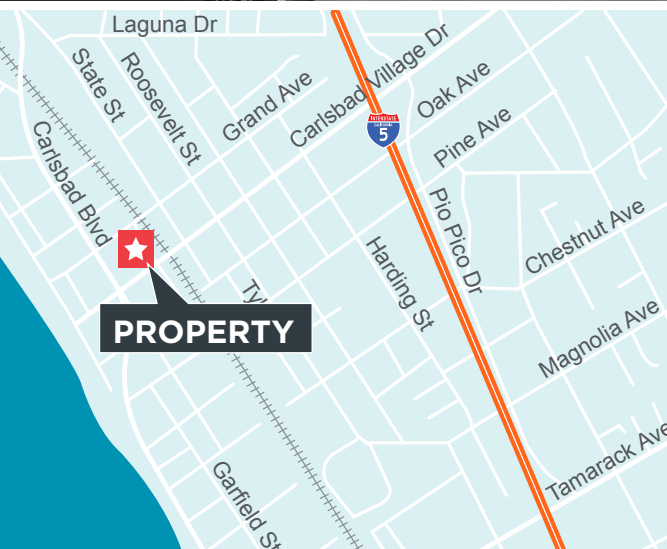


**FOR LEASE****VILLAGE FAIRE SHOPPING CENTER**

300 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

**FOR LEASE****±80,000 SF SHOPPING CENTER****OFFICE: 3,800 SF AVAILABLE W/ OCEAN VIEW****Property Highlights**

- Village Faire is located in Downtown Carlsbad at the prominent intersection of Carlsbad Village Drive and Carlsbad Blvd. This site offers retailers a wonderful opportunity to be part of an excellent coastal location and popular tourist destination, which also caters to the surrounding business and affluent residential communities. Village Faire is one of the only coastal shopping centers offering ample off-street parking for its shopping customers.

**Traffic Counts**

- Carlsbad Village Dr.: 13,384 ADT
- Carlsbad Blvd.: 17,404 ADT
- Grand Ave.: 6,682 ADT

**Demographics**

	1 MILE	3 MILES	5 MILES
Pop (2021)	12,285	64,468	156,911
AHH Income	\$108,059	\$114,337	\$108,663
Daytime Pop.	7,483	30,262	89,979

