



THE FORUM

C A R L S B A D

1923 Calle Barcelona,
Carlsbad, CA 92009



MEDICAL SUITES

AVAILABLE FOR LEASE

THE FORUM CARLSBAD · THE FORUM CARLSBAD · THE FORUM CARLSBAD · THE FORUM CARLSBAD

A DESTINATION FOR

WELLNESS & LIFESTYLE

The Forum Carlsbad—where exceptional care meets everyday convenience. Join a vibrant community of brands and experiences, where patients can sip, shop, and dine their way to a healthy lifestyle. With abundant patient parking and easy access to I-5, The Forum Carlsbad offers the ideal blend of visibility, accessibility, and energy to grow your practice in the heart of North County's active and engaged community.

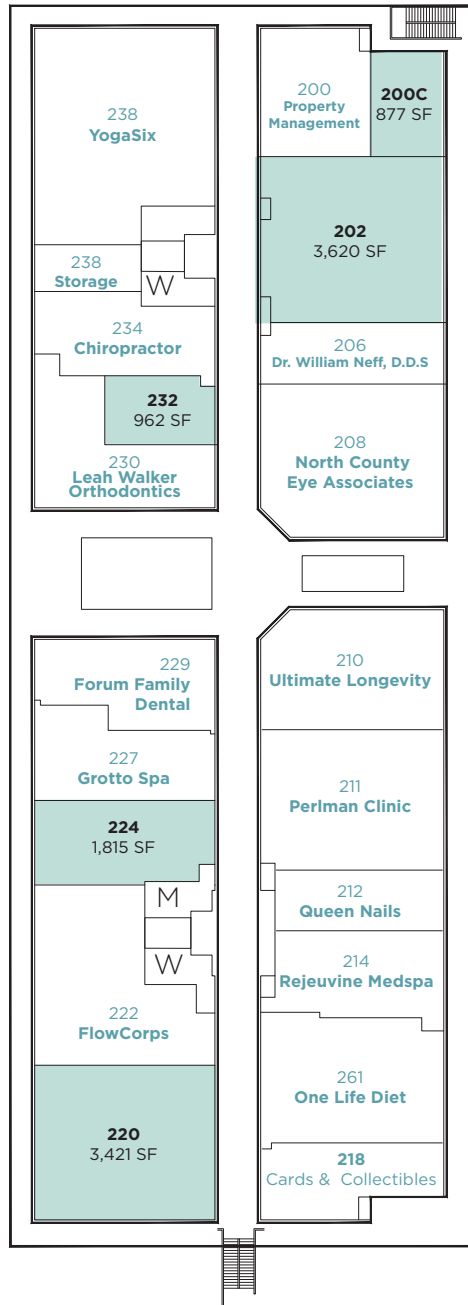
2nd floor medical suites in varied sizes and options

Abundant parking available

Convenient access off I-5 freeway broadens patient area to a regional scale

Prime, convenient location at Carlsbad's premier shopping center





JOIN OUR NEIGHBORHOOD

AVAILABLE SUITES

Suite #	Size
200C	877 SF
202	3,620 SF
220	3,421 SF
224	1,815 SF
232	962 SF



COMMUNITY PROFILE

2025 TOTAL
POPULATION:

154,104

% POPULATION
65 AND OLDER:

22%

AVERAGE HH
INCOME

\$224,251



AVERAGE HEALTHCARE
SPENDING: \$13,525.71



MEDIAN AGE

45

Insurance Coverage:

