



THE FORUM

Carlsbad, California

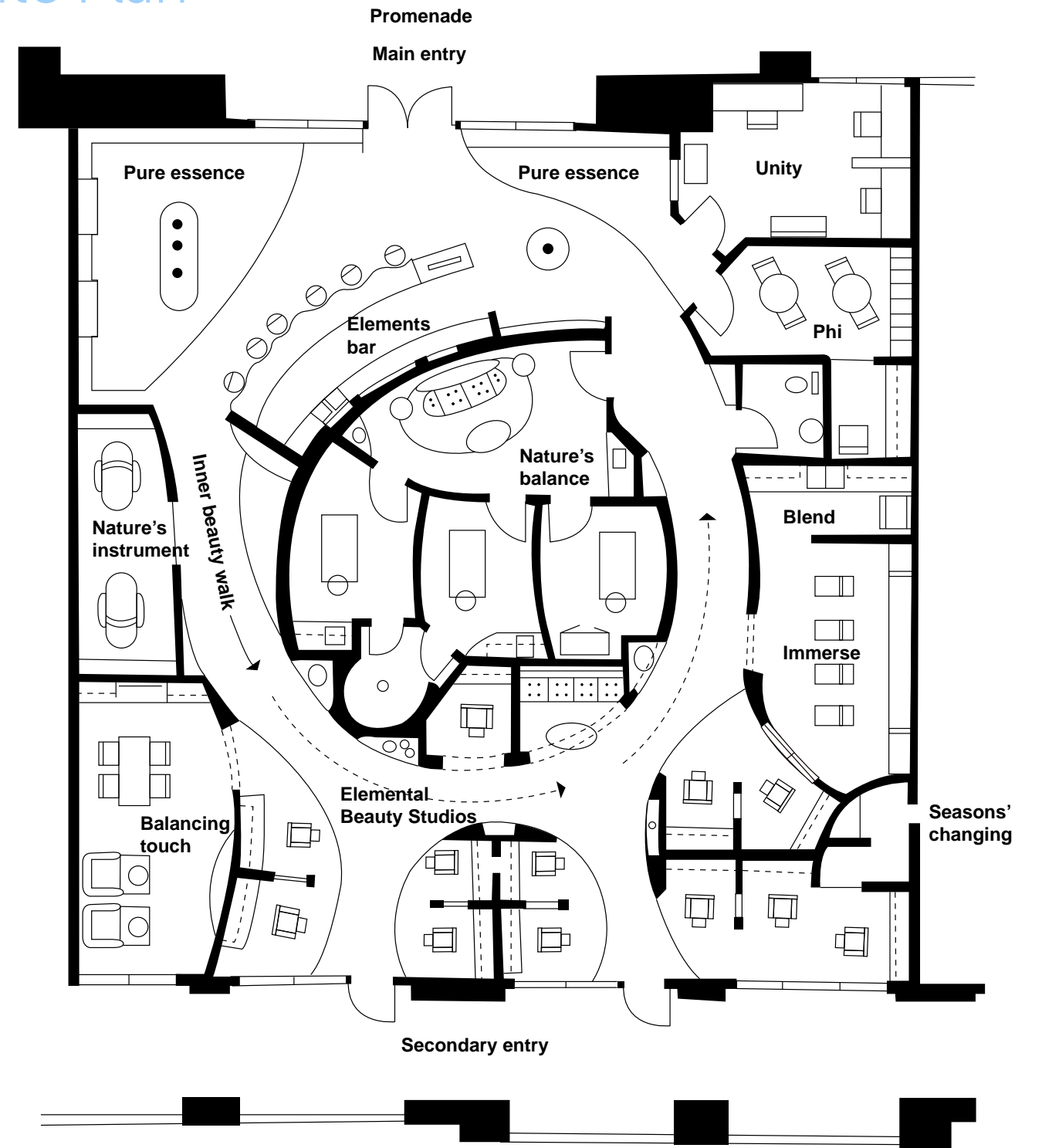
A Prime Salon and Spa space with
\$1,000,000 worth of improvements



3,620 SF
Salon & SPA Space
FOR LEASE



Site Plan



The space is built out for a Salon & SPA.