**Current Tenants**

SUN DIEGO



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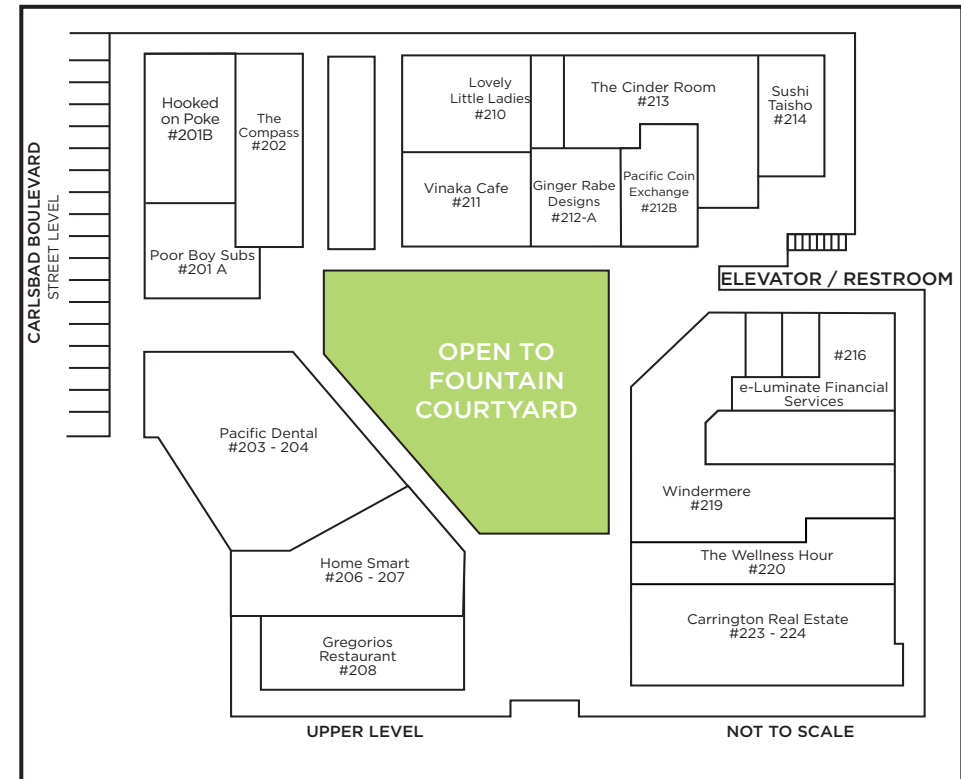
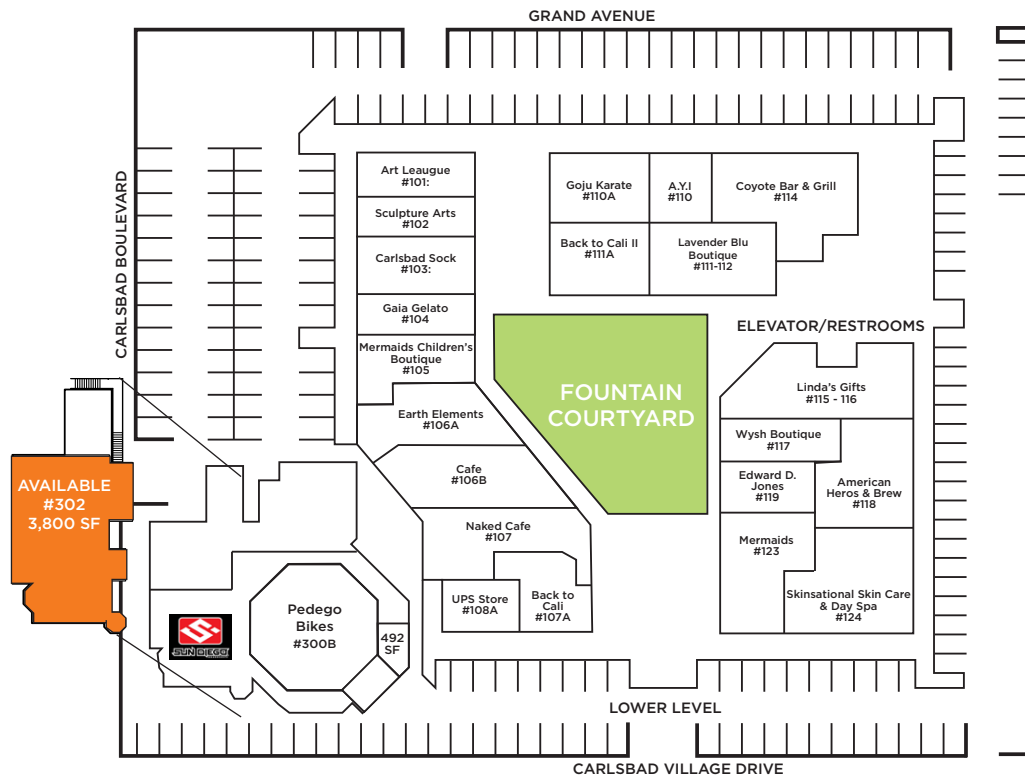
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### Availabilities & Site Plan

**Suite 302 - 3,800 SF Ocean View Office (divisible)**  Virtual Tour



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof. Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. K:\Retail Packages\Village Faire Shopping Center\Flyers\300\_carlsbadvillage-CW.indd.

