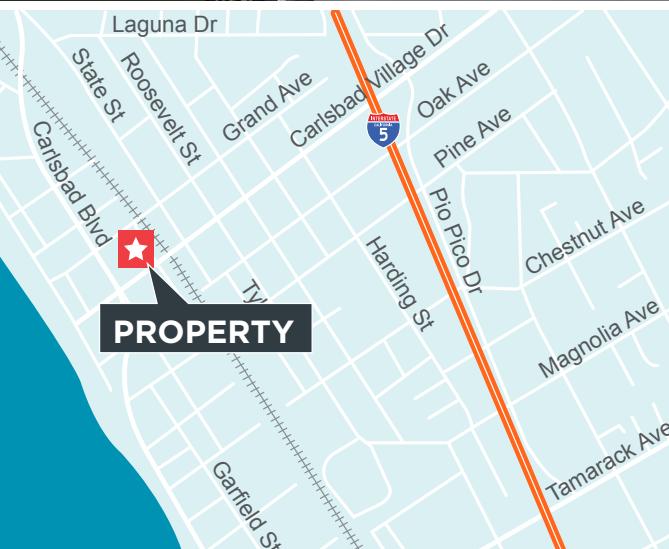


# FOR LEASE

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



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## 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



HOOKED ON  
POKE  
HAWAIIAN STYLE BOWL



THE COYOTE  
BAR & GRILL  
CARLSBAD, CA

NAKED CAFE

1000 Aviara Parkway, Suite 100, Carlsbad, CA 92011

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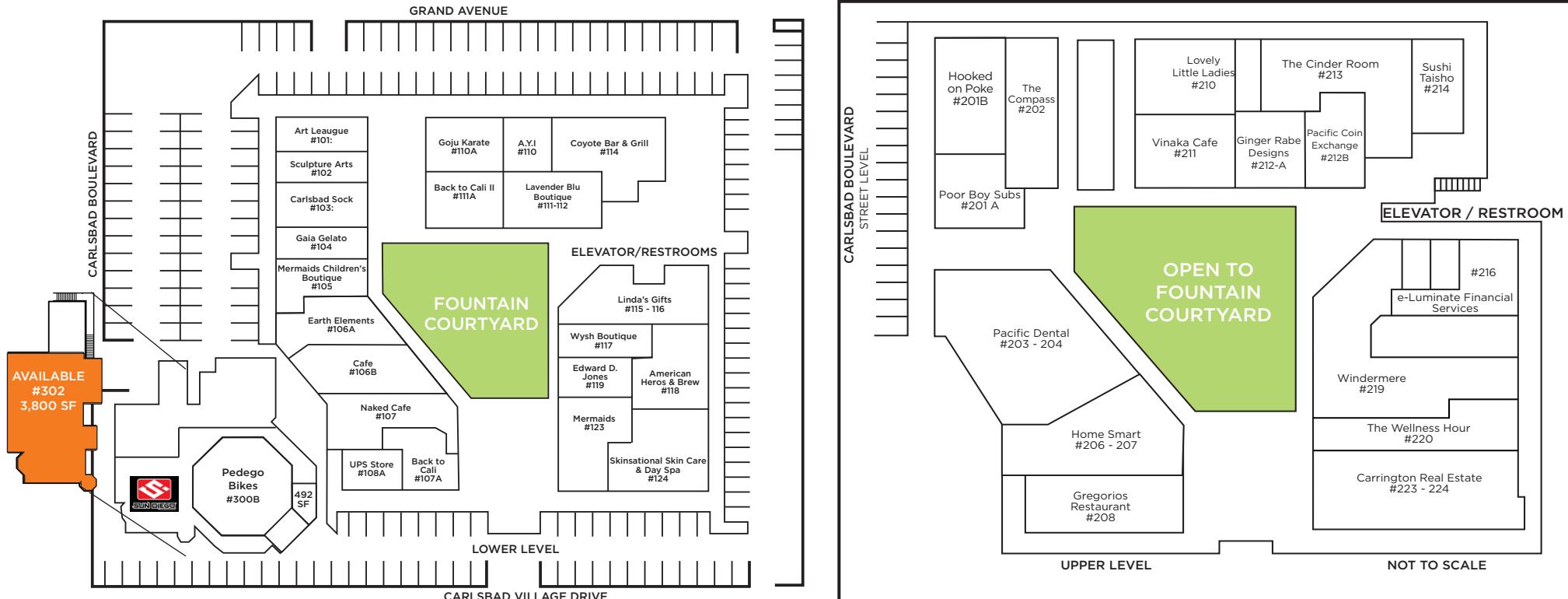
FOR  
**LEASE**

