

for lease

# VILLAGE FAIRE

CARLSBAD

300 CARLSBAD VILLAGE DRIVE | CARLSBAD | CA | 92008

EXCLUSIVE BROKER



CUSHMAN &  
WAKEFIELD



± 80,000 SF SHOPPING CENTER

### PROPERTY HIGHLIGHTS

- Located in the heart of Carlsbad Village, just steps from the beach—this shopping center offers unmatched access to one of San Diego County’s most desirable coastal communities
- Positioned in a bustling pedestrian-friendly zone, surrounded by cafes, boutiques, restaurants, and hotels. The center benefits from a constant flow of locals and tourists year-round
- Surrounded by affluent residential neighborhoods, the area boasts high household incomes and a population that supports premium retail, dining, wellness, and lifestyle services

### TRAFFIC COUNTS

Carlsbad Village Drive: 21,200 ADT  
Carlsbad Boulevard: 16,600 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	11,641	64,647	157,154
AHH Income	\$138,243	\$146,719	\$140,056
Daytime Pop.	8,545	31,043	85,293

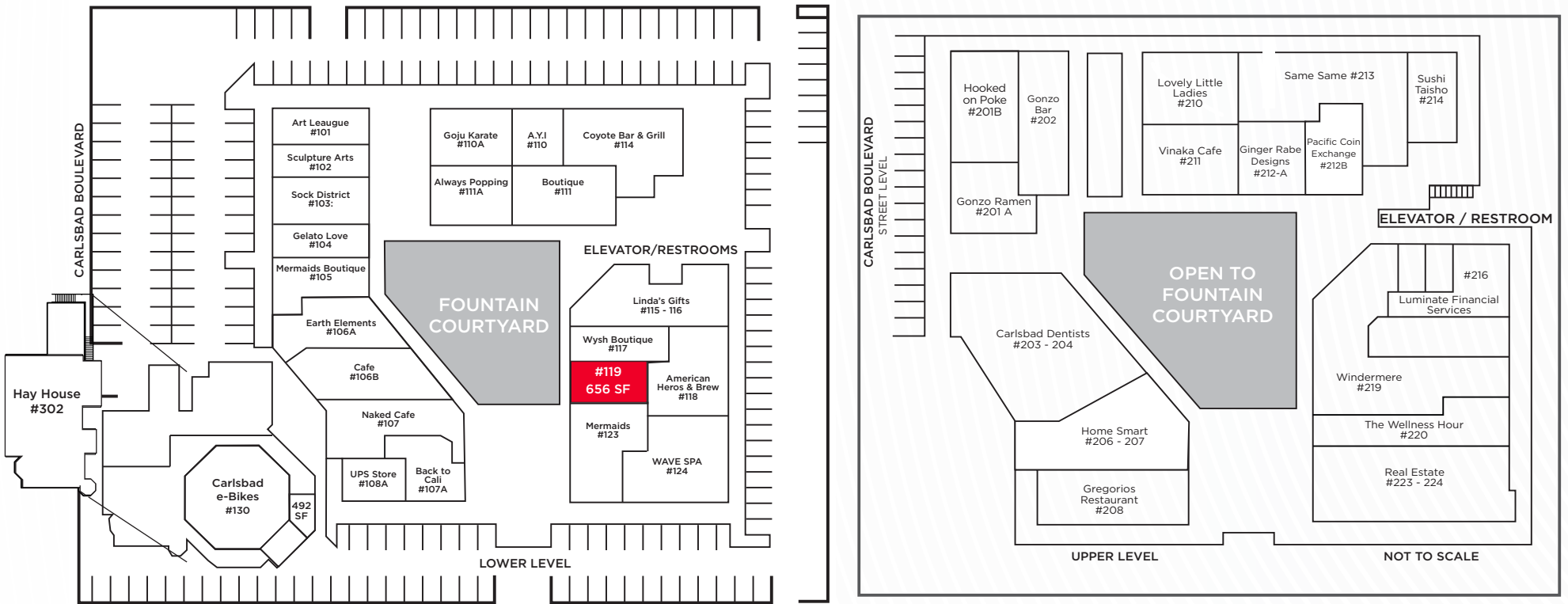
## TENANTS



# SITE PLAN

AVAILABLE  
12/1/2026  