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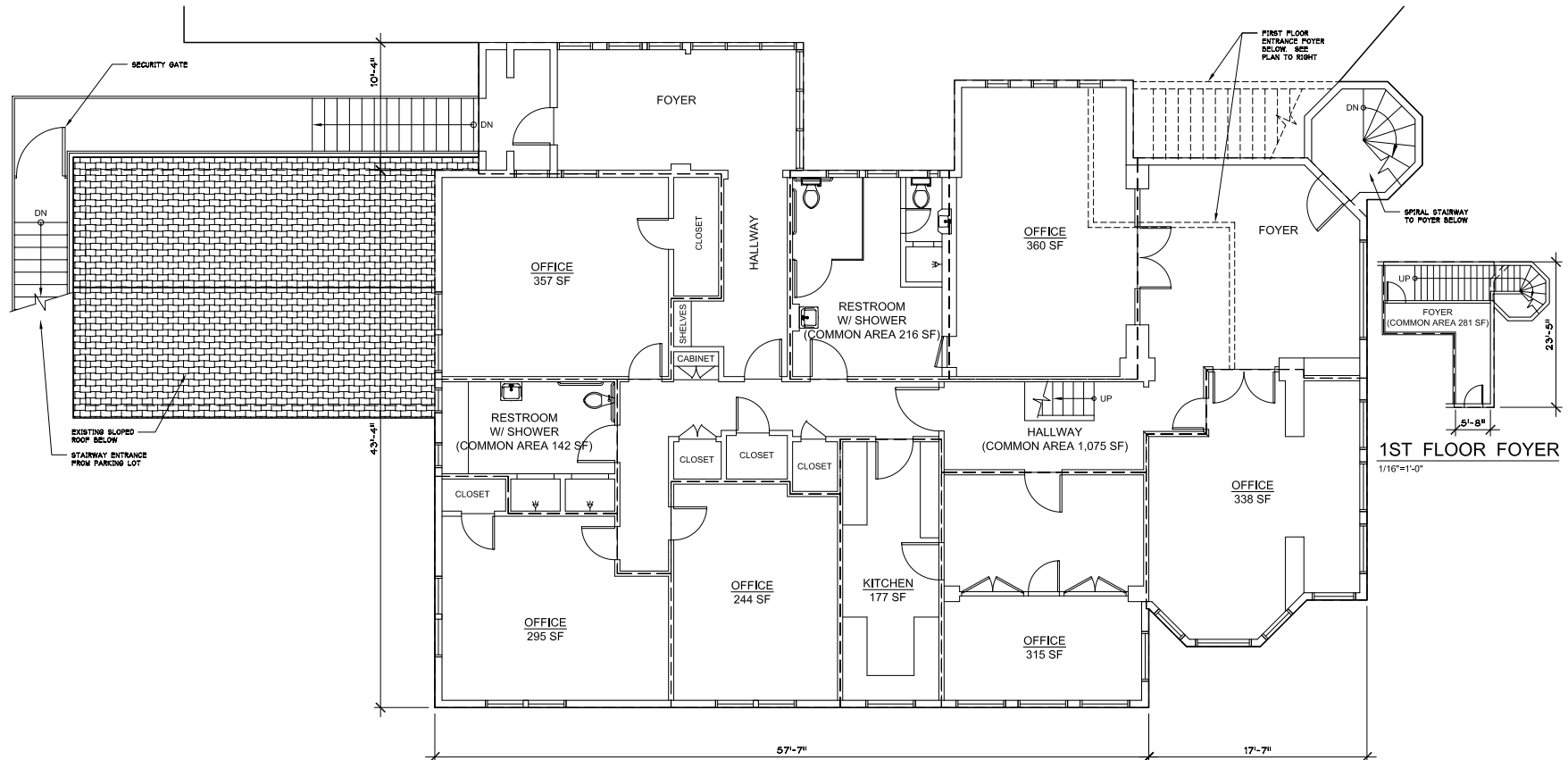
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## Floor Plan

Suite 302 - 3RD Floor Ocean View Office  
3,800 SF (divisible)



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Aerial



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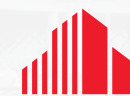
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VILLAGE FAIRE SHOPPING CENTER

