



The Forum Carlsbad

**4,730 SF Turnkey Fitness Space
Available for Sublease**

1905 Calle Barcelona Encinitas, CA 92009

Site overview

The Forum Carlsbad is North County San Diego's premier open-air lifestyle destination, drawing from a trade area of over 1.2 million residents across some of Southern California's most affluent communities, including Carlsbad, Encinitas, Del Mar, Rancho Santa Fe, and Solana Beach. The Forum Carlsbad is home to a curated mix of national and experiential tenants including Apple, Lululemon, Alo Yoga, Anthropologie, Nike, Vuori, Free People, Warby Parker, Gorjana, Tecovas, Abercrombie & Fitch, and Jimbo's Naturally, alongside high-end dining and wellness operators including The Henry, Parakeet Café, and Rejuvive, reinforcing the center's positioning as a health- and lifestyle-oriented destination. The center benefits from exceptional visibility and access via I-5 and Leucadia Boulevard, strong co-tenancy with best-in-class apparel, wellness, and food & beverage operators, and a highly engaged, high-income customer base.



4,730 SF turnkey fitness space available for sublease in high-visibility location with frontage along Calle Barcelona



Strong tenant mix featuring Apple, Lululemon, Alo, Vuori, Abercrombie & Fitch, The Henry, and more



Located within a well-established residential community



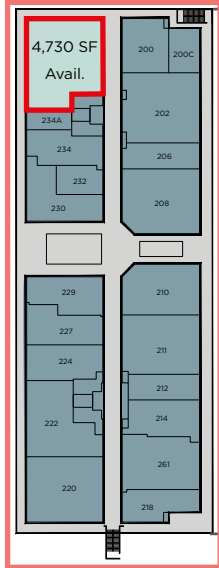
Abundant parking on site



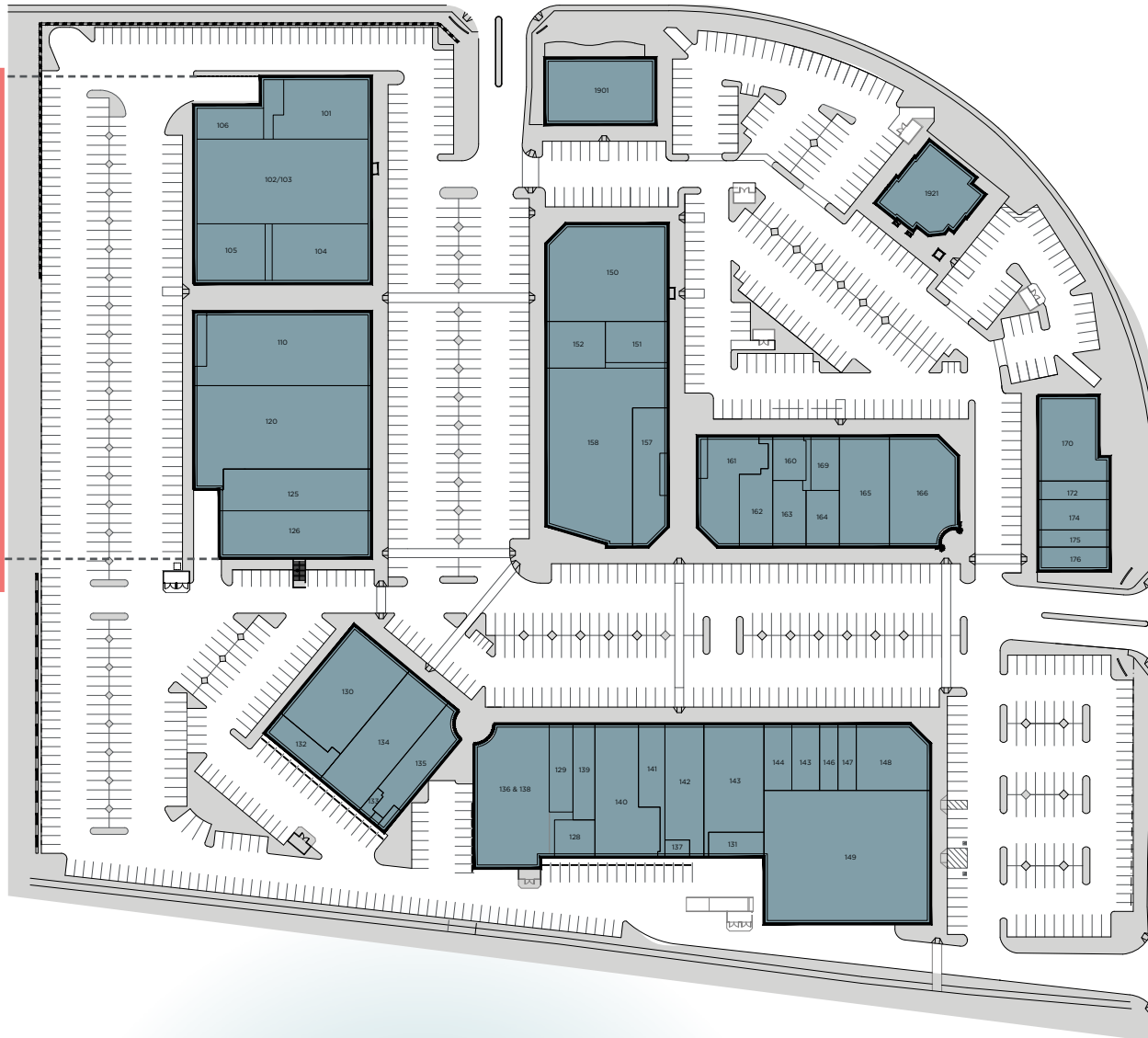
Strong traffic counts: ±43,786 on Leucadia Blvd, ±31,200 on N El Camino Real, and ±12,300 on Calle Barcelona.