SUITE 119 | 656 SF

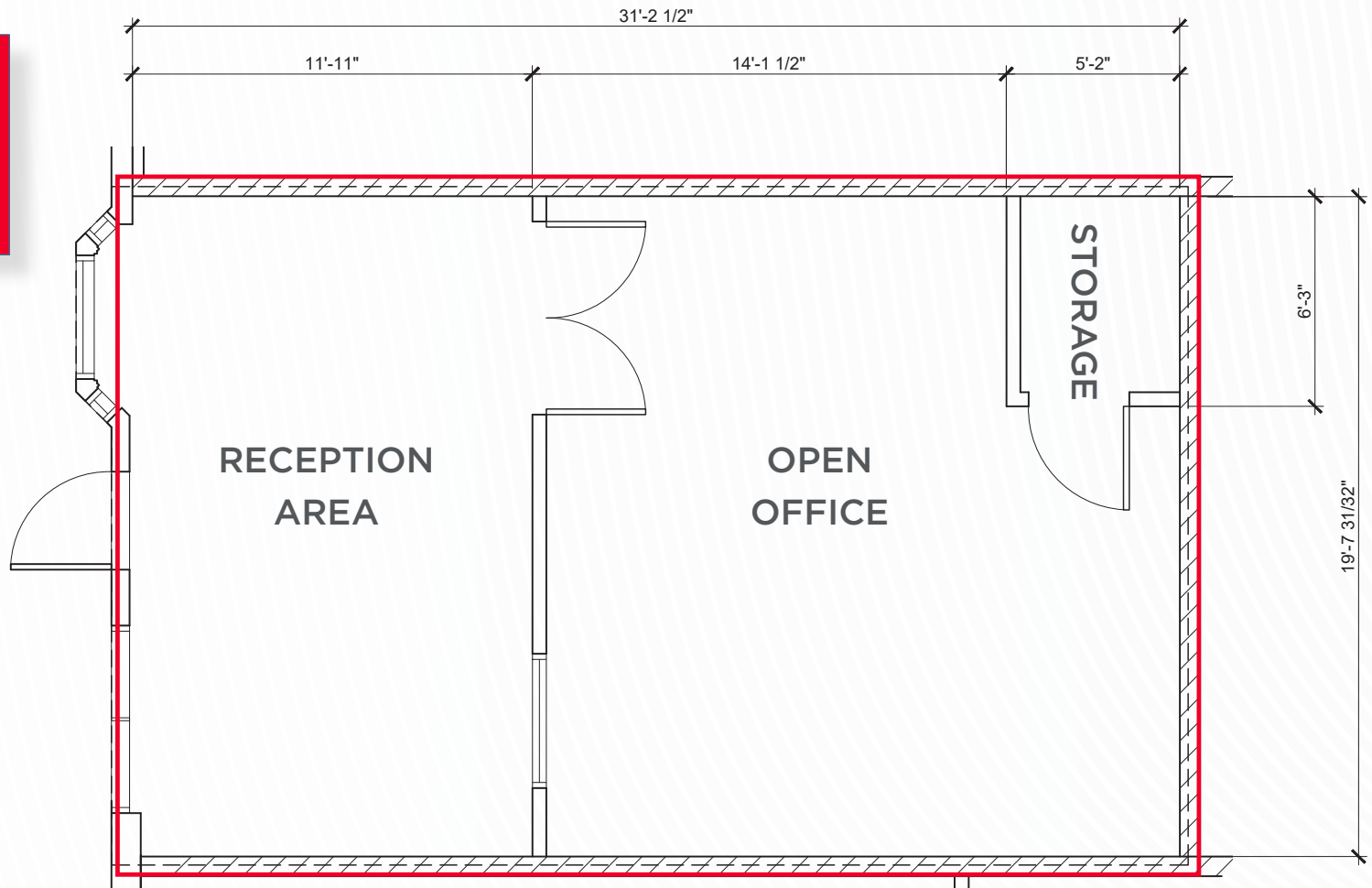
GRAND AVENUE



CARLSBAD VILLAGE DRIVE

# FLOOR PLAN

AVAILABLE  
12/1/2026  
SUITE 119 | 656 SF



# GALLERY



# THE NEIGHBORS



# DEMOGRAPHICS

1 MILE

3 MILE

## Demographic and Income Profile

300 Carlsbad Village Dr, Carlsbad, California, 92008 4

300 Carlsbad Village Dr, Carlsbad, California, 92008

Ring: 1 mile radius

Latitude: 33.15934, Longitude: -117.35036



Summary	Census 2010	Census 2020	2025	2030		
Population	12,088	11,446	11,641	12,016		
Households	5,331	5,303	5,513	5,794		
Families	2,455	-	2,564	2,688		
Average Household Size	2.17	2.13	2.08	2.05		
Owner Occupied Housing Units	1,439	-	1,751	1,810		
Renter Occupied Housing Units	3,892	-	3,762	3,984		
Median Age	35.4	-	41.2	43.0		
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.64%	0.07%	0.30%			
Households	1.00%	0.33%	0.49%			
Families	0.95%	0.32%	0.44%			
Owner HHs	0.66%	0.49%	0.66%			
Median Household Income	1.96%	2.33%	2.57%			
<b>Households by Income</b>		<b>2025</b>		<b>2030</b>		
		Number	Percent	Number	Percent	
