



# THE FORUM

Carlsbad, California



**10,000 SF**  
Pad  
Restaurant Space  
**FOR LEASE**





# 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

*10,000 SF*  
5,000 sf over 5,000 sf

### Levels

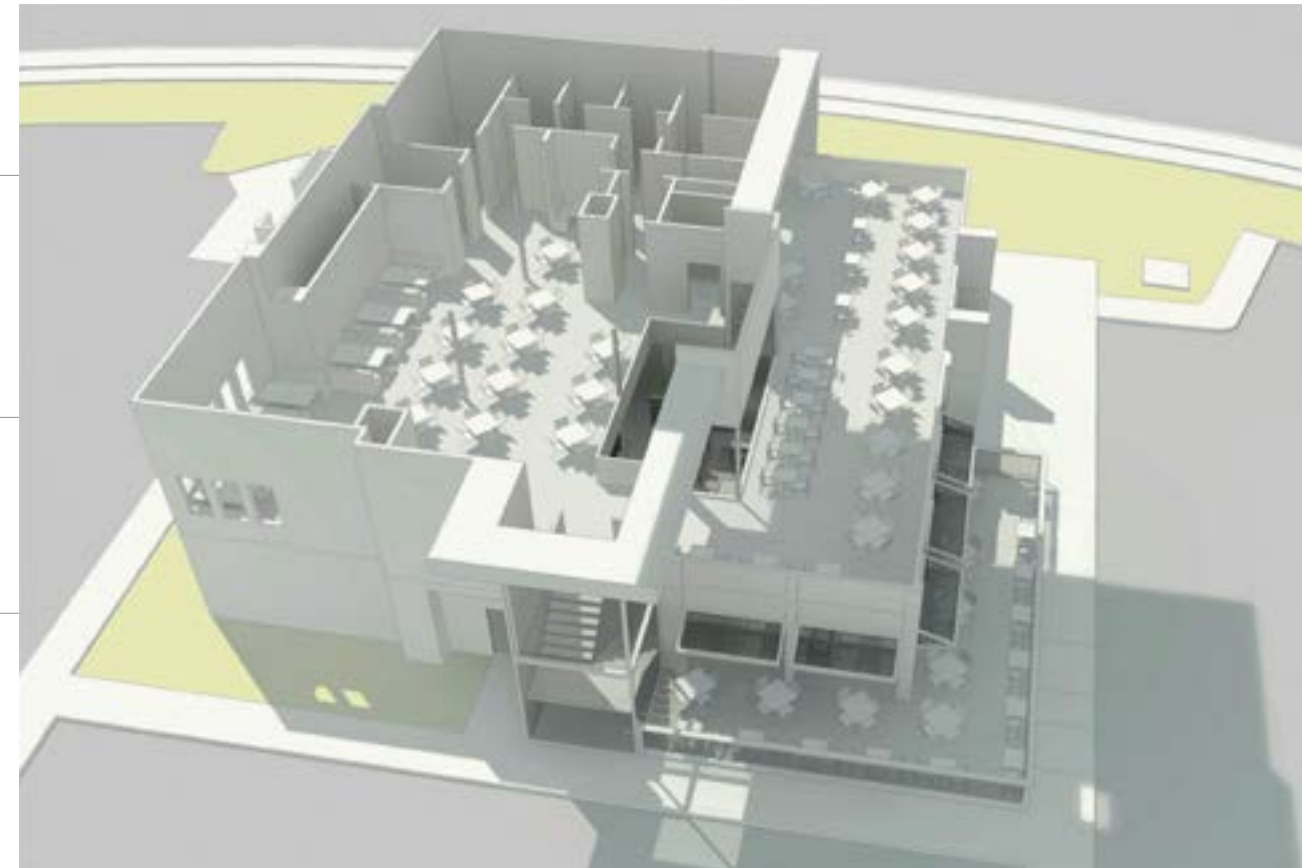
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### Parking Spaces