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CUSHMAN &  
WAKEFIELD

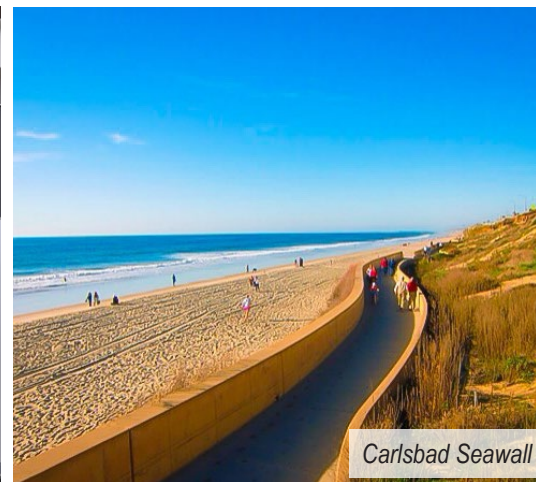
In the Neighborhood



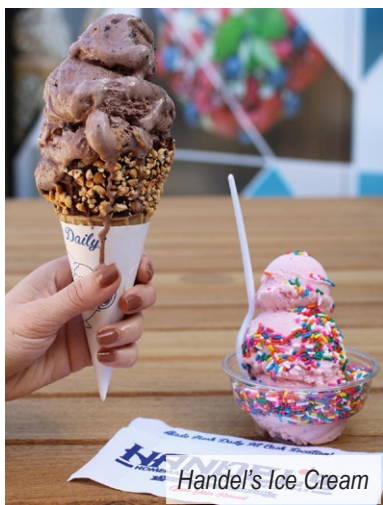
Pizza Port



Lofty Coffee



Carlsbad Seawall



Handel's Ice Cream



Carlsbad Alkaline Water



Coaster Station



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## FOR LEASE

VILLAGE FAIRE SHOPPING CENTER  
300 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008

## Demographics

300 Carlsbad Village Dr, Carlsbad, California, 92008 Ring: 1 mile radius				Prepared by Esri Latitude: 33.15921 Longitude: -117.35036			
Summary	Census 2010		2021		2026		
Population	11,975		12,285		12,571		
Households	5,293		5,523		5,681		
Families	2,446		2,539		2,622		
Average Household Size	2.16		2.12		2.11		
Owner Occupied Housing Units	1,453		1,627		1,663		
Renter Occupied Housing Units	3,840		3,896		4,018		
Median Age	35.5		39.1		41.0		
Trends: 2021-2026 Annual Rate	Area		State		National		
Population	0.46%		0.52%		0.71%		
Households	0.57%		0.50%		0.71%		
Families	0.65%		0.49%		0.64%		
Owner HHs	0.44%		0.51%		0.91%		
Median Household Income	1.98%		2.52%		2.41%		
Households by Income	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	335	6.1%	270	4.8%			
\$15,000 - \$24,999	293	5.3%	230	4.0%			
\$25,000 - \$34,999	418	7.6%	313	5.5%			
\$35,000 - \$49,999	537	9.7%	504	8.9%			
\$50,000 - \$74,999	900	16.3%	955	16.8%			
\$75,000 - \$99,999	737	13.3%	796	14.0%			
\$100,000 - \$149,999	1,210	21.9%	1,306	23.0%			
\$150,000 - \$199,999	446	8.1%	537	9.5%			
\$200,000+	647	11.7%	770	13.6%			
Median Household Income	\$82,851		\$91,365				
Average Household Income	\$108,059		\$121,853				
Per Capita Income	\$48,650		\$55,061				
Population by Age	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	612	5.1%	539	4.4%	544	4.3%	
5 - 9	511	4.3%	546	4.4%	511	4.1%	
10 - 14	525	4.4%	603	4.9%	575	4.6%	
15 - 19	774	6.5%	721	5.9%	743	5.9%	
20 - 24	956	8.0%	708	5.8%	751	6.0%	
25 - 34	2,517	21.0%	2,106	17.1%	1,984	15.8%	
35 - 44	1,591	13.3%	2,013	16.4%	2,008	16.0%	
45 - 54	1,476	12.3%	1,413	11.5%	1,564	12.4%	
55 - 64	1,229	10.3%	1,344	10.9%	1,312	10.4%	
65 - 74	614	5.1%	1,042	8.5%	1,132	9.0%	
75 - 84	613	5.1%	614	5.0%	802	6.4%	
85+	556	4.6%	636	5.2%	647	5.1%	
Race and Ethnicity	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	9,720	81.2%	9,725	79.2%	9,832	78.2%	
Black Alone	185	1.5%	199	1.6%	206	1.6%	
American Indian Alone	114	1.0%	113	0.9%	115	0.9%	
Asian Alone	377	3.1%	459	3.7%	513	4.1%	
Pacific Islander Alone	36	0.3%	34	0.3%	34	0.3%	
Some Other Race Alone	1,072	9.0%	1,184	9.6%	1,245	9.9%	
Two or More Races	470	3.9%	570	4.6%	626	5.0%	
Hispanic Origin (Any Race)	3,191	26.6%	3,621	29.5%	3,931	31.3%	