<\$15,000		314	5.7%	297	5.1%	
\$15,000 - \$24,999		493	8.9%	425	7.3%	
\$25,000 - \$34,999		248	4.5%	212	3.7%	
\$35,000 - \$49,999		282	5.1%	287	5.0%	
\$50,000 - \$74,999		747	13.5%	723	12.5%	
\$75,000 - \$99,999		793	14.4%	799	13.8%	
\$100,000 - \$149,999		859	15.6%	909	15.7%	
\$150,000 - \$199,999		754	13.7%	868	15.0%	
\$200,000+		1,022	18.5%	1,274	22.0%	
Median Household Income		\$95,209		\$104,899		
Average Household Income		\$138,243		\$152,088		
Per Capita Income		\$65,134		\$72,951		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2025</b>		<b>2030</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	611	5.1%	449	3.9%	453	3.8%
5 - 9	514	4.3%	455	3.9%	423	3.5%
10 - 14	530	4.4%	473	4.1%	482	4.0%
15 - 19	786	6.5%	535	4.6%	514	4.3%
20 - 24	967	8.0%	678	5.8%	676	5.6%
25 - 34	2,559	21.2%	2,022	17.4%	1,810	15.1%
35 - 44	1,622	13.4%	1,845	15.8%	2,045	17.0%
45 - 54	1,486	12.3%	1,482	12.7%	1,561	13.0%
55 - 64	1,242	10.3%	1,373	11.8%	1,387	11.5%
65 - 74	606	5.0%	1,228	10.5%	1,284	10.7%
75 - 84	608	5.0%	745	6.4%	957	8.0%
85+	556	4.6%	357	3.1%	423	3.5%