The previous tenant spent over \$1,000,000, improving the premises.

2nd floor with a view north towards Case de Bandini, Tilly's, Free People and Anthropologie.



Property & Trade Area Highlights

The Forum Carlsbad, a 265,000 square foot, open air lifestyle center is located in the prestigious area of Carlsbad, California. Forum boasts the highest sales per square foot of any shopping center in North San Diego County.

The center is surrounded by the highly affluent communities of Rancho Santa Fe, Carlsbad, Del Mar, Encinitas, Leucadia, La Costa and Solana Beach.

The average household income in the one-mile trade area is \$147,894 which is twice the national average.

Apple, Lululemon, Anthropologie, Blue Mercury, Casa di Bandini, Free People, H&M, J.Crew, M.A.C., Madewell, Nicole Miller, Pressed Juicery, Sur La Table, Urban Plates and White House Black Market are unique in a 10-mile driving distance.

The Forum Carlsbad is a tourism draw with two major 5-star resorts located in a two-mile radius; The Park Hyatt Aviara Resort and the famed Omni La Costa Resort & Spa. In addition, Legoland, world-renowned beaches which stretch from Carlsbad to Del Mar and internationally sought after golf courses are minutes away.

Extremely high barriers to entry with tremendous demand for great restaurants in this primary trade area. Casa di Bandini and Urban Plates (#1 in the chain out of 18 units) both boast sales well above the industry average.

Size

3,620 SF
5,000 sf over 5,000 sf

Levels

2

Parking Spaces

1,300+
throughout the project

Perfect For

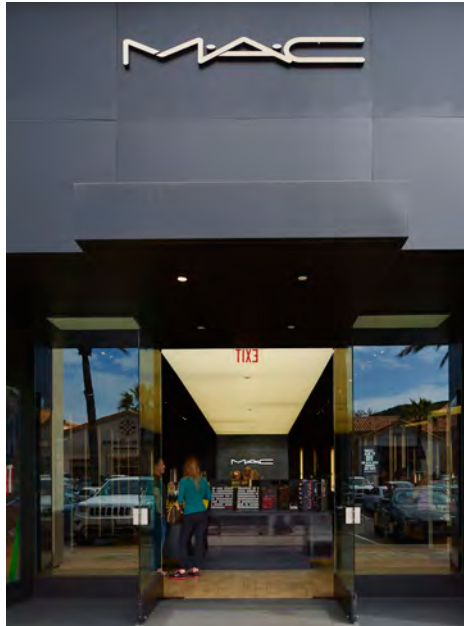
Salon & Spa





Key Tenants

<ul style="list-style-type: none"> Anthropologie Apple Free People H&M Johnny Was JIMBO's Organic Market lululemon athletica MAC Cosmetics 	<ul style="list-style-type: none"> Madewell Paper Source Mulloy's Jewelers Pressed Juicery Sur La Table Urban Plates Urban Outfitters
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Area Overview

Carlsbad ranks 10th
in the wealthiest cities
in the nation.

Close to **40%** of the **residents** in the trade are the nation's **wealthiest consumers**.

These consumers select **upscale** salons, spas, and fitness centers for their **personal well-being** and shop at **high-end retailers** for their personal effects.

They are **highly educated** with one in three residents holding a **postgraduate** degree.



