

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

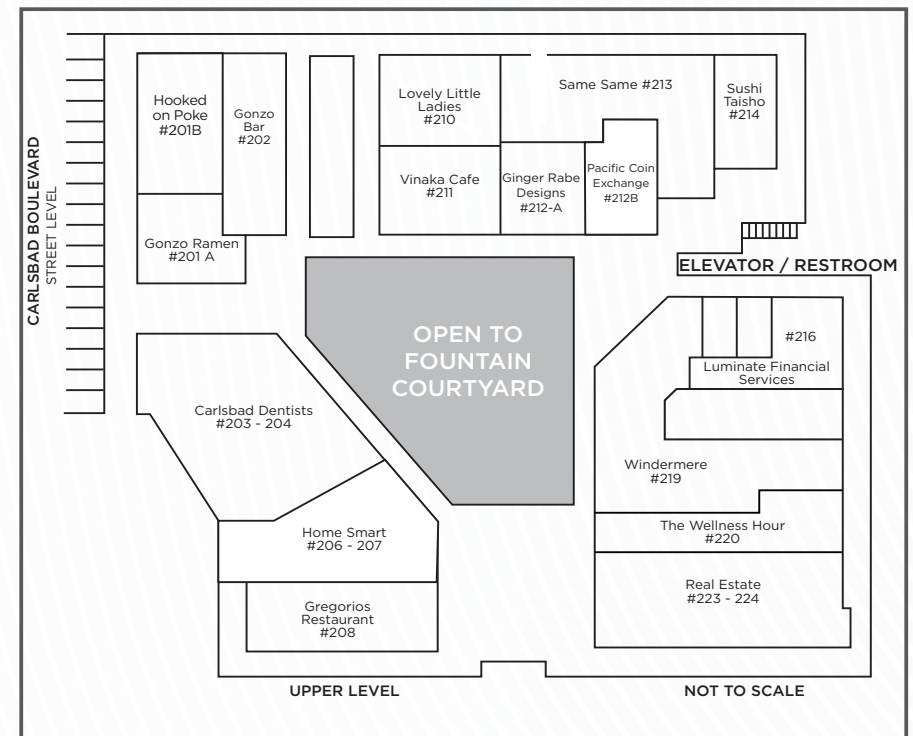
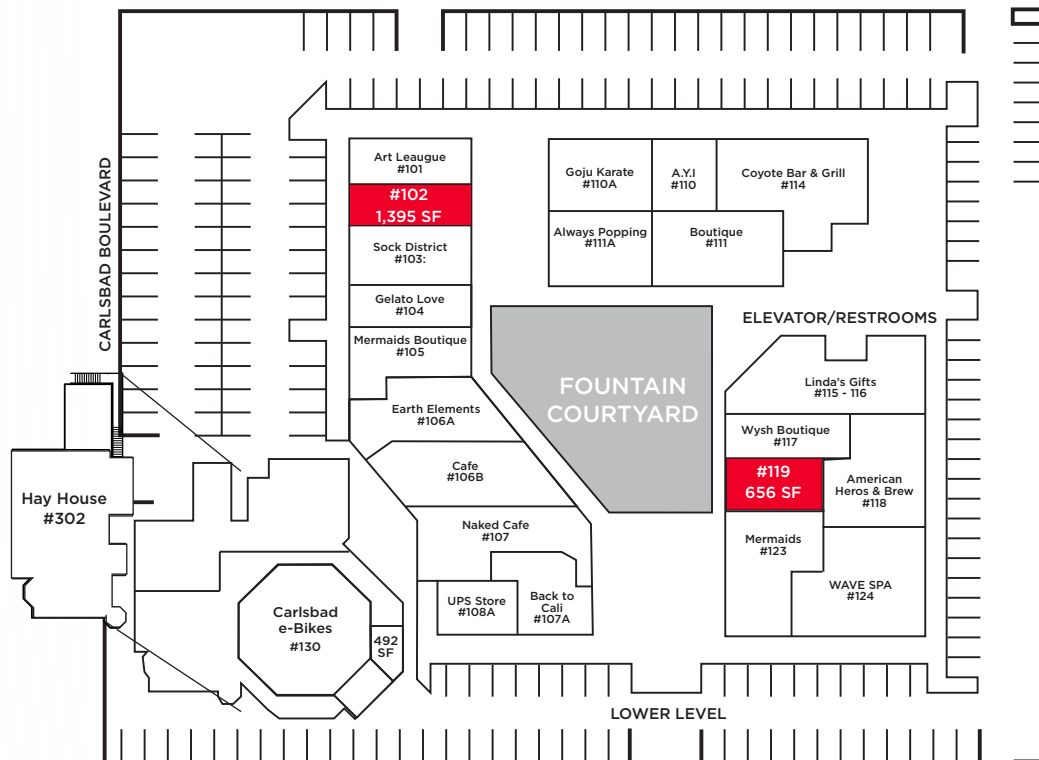