300 Carlsbad Village Dr, Carlsbad, California, 92008 Ring: 3 mile radius				Prepared by Esri Latitude: 33.15921 Longitude: -117.35036			
Summary	Census 2010		2021		2026		
Population	61,838		64,468		65,883		
Households	25,336		26,624		27,206		
Families	14,951		15,671		16,061		
Average Household Size	2.41		2.39		2.39		
Owner Occupied Housing Units	11,805		12,577		12,903		
Renter Occupied Housing Units	13,531		14,047		14,304		
Median Age	37.5		39.5		40.6		
Trends: 2021-2026 Annual Rate	Area		State		National		
Population	0.44%		0.52%		0.71%		
Households	0.43%		0.50%		0.71%		
Families	0.49%		0.49%		0.64%		
Owner HHs	0.51%		0.51%		0.91%		
Median Household Income	2.46%		2.52%		2.41%		
Households by Income	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,846	6.9%	1,500	5.5%			
\$15,000 - \$24,999	1,301	4.9%	1,046	3.8%			
\$25,000 - \$34,999	1,623	6.1%	1,331	4.9%			
\$35,000 - \$49,999	2,671	10.0%	2,406	8.8%			
\$50,000 - \$74,999	4,099	15.4%	3,958	14.5%			
\$75,000 - \$99,999	3,697	13.9%	3,818	14.0%			
\$100,000 - \$149,999	5,220	19.6%	5,753	21.1%			
\$150,000 - \$199,999	2,650	10.0%	3,149	11.6%			
\$200,000+	3,516	13.2%	4,246	15.6%			
Median Household Income	\$85,227		\$96,230				
Average Household Income	\$114,337		\$130,241				
Per Capita Income	\$46,931		\$53,436				
Population by Age	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	3,568	5.8%	3,334	5.2%	3,440	5.2%	
5 - 9	3,259	5.3%	3,359	5.2%	3,347	5.1%	
10 - 14	3,289	5.3%	3,520	5.5%	3,357	5.1%	
15 - 19	3,957	6.4%	3,419	5.3%	3,468	5.3%	
20 - 24	4,643	7.5%	3,775	5.9%	3,801	5.8%	
25 - 34	10,120	16.4%	10,284	16.0%	9,996	15.2%	
35 - 44	8,093	13.1%	9,299	14.4%	9,854	15.0%	
45 - 54	9,170	14.8%	7,490	11.6%	7,937	12.0%	
55 - 64	7,616	12.3%	8,534	13.2%	7,633	11.6%	
65 - 74	3,793	6.1%	6,500	10.1%	7,090	10.8%	
75 - 84	2,830	4.6%	3,159	4.9%	4,141	6.3%	
85+	1,499	2.4%	1,796	2.8%	1,819	2.8%	
Race and Ethnicity	Census 2010		2021		2026		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	47,984	77.6%	48,195	74.8%	48,350	73.4%	
Black Alone	1,421	2.3%	1,531	2.4%	1,567	2.4%	
American Indian Alone	530	0.9%	544	0.8%	553	0.8%	
Asian Alone	2,413	3.9%	3,013	4.7%	3,377	5.1%	
Pacific Islander Alone	309	0.5%	320	0.5%	326	0.5%	
Some Other Race Alone	6,378	10.3%	7,397	11.5%	7,898	12.0%	
Two or More Races	2,803	4.5%	3,469	5.4%	3,812	5.8%	
Hispanic Origin (Any Race)	15,676	25.4%	18,319	28.4%	19,940	30.3%	