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



## Availabilities & Site Plan

Suite 302 - 3,800 SF Ocean View Office (divisible) [360° 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.

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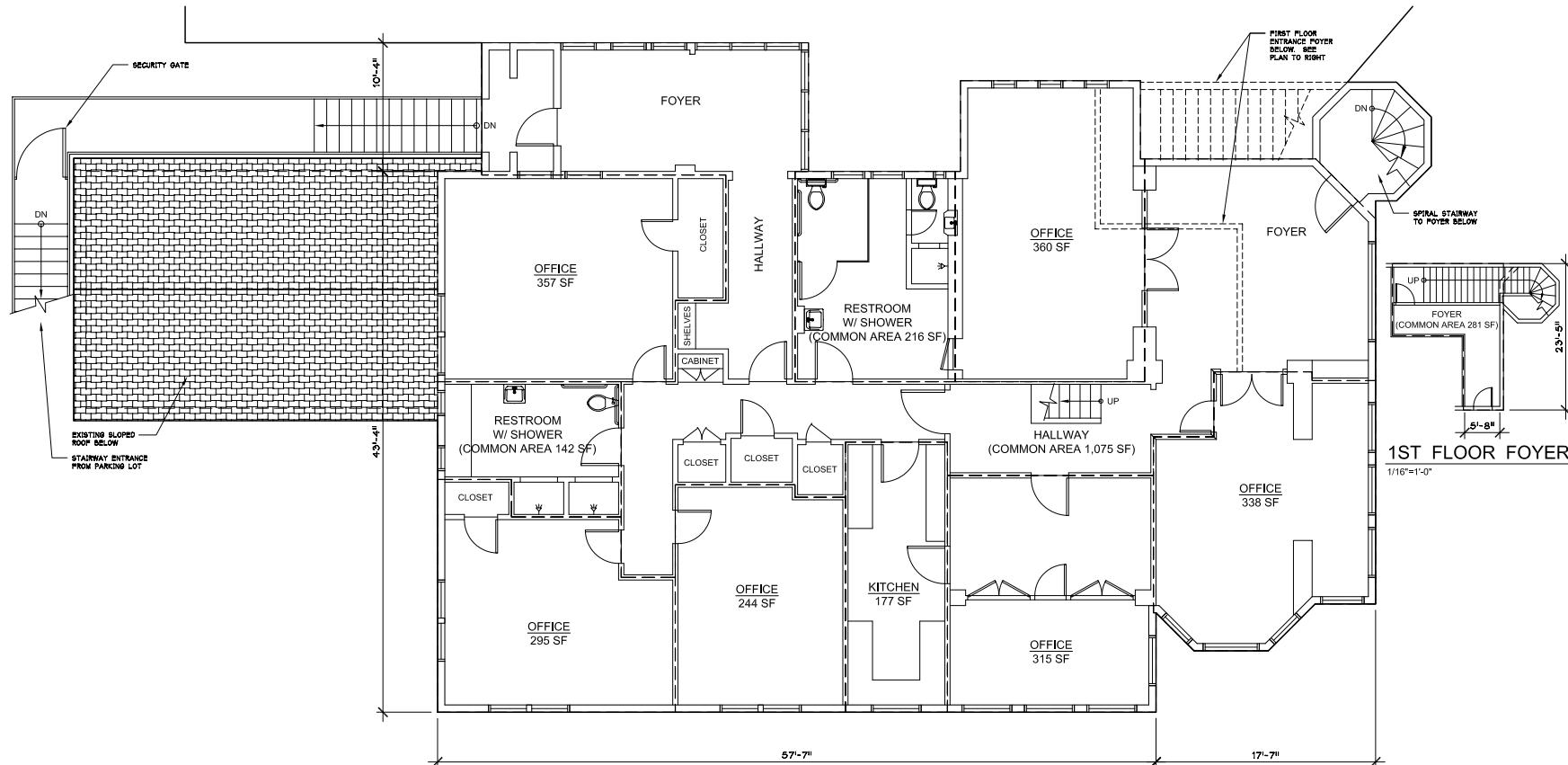
VILLAGE FAIRE SHOPPING CENTER  
300 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008