Site plan



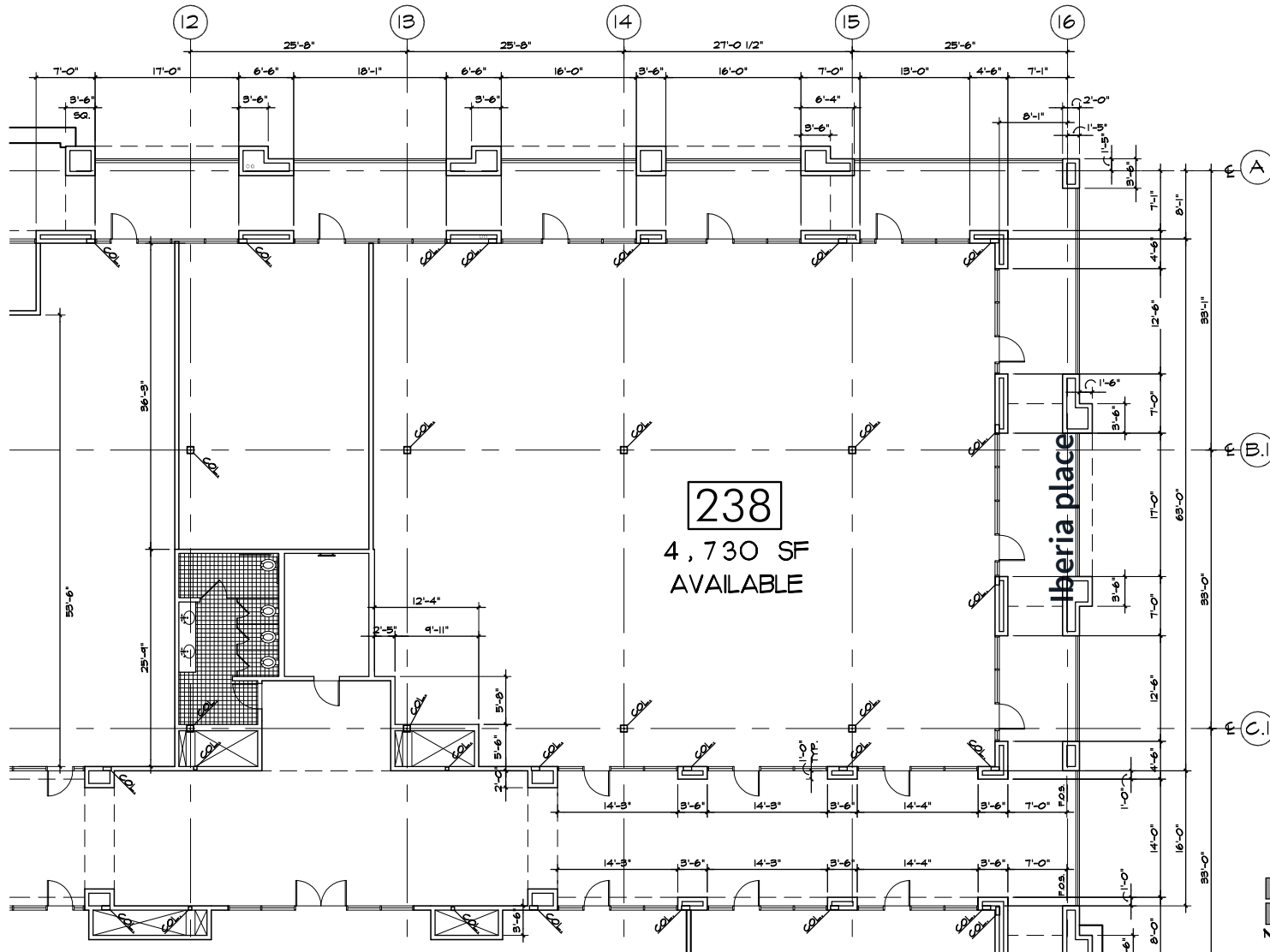
1905 2ND FLOOR



- 101 Barry's
- 104 Abercrombie & Fitch
- 110 Ulta Beauty
- 120 Urban Outfitters
- 125 Vuori
- 126 Nike
- 129 gorjana
- 130 Sur La Table
- 134 lululemon
- 135 YETI
- 136& 138 Apple
- 139 Warby Parker
- 140 Loft
- 141 Outerknown
- 142 Madewell
- 143 Alo
- 143 Van De Vort
- 144 Johnny Was
- 146 Francesca's
- 147 Everything But Water
- 148 Urban Plates
- 149 Jimbo's
- 150 Tilly's
- 151 Rylee + Cru
- 152 Free People
- 157 Tecovas
- 158 Anthropologie
- 161 Chico's
- 162 Soma
- 163 Bluemercury
- 164 Mulloys Fine Jewelry
- 165 Apple (temp space)
- 166 Talbots
- 170 The Henry
- 172 SusieCakes
- 174 Geppetto's
- 175 McConnell's Fine Ice Creams
- 176 Parakeet Café
- 206 Dr. William Neff, D.D.S.
- 208 North County Eye Associates
- 211 Perlman Clinic
- 214 Rejeuviné
- 218 Cards & Collectibles
- 222 FlowCorps
- 227 Grotto Spa
- 229 Forum Family Dental
- 230 Leah Walker Orthodontics
- 238 Available**
- 261 One Life Diet
- 1901 Casa De Bandini

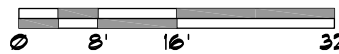
*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Floor plan



SUITE 238 LEASE PLAN

1905 CALLE BARCELONA, FORUM CARLSBAD



JONES LANG
LASALLE®

9/13/2020

DRAWINGS BY:

KOHN
ARCHITECTURE

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Traffic counts

Calle Barcelona: ±12,300