*1,300+*  
throughout the project

### Perfect For

*Restaurant*





## Key Tenants

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<ul style="list-style-type: none"> <li>Anthropologie</li> <li>Apple</li> <li>Free People</li> <li>H&amp;M</li> <li>Johnny Was</li> <li>JIMBO's Organic Market</li> <li>lululemon athletica</li> <li>MAC Cosmetics</li> </ul>	<ul style="list-style-type: none"> <li>Madewell</li> <li>Paper Source</li> <li>Mulloy's Jewelers</li> <li>Pressed Juicery</li> <li>Sur La Table</li> <li>Urban Plates</li> <li>Urban Outfitters</li> </ul>
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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
9,161	95,581	157,898



## Total Households

1-mile radius	3-mile radius	5-mile radius
3,502	37,671	62,025



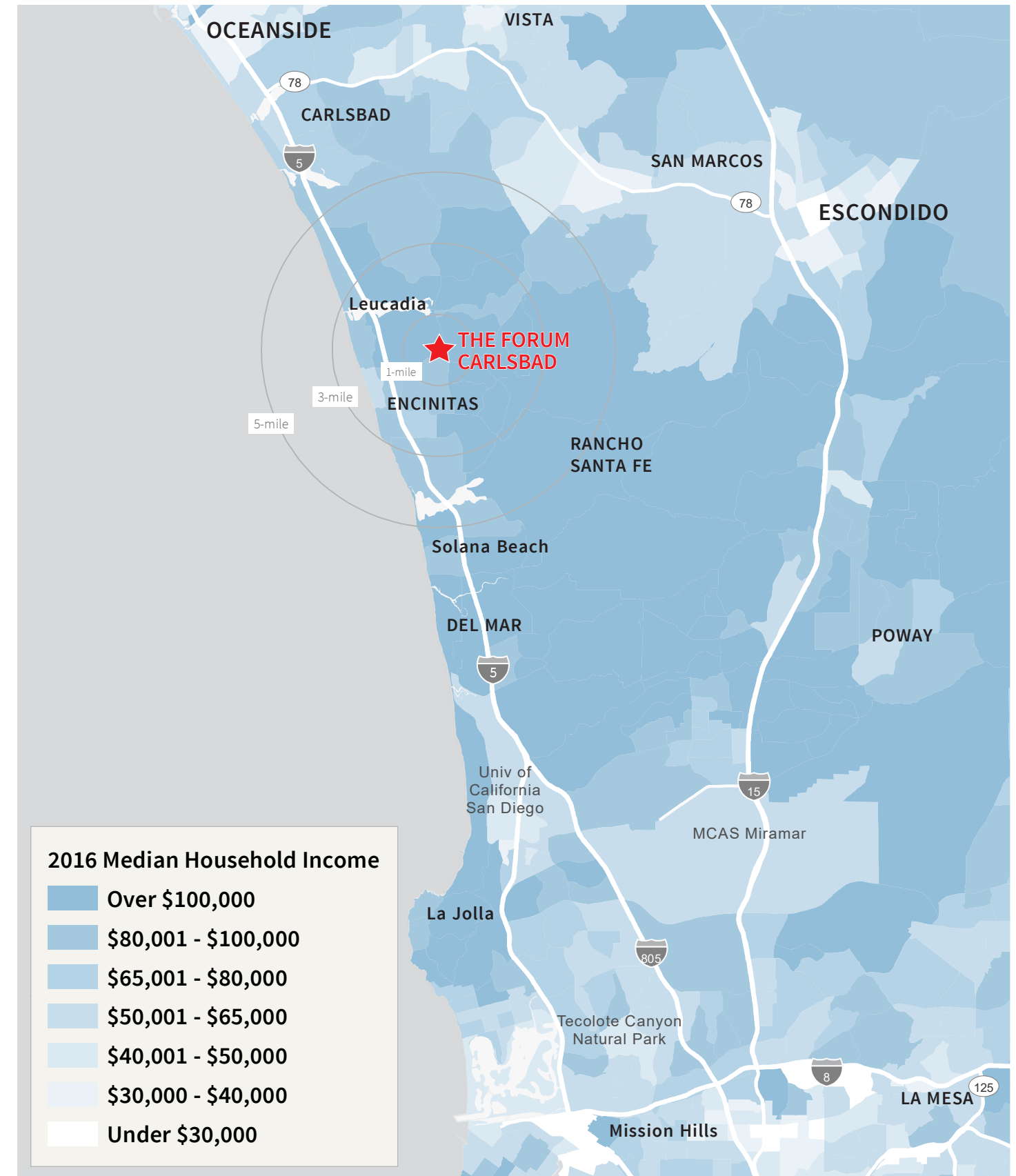
## Avg. Household Income

1-mile radius	3-mile radius	5-mile radius
\$184,464	\$177,459	\$174,531



## Median Age

1-mile radius	3-mile radius	5-mile radius
44.0	41.8	41.4



\*Source: ESRI 2017