## Floor Plan

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

CLICK HERE FOR  
VIRTUAL TOUR  
**360°**



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



**Aerial**



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300 CARLSBAD VILLAGE DRIVE, CARLSBAD, CA 92008



## In the Neighborhood



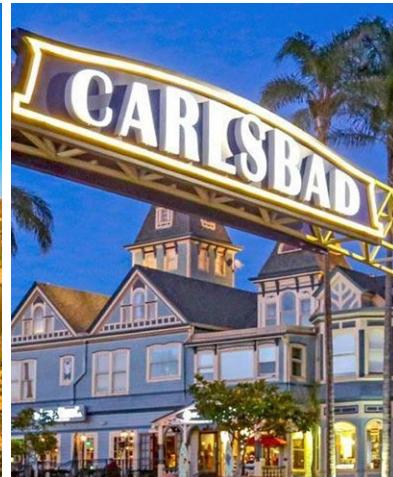
Pizza Port



Lofty Coffee



Carlsbad Seawall



Carlsbad



Handel's Ice Cream



Carlsbad Alkaline Water



barrio glassworks



Coaster Station



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### Demographics

300 Carlsbad Village Dr, Carlsbad, California, 92008				Prepared by Esri	
Ring: 1 mile radius				Latitude: 33.15921 Longitude: -117.35036	
<b>Summary</b>					
Population	11,975	2021	12,285	2026	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
<b>Trends: 2021-2026 Annual Rate</b>					
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%
<b>Households by Income</b>					
	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		
<b>Census 2010</b>					
	Number	Percent	Number	Percent	
<b>Population by Age</b>					
0 - 4	612	5.1%	539	4.4%	544
5 - 9	511	4.3%	546	4.4%	511
10 - 14	525	4.4%	603	4.9%	575
15 - 19	774	6.5%	721	5.9%	743
20 - 24	956	8.0%	708	5.8%	751
25 - 34	2,517	21.0%	2,106	17.1%	1,984
35 - 44	1,591	13.3%	2,013	16.4%	2,008
45 - 54	1,476	12.3%	1,413	11.5%	1,564
55 - 64	1,229	10.3%	1,344	10.9%	1,312
65 - 74	614	5.1%	1,042	8.5%	1,132
75 - 84	613	5.1%	614	5.0%	802
85+	556	4.6%	636	5.2%	647
<b>Census 2010</b>					
	Number	Percent	Number	Percent	
<b>Race and Ethnicity</b>					
White Alone	9,720	81.2%	9,725	79.2%	9,832
Black Alone	185	1.5%	199	1.6%	206
American Indian Alone	114	1.0%	113	0.9%	115
Asian Alone	377	3.1%	459	3.7%	513
Pacific Islander Alone	36	0.3%	34	0.3%	34
Some Other Race Alone	1,072	9.0%	1,184	9.6%	1,245
Two or More Races	470	3.9%	570	4.6%	626
Hispanic Origin (Any Race)	3,191	26.6%	3,621	29.5%	3,931
	Number	Percent	Number	Percent	
<b>Census 2021</b>					
	Number	Percent	Number	Percent	
<b>Census 2026</b>					