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Source: Esri, U.S. Census

March 19, 2026

## Demographic and Income Profile

300 Carlsbad Village Dr, Carlsbad, California, 92008 4

300 Carlsbad Village Dr, Carlsbad, California, 92008

Ring: 3 mile radius

Latitude: 33.15934, Longitude: -117.35036



Summary	Census 2010	Census 2020	2025	2030		
Population	62,694	65,395	64,647	66,268		
Households	25,746	27,249	27,583	28,676		
Families	15,130	-	16,087	16,707		
Average Household Size	2.40	2.38	2.33	2.30		
Owner Occupied Housing Units	12,169	-	13,259	13,741		
Renter Occupied Housing Units	13,577	-	14,324	14,935		
Median Age	37.6	-	41.6	43.0		
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.50%	0.07%	0.30%			
Households	0.78%	0.33%	0.49%			
Families	0.76%	0.32%	0.44%			
Owner HHs	0.72%	0.49%	0.66%			
Median Household Income	2.55%	2.33%	2.57%			
<b>Households by Income</b>		<b>2025</b>		<b>2030</b>		
		Number	Percent	Number	Percent	
<\$15,000		1,437	5.2%	1,348	4.7%	
\$15,000 - \$24,999		1,510	5.5%	1,288	4.5%	
\$25,000 - \$34,999		1,315	4.8%	1,119	3.9%	
\$35,000 - \$49,999		2,003	7.3%	1,793	6.3%	
\$50,000 - \$74,999		3,595	13.0%	3,369	11.7%	
\$75,000 - \$99,999		3,207	11.6%	3,129	10.9%	
\$100,000 - \$149,999		4,524	16.4%	4,565	15.9%	
\$150,000 - \$199,999		3,868	14.0%	4,370	15.2%	
\$200,000+		6,125	22.2%	7,696	26.8%	
Median Household Income		\$105,443		\$119,618		
Average Household Income		\$146,719		\$162,683		
Per Capita Income		\$62,171		\$69,923		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2025</b>		<b>2030</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,605	5.8%	2,858	4.4%	2,832	4.3%
5 - 9	3,271	5.2%	3,082	4.8%	2,886	4.4%
10 - 14	3,310	5.3%	3,293	5.1%	3,282	5.0%
15 - 19	3,980	6.3%	3,322	5.1%	3,328	5.0%
20 - 24	4,741	7.6%	3,691	5.7%	3,702	5.6%
25 - 34	10,295	16.4%	9,741	15.1%	8,827	13.3%
35 - 44	8,155	13.0%	9,488	14.7%	10,176	15.4%
45 - 54	9,251	14.8%	8,267	12.8%	8,840	13.3%
55 - 64	7,770	12.4%	7,996	12.4%	7,764	11.7%
65 - 74	3,904	6.2%	7,292	11.3%	7,364	11.1%
75 - 84	2,903	4.6%	4,178	6.5%	5,481	8.3%
85+	1,510	2.4%	1,437	2.2%	1,786	2.7%

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# DEMOGRAPHICS (cont'd)

5 MILE

## Demographic and Income Profile

300 Carlsbad Village Dr, Carlsbad, California, 92008 4

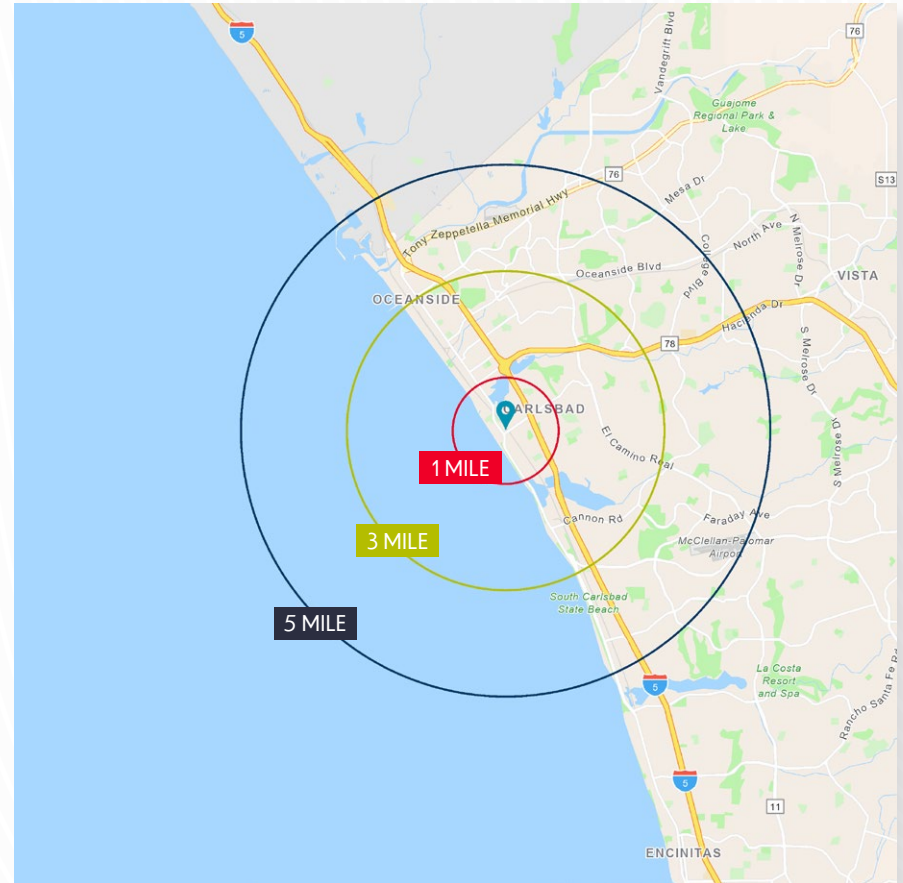
300 Carlsbad Village Dr, Carlsbad, California, 92008