# Area Overview

## Carlsbad Premium Outlets

12 Min | 6 miles



**THE FORUM**  
Carlsbad, California

Trade Area

Shopping Centers

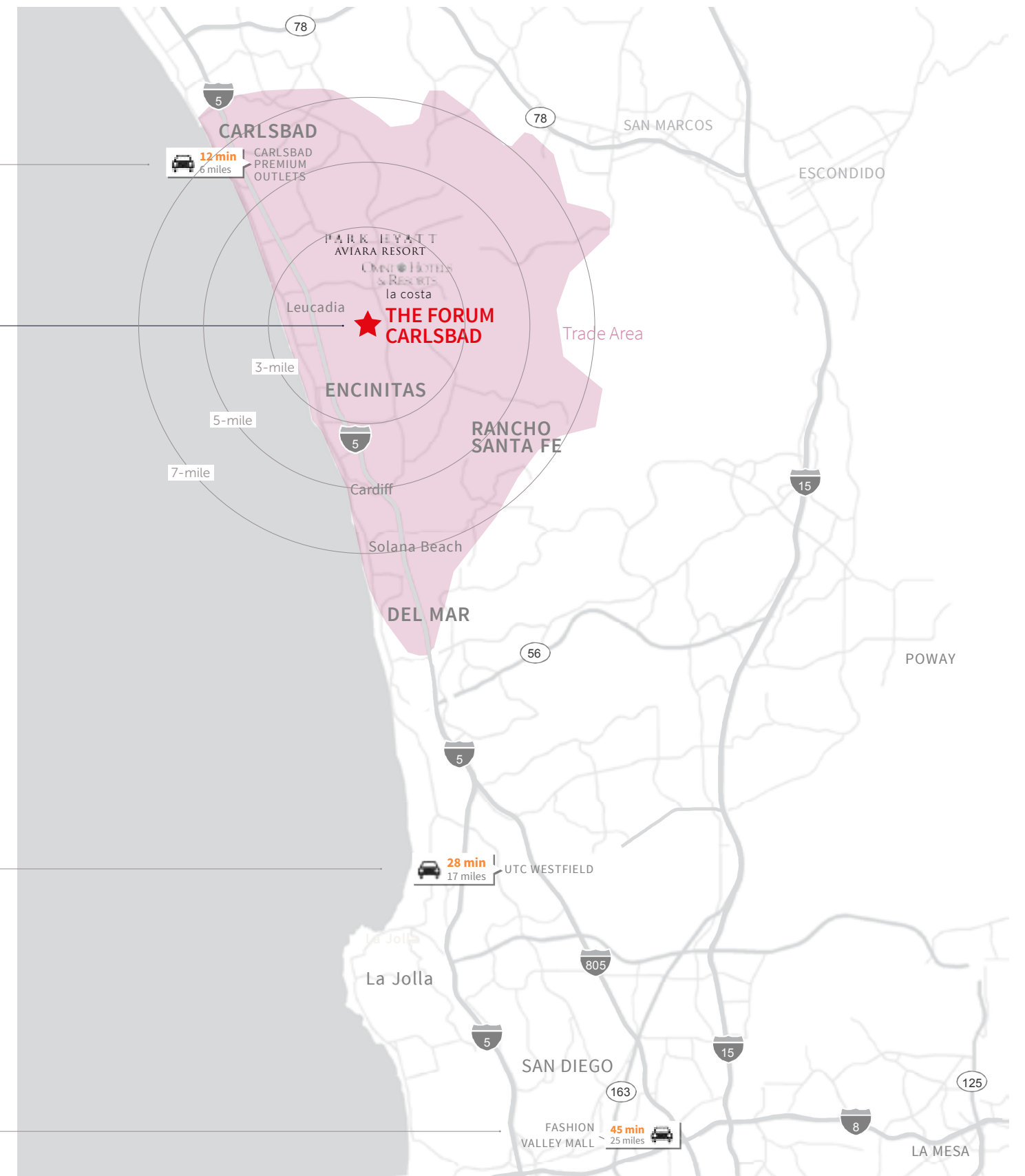
Proximity Map

## UTC Westfield

28 Min | 17 miles

## Fashion Valley Mall

45 Min | 25 miles





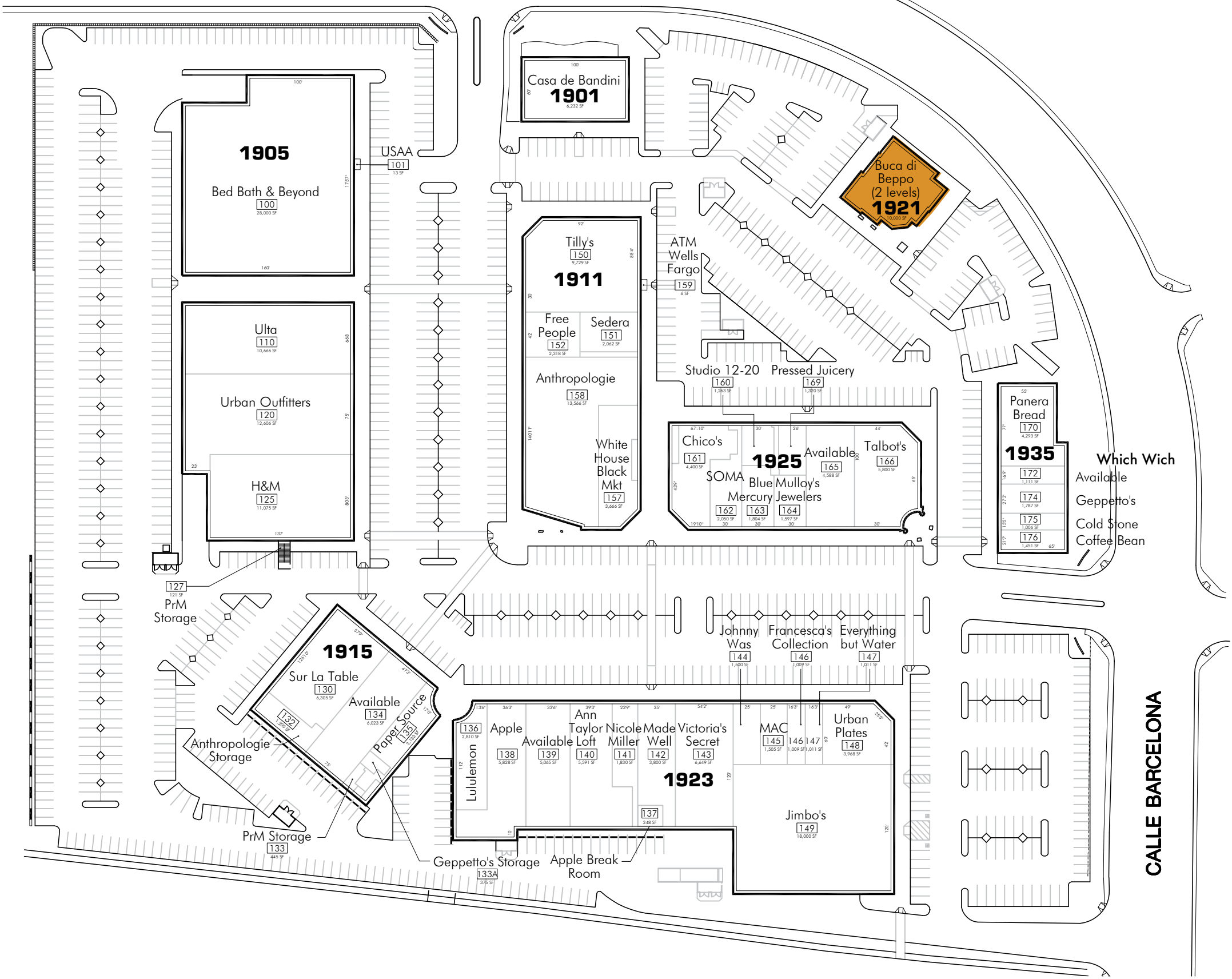
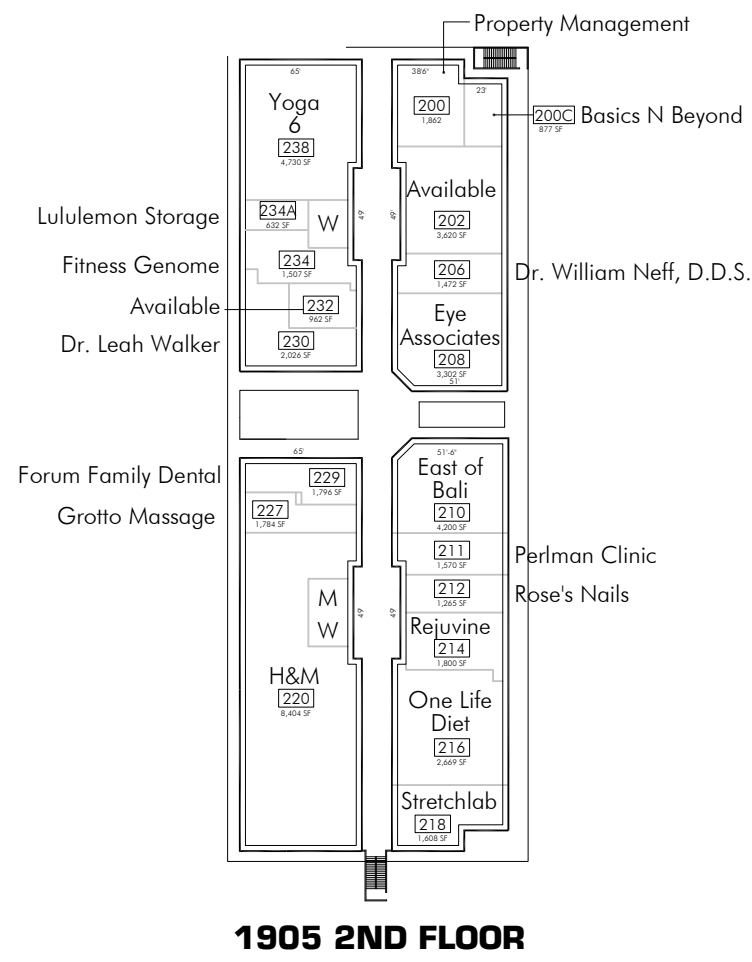
# Area Overview

