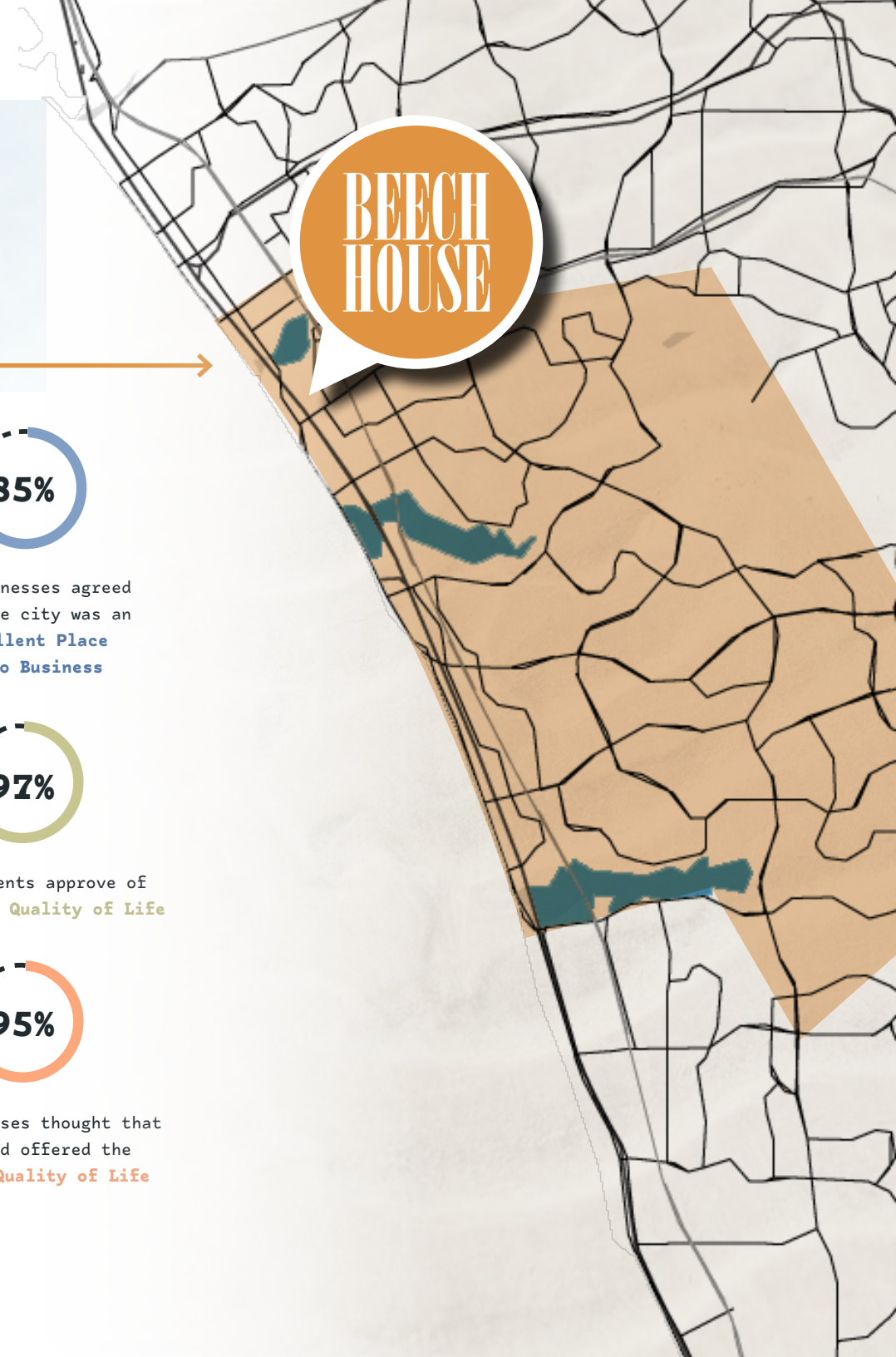
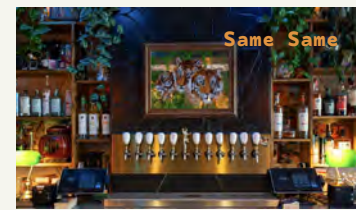
3,800+
Existing Units

233
Units Under Construction & Proposed

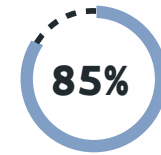
*Within 1 mi. of site

THE LOCATION

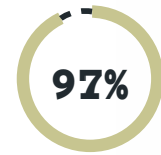
Carlsbad Village has it all. Stretching from ocean to freeway and lagoon to lagoon, the area is both walkable and highly accessible. Located near the Coaster station in the center of town, exploring the surroundings is simple and convenient. Whether it's enjoying a street taco, dining at an elegant French restaurant for a special occasion, or browsing a home decor store for that ideal centerpiece, Carlsbad Village offers a wide variety of shops, restaurants, and services.



Carlsbad



of businesses agreed that the city was an **Excellent Place To Do Business**



of residents approve of Carlsbad's **Quality of Life**



of businesses thought that Carlsbad offered the **Highest Quality of Life**

What's Nearby?

WILDLAND

NICK'S ON STATE LILO

lofty COFFEE CO.

JEUNE ET JOLIE

CAMPFIRE

DISCOVER CARLSBAD

Located in North San Diego County, Carlsbad blends a premier Southern California coastal lifestyle with a diverse, forward-thinking economy. The city features beautiful beaches, lagoons, and world-class resorts, along with thoughtfully planned neighborhoods, a thriving tech hub, and a charming downtown village—all supported by one of the nation's best climates and abundant open space.



“Southern California has no shortage of beach cities—but Carlsbad truly stands apart.”



Business by the Beach

Attractions

Seven miles of pristine beaches, championship golf courses, luxury spas, 46 miles of hiking trails, and nearby attractions like Legoland and The Flower Fields draw nearly 2 million visitors annually.

Local Businesses

Carlsbad actively supports new and existing businesses, fostering a dynamic commercial environment where each business contributes to the Village's distinctive small-town character.

Strong Work Force

Consistently ranked among the top U.S. cities to launch a business, Carlsbad offers a highly educated workforce, excellent schools, executive housing, and amenities that support a true live-work-play lifestyle.

Who Lives Here?

Carlsbad Village residents are a mix of young and mature urban professionals primarily working in innovation industries and earning higher-than-average wages.

North County has a concentration of in-demand talent for life science and technology industries.

North County's employment growth is above that of the rest of the country and the state, bringing more residents to the region.



By the Numbers

	2 Mile	5 Mile
Population (2024)	37,045	173,762
Daytime Employees	18,095	92,766
Households	15,744	65,562
Avg. Household Income	\$120,711	\$111,669
Median Home Value	\$956,901	\$779,265

Annual Consumer Spending



\$1.1B

*Within 3 mi. of site

\$2.4B

*Within 5 mi. of site

*Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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