300 Carlsbad Village Dr, Carlsbad, California, 92008				Prepared by Esri	
Ring: 3 mile radius				Latitude: 33.15921 Longitude: -117.35036	
<b>Summary</b>					
Population	61,838	2021	64,468	2026	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
<b>Trends: 2021-2026 Annual Rate</b>					
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%
<b>Households by Income</b>					
	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		
<b>Census 2010</b>					
	Number	Percent	Number	Percent	
<b>Population by Age</b>					
0 - 4	3,568	5.8%	3,334	5.2%	3,440
5 - 9	3,259	5.3%	3,359	5.2%	3,347
10 - 14	3,289	5.3%	3,520	5.5%	3,357
15 - 19	3,957	6.4%	3,419	5.3%	3,468
20 - 24	4,643	7.5%	3,775	5.9%	3,801
25 - 34	10,120	16.4%	10,284	16.0%	9,996
35 - 44	8,093	13.1%	9,299	14.4%	9,854
45 - 54	9,170	14.8%	7,490	11.6%	7,937
55 - 64	7,616	12.3%	8,534	13.2%	7,633
65 - 74	3,793	6.1%	6,500	10.1%	7,090
75 - 84	2,830	4.6%	3,159	4.9%	4,141
85+	1,499	2.4%	1,796	2.8%	1,819
<b>Census 2021</b>					
	Number	Percent	Number	Percent	
<b>Race and Ethnicity</b>					
White Alone	47,984	77.6%	48,195	74.8%	48,350
Black Alone	1,421	2.3%	1,531	2.4%	1,567
American Indian Alone	530	0.9%	544	0.8%	553
Asian Alone	2,413	3.9%	3,013	4.7%	3,377
Pacific Islander Alone	309	0.5%	320	0.5%	326
Some Other Race Alone	6,378	10.3%	7,397	11.5%	7,898
Two or More Races	2,803	4.5%	3,469	5.4%	3,812
Hispanic Origin (Any Race)	15,676	25.4%	18,319	28.4%	19,940
	Number	Percent	Number	Percent	
<b>Census 2026</b>					

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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		Prepared by Esri		
Ring: 5 mile radius		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>2021</b>	<b>2026</b>		
<b>Households by Income</b>	Number	Percent	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>	
0 - 4	9,525	6.4%	9,016	5.7%
5 - 9	8,872	5.9%	9,064	5.8%
10 - 14	8,810	5.9%	9,218	5.9%
15 - 19	9,641	6.5%	8,779	5.6%
20 - 24	11,817	7.9%	9,862	6.3%
25 - 34	22,198	14.9%	24,291	15.5%
35 - 44	19,344	13.0%	21,096	13.4%
45 - 54	20,788	13.9%	17,787	11.3%
55 - 64	16,777	11.2%	19,161	12.2%
65 - 74	9,928	6.7%	15,279	9.7%
75 - 84	7,647	5.1%	8,557	5.5%
85+	3,829	2.6%	4,801	3.1%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>2021</b>	<b>2026</b>	
White Alone	107,889	72.3%	108,498	69.1%
Black Alone	4,590	3.1%	4,938	3.1%
American Indian Alone	1,260	0.8%	1,278	0.8%
Asian Alone	8,034	5.4%	10,048	6.4%
Pacific Islander Alone	1,183	0.8%	1,202	0.8%
Some Other Race Alone	18,798	12.6%	21,794	13.9%
Two or More Races	7,423	5.0%	9,154	5.8%
Hispanic Origin (Any Race)	44,017	29.5%	51,174	32.6%

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