Population

1-mile radius	3-mile radius	5-mile radius
8,667	96,451	155,438



Total Households

1-mile radius	3-mile radius	5-mile radius
3,298	36,824	59,537



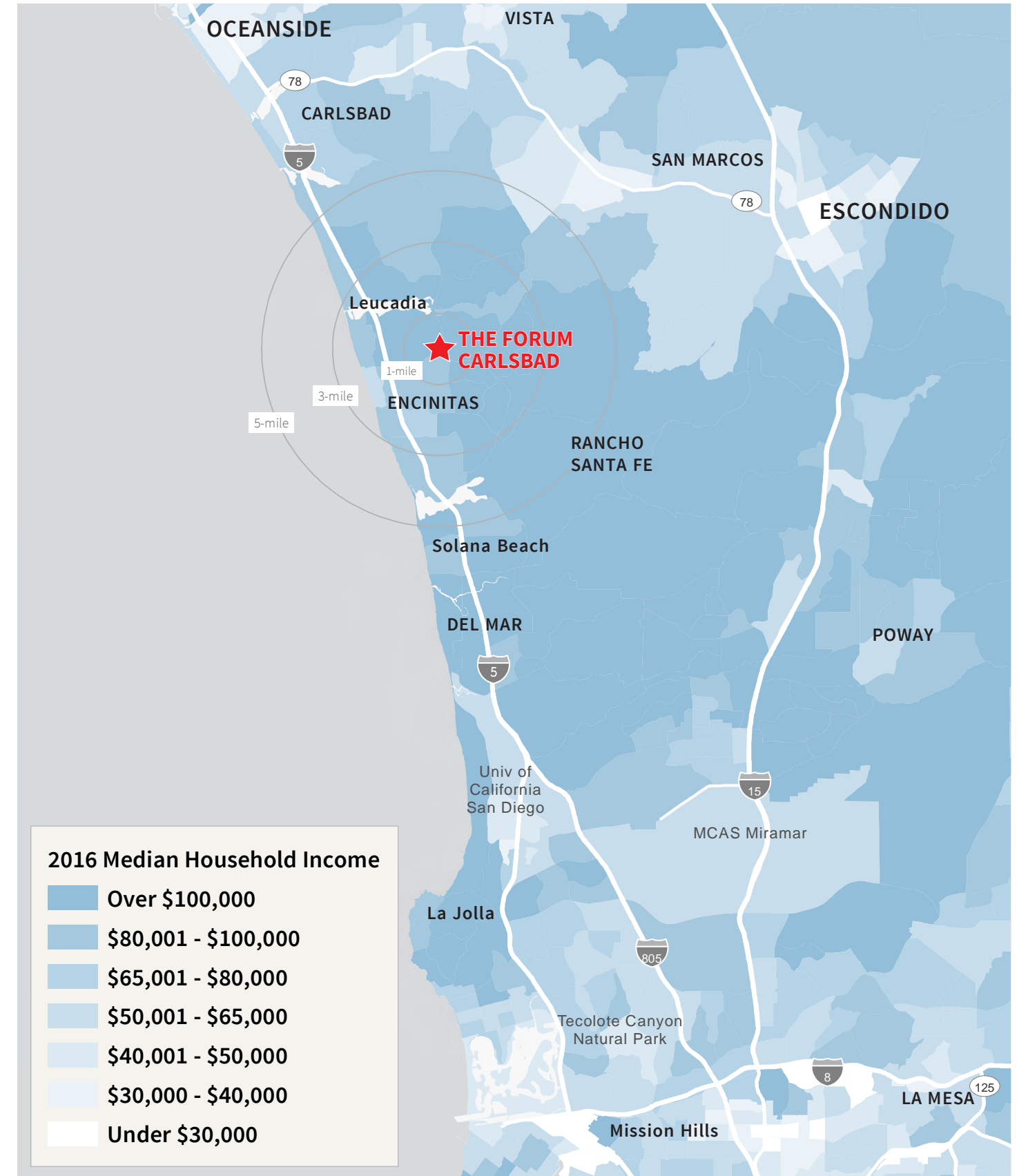
Avg. Household Income

1-mile radius	3-mile radius	5-mile radius
\$147,395	\$137,589	\$134,272



Median Age

1-mile radius	3-mile radius	5-mile radius
48.9	43.2	42.1



*Source: ESRI 2017