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## FOR LEASE

VILLAGE FAIRE SHOPPING CENTER  
300 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008



## Demographics

300 Carlsbad Village Dr, Carlsbad, California, 92008 Ring: 5 mile radius				Prepared by Esri Latitude: 33.15921 Longitude: -117.35036	
<b>Summary</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
Population	149,178	156,911	161,092		
Households	57,514	60,777	62,381		
Families	36,150	38,163	39,269		
Average Household Size	2.55	2.54	2.55		
Owner Occupied Housing Units	30,314	32,533	33,459		
Renter Occupied Housing Units	27,200	28,244	28,922		
Median Age	36.9	38.6	39.6		
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>		
Population	0.53%	0.52%	0.71%		
Households	0.52%	0.50%	0.71%		
Families	0.57%	0.49%	0.64%		
Owner HHs	0.56%	0.51%	0.91%		
Median Household Income	2.69%	2.52%	2.41%		
<b>Households by Income</b>		<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
<\$15,000	4,435	7.3%	3,683	5.9%	
\$15,000 - \$24,999	3,600	5.9%	2,946	4.7%	
\$25,000 - \$34,999	4,202	6.9%	3,609	5.8%	
\$35,000 - \$49,999	6,433	10.6%	5,904	9.5%	
\$50,000 - \$74,999	9,155	15.1%	8,734	14.0%	
\$75,000 - \$99,999	7,777	12.8%	8,051	12.9%	
\$100,000 - \$149,999	11,862	19.5%	13,283	21.3%	
\$150,000 - \$199,999	6,216	10.2%	7,521	12.1%	
\$200,000+	7,097	11.7%	8,650	13.9%	
Median Household Income	\$81,780		\$93,408		
Average Household Income	\$108,663		\$124,039		
Per Capita Income	\$42,116		\$48,028		
<b>Population by Age</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
0 - 4	9,525	6.4%	9,016	5.7%	5.8%
5 - 9	8,872	5.9%	9,064	5.8%	5.6%
10 - 14	8,810	5.9%	9,218	5.9%	5.6%
15 - 19	9,641	6.5%	8,779	5.6%	5.4%
20 - 24	11,817	7.9%	9,862	6.3%	6.1%
25 - 34	22,198	14.9%	24,291	15.5%	14.5%
35 - 44	19,344	13.0%	21,096	13.4%	14.5%
45 - 54	20,788	13.9%	17,787	11.3%	11.4%
55 - 64	16,777	11.2%	19,161	12.2%	11.0%
65 - 74	9,928	6.7%	15,279	9.7%	10.3%
75 - 84	7,647	5.1%	8,557	5.5%	6.7%
85+	3,829	2.6%	4,801	3.1%	3.1%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>		
	Number	Percent	Number	Percent	
White Alone	107,889	72.3%	108,498	69.1%	67.7%
Black Alone	4,590	3.1%	4,938	3.1%	3.1%
American Indian Alone	1,260	0.8%	1,278	0.8%	0.8%
Asian Alone	8,034	5.4%	10,048	6.4%	7.0%
Pacific Islander Alone	1,183	0.8%	1,202	0.8%	0.8%
Some Other Race Alone	18,798	12.6%	21,794	13.9%	14.4%
Two or More Races	7,423	5.0%	9,154	5.8%	6.2%
Hispanic Origin (Any Race)	44,017	29.5%	51,174	32.6%	34.4%

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