SITE PLAN

AVAILABLE
10/31/2026
SUITE 102 | 1,395 SF

AVAILABLE
12/1/2026
SUITE 119 | 656 SF

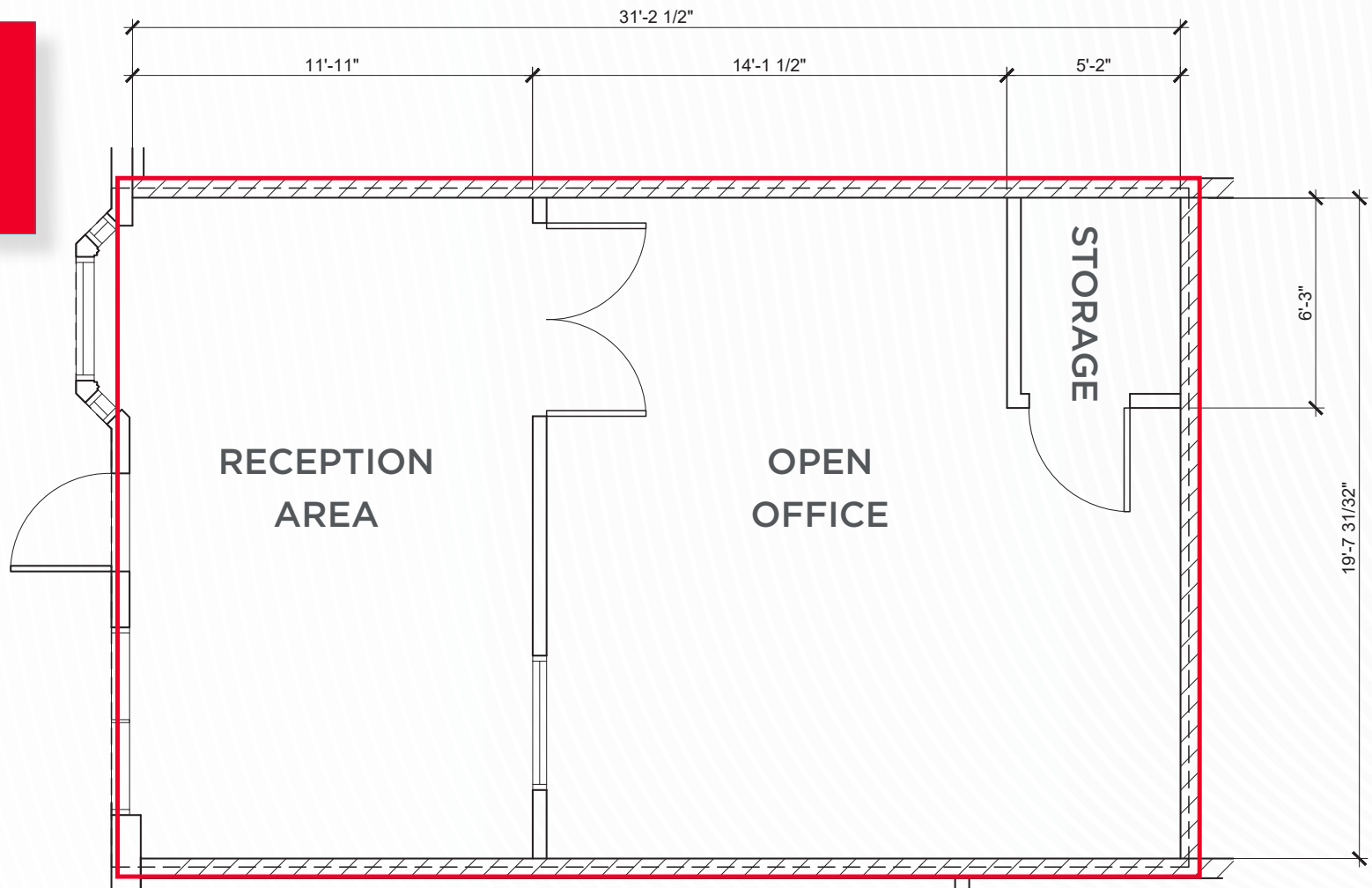
GRAND AVENUE



CARLSBAD VILLAGE DRIVE

FLOOR PLAN

AVAILABLE
12/1/2026
SUITE 119 | 656 SF



GALLERY



THE NEIGHBORS



DEMOGRAPHICS

1 MILE

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
Trends: 2024-2029 Annual Rate	Area	State	National	
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%	
Households by Income	2025		2030	
	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	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	611	5.1%	449	3.9%
5 - 9	514	4.3%	455	3.9%
10 - 14	530	4.4%	473	4.1%
15 - 19	786	6.5%	535	4.6%
20 - 24	967	8.0%	678	5.8%
25 - 34	2,559	21.2%	2,022	17.4%
35 - 44	1,622	13.4%	1,845	15.8%
45 - 54	1,486	12.3%	1,482	12.7%
55 - 64	1,242	10.3%	1,373	11.8%
65 - 74	606	5.0%	1,228	10.5%
75 - 84	608	5.0%	745	6.4%
85+	556	4.6%	357	3.1%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