Area Overview

Carlsbad Premium Outlets

12 Min | 6 miles



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Trade Area

Shopping Centers

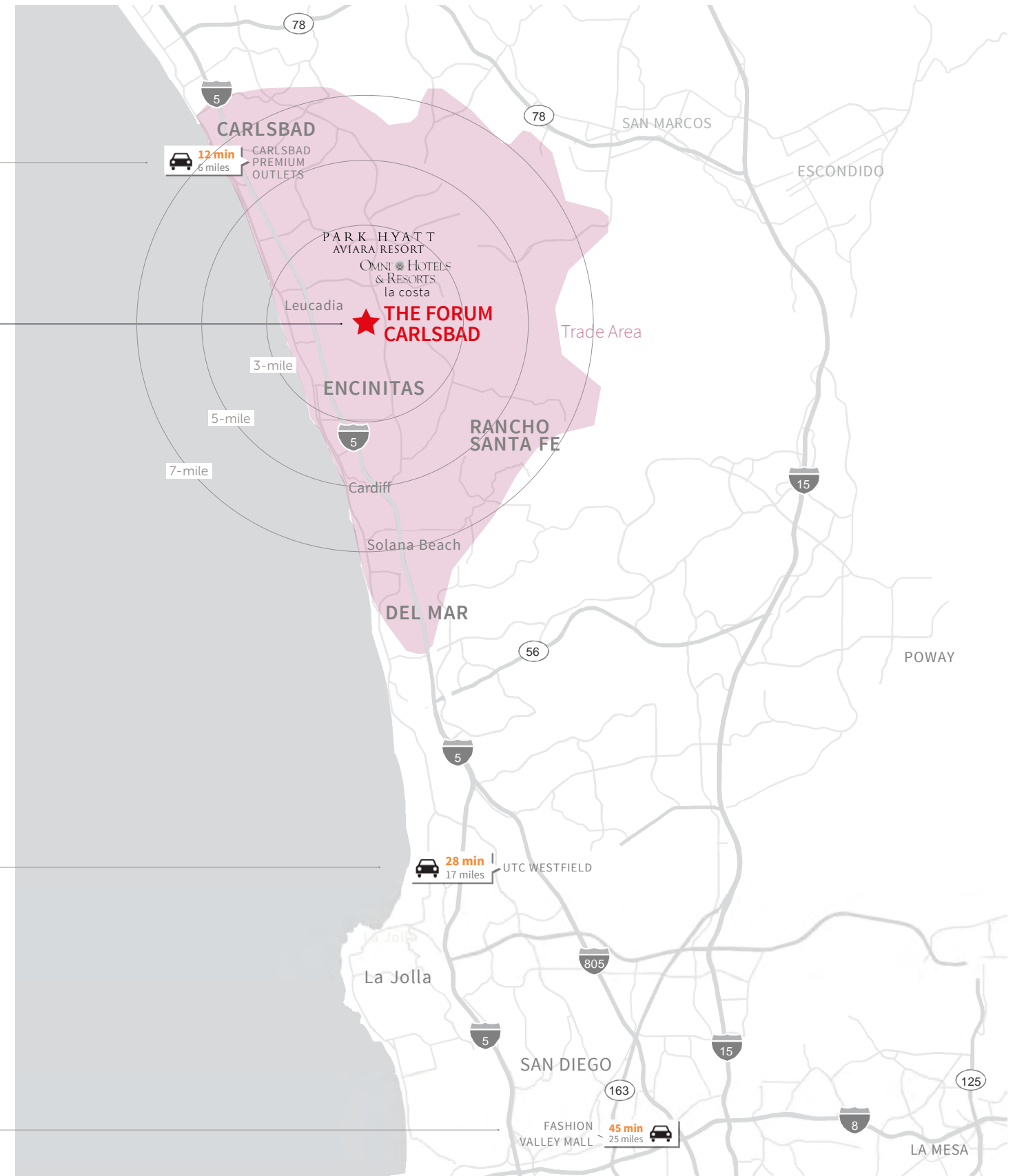
Proximity Map

UTC Westfield

28 Min | 17 miles

Fashion Valley Mall

45 Min | 25 miles





Area Overview

Neighboring
Tenants Map





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