Neighboring  
Tenants Map



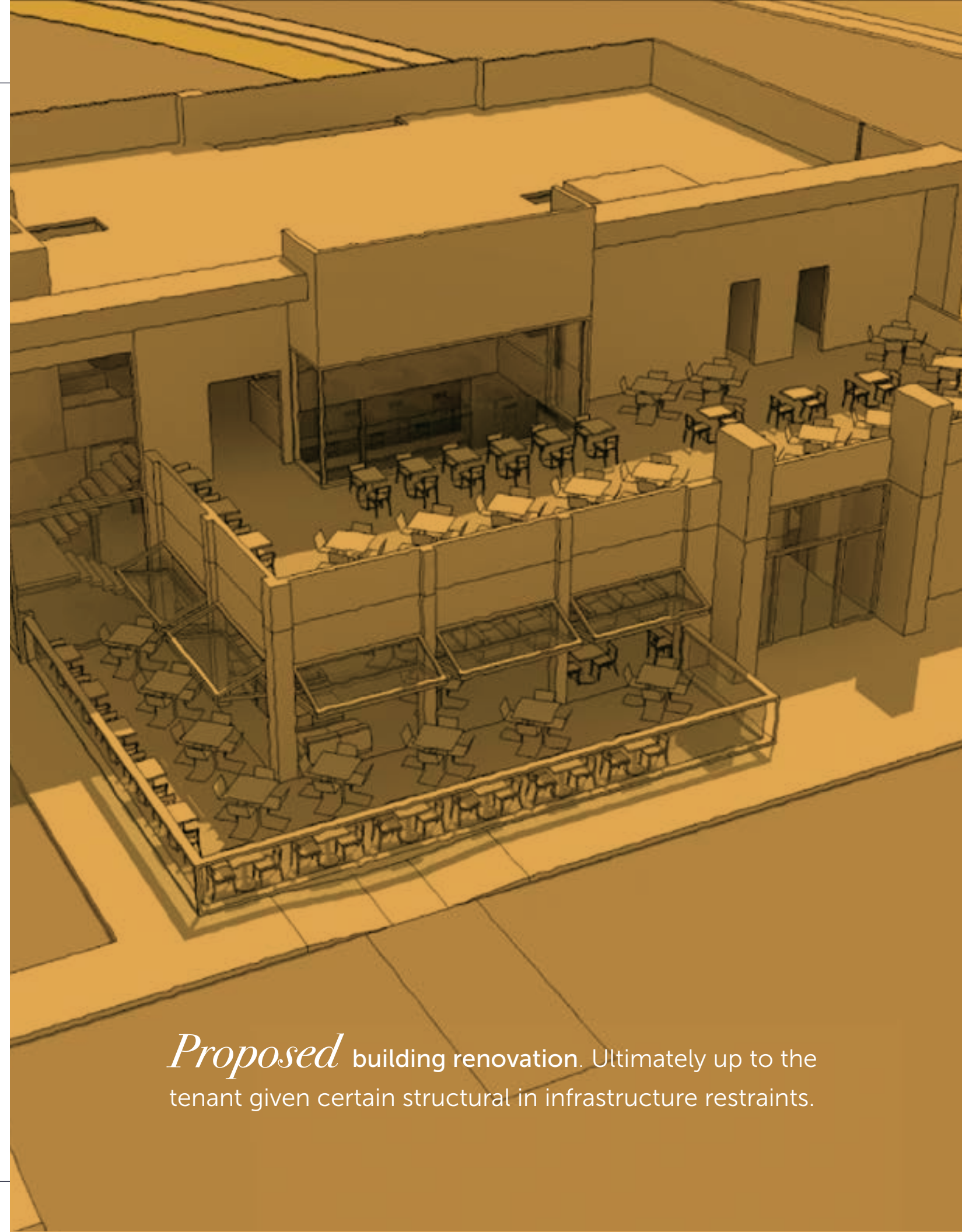
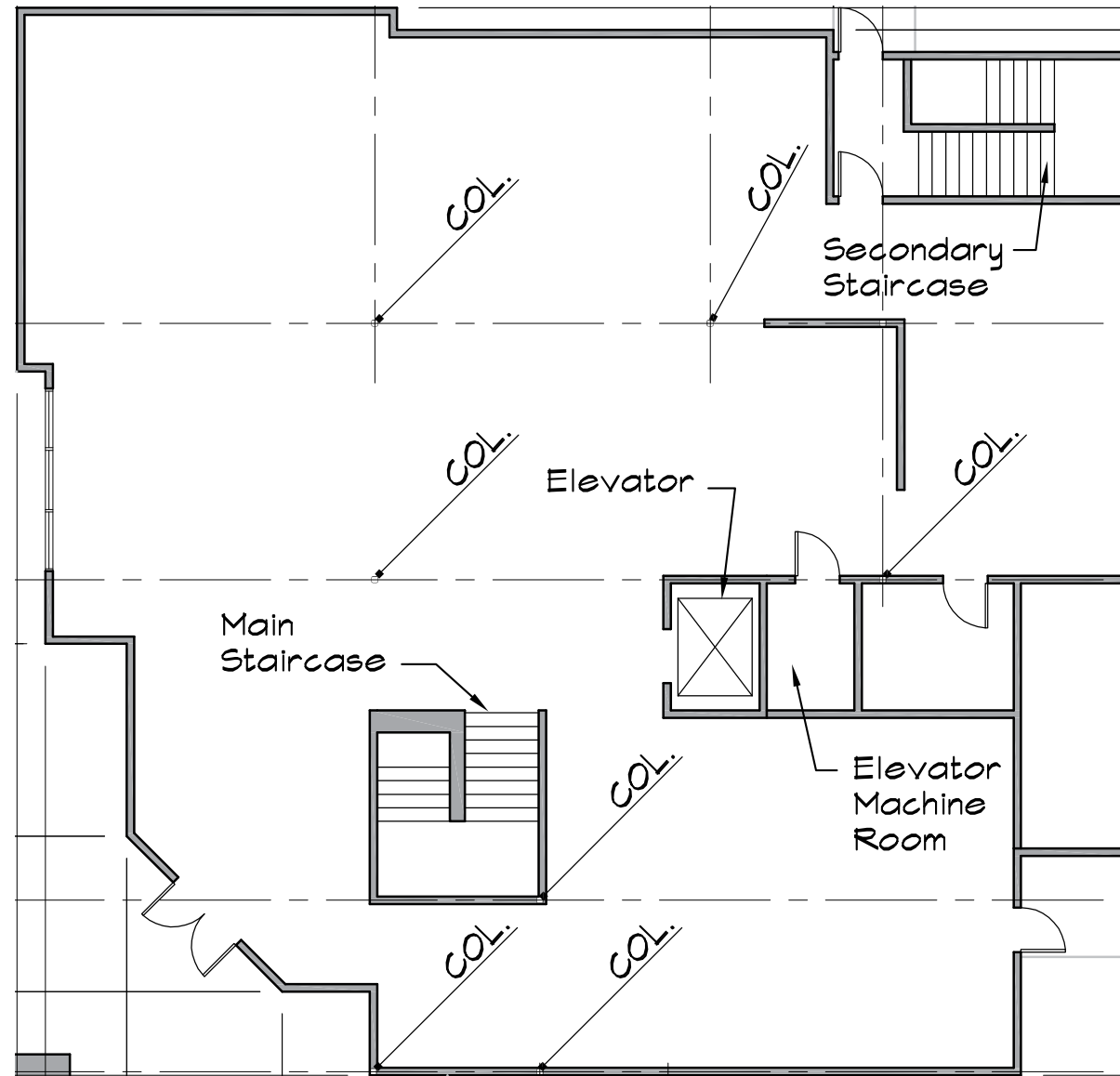


# Site Plan





# Site Plan



*Proposed* building renovation. Ultimately up to the tenant given certain structural in infrastructure restraints.





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Carlsbad, California



**Craig Killman**

EVP, Leasing Representative

Lic. 00884183

T +1 858 410 1237

[craig.killman@am.jll.com](mailto:craig.killman@am.jll.com)

**Kristin Grove, Esq.**

Vice President, National Retail Leasing

Lic. 02037096

T +1 424 281 8349

[kristin.grove@am.jll.com](mailto:kristin.grove@am.jll.com)



8910 University Center Lane | Suite 100  
San Diego, California 92122

[jllretail.com](http://jllretail.com)