 Leucadia Blvd: ±43,786
 N El Camino Real: ± 31,200



Average HHI

1 mile	3 mile	5 mile
\$242,463	\$227,922	\$224,548



Daytime Population

1 mile	3 mile	5 mile
11,787	94,386	186,863



Average Home Value

1 mile	3 mile	5 mile
\$1,500,416	\$1,493,777	\$1,484,201

*Demographics produced using private and government sources deemed to be reliable.
 The information herein is provided without representation or warranty. Additional information available upon request.
 *Esri 2025




THE FORUM
Carlsbad, California

S11

31,200 CPD

12,300 CPD

43,786 CPD

target **STATER BROS.** markets
buy buy **BARNES & NOBLE**
BABY. **Total Wine & MORE** **VANS**
CVS pharmacy **PET SMART** **BEST BUY**
ROSS DRESS FOR LESS **DICK'S** SPORTING GOODS **CAVA**

ALDI **Michaels**
MATTRESS FIRM

VONS jamba **Starbucks**
VEG ER for Pets **Mendocino Farms**

Ralphs **TRADER JOE'S**
CVS pharmacy **néktar** JUICE BAR **SEPHORA**
drybar **GAP** **ATHLETA**
DISCOUNT TIRE

GROCERY OUTLET bargain market
99¢ only
LA FITNESS

11

Walgreens

HomeGoods

Chick-fil-A **THE KEBAB SHOP**
O'Reilly AUTO PARTS **Phenix** SATON SHIRT **verizon**

BevMo! **RACK** **NORDSTROM**
CHIPOTLE MEXICAN GRILL **five BELOW** **TJ-maxx**
DOLLAR TREE

Olivenhain Rd

N El Camino Real

Garden View Rd



JLL

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