Ring: 5 mile radius

Latitude: 33.15934, Longitude: -117.35036



Summary	Census 2010	Census 2020	2025	2030		
Population	151,862	158,817	157,154	160,147		
Households	58,215	61,944	62,898	65,045		
Families	36,968	-	39,282	40,595		
Average Household Size	2.55	2.51	2.44	2.41		
Owner Occupied Housing Units	29,857	-	32,411	33,446		
Renter Occupied Housing Units	28,357	-	30,487	31,598		
Median Age	35.8	-	40.4	41.7		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.38%	0.07%	0.30%			
Households	0.67%	0.33%	0.49%			
Families	0.66%	0.32%	0.44%			
Owner HHs	0.63%	0.49%	0.66%			
Median Household Income	2.42%	2.33%	2.57%			
Households by Income			2025	2030		
	Number	Percent	Number	Percent		
<\$15,000	3,544	5.6%	3,242	5.0%		
\$15,000 - \$24,999	2,931	4.7%	2,443	3.8%		
\$25,000 - \$34,999	3,096	4.9%	2,601	4.0%		
\$35,000 - \$49,999	4,810	7.6%	4,244	6.5%		
\$50,000 - \$74,999	8,788	14.0%	8,112	12.5%		
\$75,000 - \$99,999	7,680	12.2%	7,560	11.6%		
\$100,000 - \$149,999	11,158	17.7%	11,547	17.8%		
\$150,000 - \$199,999	7,975	12.7%	9,036	13.9%		
\$200,000+	12,916	20.5%	16,260	25.0%		
Median Household Income	\$101,844		\$114,786			
Average Household Income	\$140,056		\$155,704			
Per Capita Income	\$55,862		\$63,001			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,985	6.6%	7,483	4.8%	7,418	4.6%
5 - 9	9,137	6.0%	8,025	5.1%	7,541	4.7%
10 - 14	8,998	5.9%	8,378	5.3%	8,305	5.2%
15 - 19	10,036	6.6%	8,848	5.6%	8,601	5.4%
20 - 24	13,177	8.7%	10,873	6.9%	10,862	6.8%
25 - 34	23,093	15.2%	23,229	14.8%	21,729	13.6%
35 - 44	19,624	12.9%	21,406	13.6%	22,726	14.2%
45 - 54	20,860	13.7%	19,021	12.1%	20,208	12.6%
55 - 64	16,636	11.0%	18,777	11.9%	17,845	11.1%
65 - 74	9,620	6.3%	17,201	10.9%	17,725	11.1%
75 - 84	7,183	4.7%	10,266	6.5%	12,738	8.0%
85+	3,514	2.3%	3,646	2.3%	4,448	2.8%



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