March 19, 2026

3 MILE

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
Trends: 2024-2029 Annual Rate	Area	State	National	
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%	
Households by Income	2025		2030	
	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	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	3,605	5.8%	2,858	4.4%
5 - 9	3,271	5.2%	3,082	4.8%
10 - 14	3,310	5.3%	3,293	5.1%
15 - 19	3,980	6.3%	3,322	5.1%
20 - 24	4,741	7.6%	3,691	5.7%
25 - 34	10,295	16.4%	9,741	15.1%
35 - 44	8,155	13.0%	9,488	14.7%
45 - 54	9,251	14.8%	8,267	12.8%
55 - 64	7,770	12.4%	7,996	12.4%
65 - 74	3,904	6.2%	7,292	11.3%
75 - 84	2,903	4.6%	4,178	6.5%
85+	1,510	2.4%	1,437	2.2%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

March 19, 2026

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

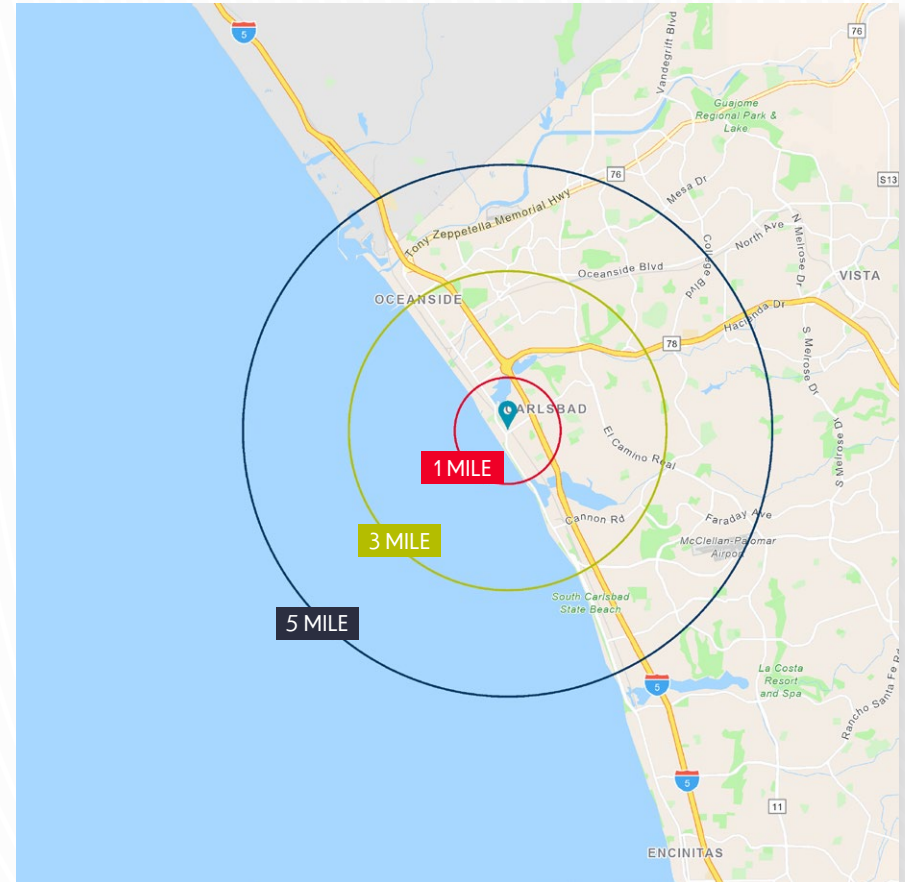


Summary	Census 2010		Census 2020		2025		2030	
Population	151,862		158,817		157,154		160,147	
Households	58,215		61,944		62,898		65,045	
Families	36,968		-		39,282		40,595	
Average Household Size	2.55		2.51		2.44		2.41	
Owner Occupied Housing Units	29,857		-		32,411		33,446	
Renter Occupied Housing Units	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			
			Census 2010		2025		2030	
Population by Age			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%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

March 19, 2026





VILLAGE FAIRE

C A R L S B A D

300 CARLSBAD VILLAGE DRIVE | CARLSBAD | CA | 92008

CHAD IAFRATE, CCIM

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

PHIL LYONS, CCIM

+1 760 431 4210

phil.lyons@cushwake.com

LIC #0109371

NASH JOHNSON

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com