- PPO: 47%
- HMO: 17%
- Medicare: 21%
- Other: 15%

*Data within a 5-mile radius.
Esri 2025



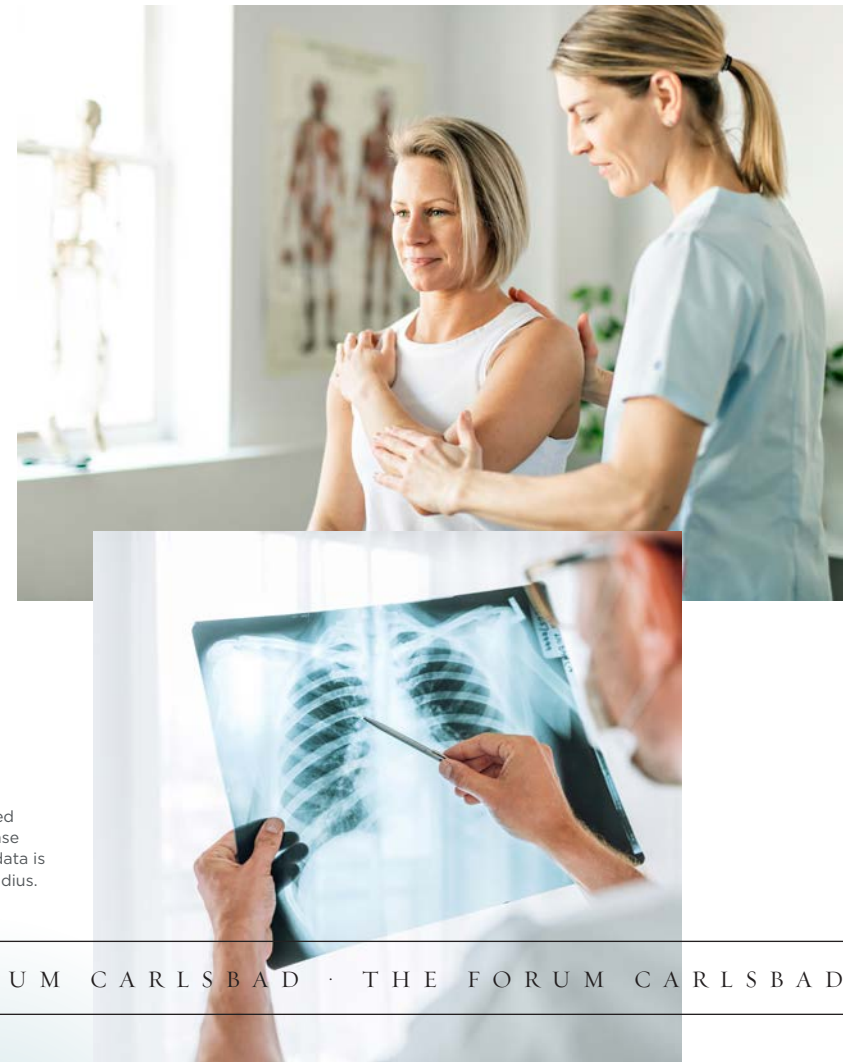
Service Line	2024 Vol.	2029 Vol.	2034 Vol.	5-Yr Growth	10-Yr Growth
Endocrinology	1,477	1,776	1,881	20.2%	27.3%
Psychiatry	89,101	99,689	100,900	11.9%	13.2%
Physical Therapy/Rehabilitation	173,666	192,595	207,101	10.9%	19.3%
Spine	1,426	1,562	1,603	9.5%	12.4%
Cardiology	72,113	77,318	81,952	7.2%	13.6%
Vascular	12,341	13,165	13,811	6.7%	11.9%
Miscellaneous Services	143,401	152,535	159,312	6.4%	11.1%
ENT	21,841	23,164	24,335	6.1%	11.4%
Ophthalmology	66,292	70,005	72,335	5.6%	9.1%
Lab	309,342	324,227	334,511	4.8%	8.1%
Podiatry	12,885	13,501	14,087	4.8%	9.3%
Pain Management	8,227	8,595	8,766	4.5%	6.6%
Orthopedics	21,383	22,289	23,462	4.2%	9.7%
Oncology	10,808	11,150	11,401	3.2%	5.5%
Neurology	11,323	11,612	11,777	2.6%	4.0%
Trauma	5,348	5,467	5,540	2.2%	3.6%
Evaluation and Management	726,472	742,391	729,492	2.2%	0.4%
Nephrology	3,747	3,825	3,820	2.1%	1.9%
Radiology	205,989	208,190	209,185	1.1%	1.6%
Cosmetic Procedures	5,205	5,253	4,993	0.9%	-4.1%
Dermatology	30,181	30,322	30,240	0.5%	0.2%



Market Scenario Planner displays the types of services patients in your market are expected to use and allows projections to be customized according to five key growth drivers; disease prevalence, care management, insurance, readmissions and technology shifts. The above data is representative of The Forum Carlsbad which includes areas in zip codes within a 5 mile radius.

A LOOK AT

PATIENT DEMAND



WHERE NORTH COUNTY

SIPS, SHOPS & STAYS HEALTHY

The Forum Carlsbad offers ±264,818 square feet of premier retail, dining, healthcare, and wellness experiences in the heart of North County San Diego. This vibrant open-air destination features a curated mix of upscale boutiques, nationally recognized brands, and sought-after local eateries. With a year-round calendar of events—including Earth Month celebrations, Discovery Days, Art Walk, and festive holiday experiences—The Forum Carlsbad draws steady foot traffic and fosters a lively, community-oriented atmosphere.



CHECK OUT THE FORUM CARLSBAD 

MEET YOUR

NEIGHBORS



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
- 210 Ultimate Longevity
- 211 Perlman Clinic
- 214 Rejuvené
- 218 Cards & Collectibles
- 222 FlowCorps
- 227 Grotto Spa
- 229 Forum Family Dental
- 230 Leah Walker Orthodontics
- 238 YogaSix
- 261 One Life Diet
- 1901 Casa De Bandini

BIRDSEYE

VIEW



THE FORUM CARLSBAD · THE FORUM CARLSBAD · THE FORUM CARLSBAD · THE FORUM CARLSBAD

NEARBY

MEDICAL CENTERS

Scripps Memorial Hospital Encinitas
3.5 Miles | 12 Mins

Scripps Clinic Del Mar Hospital
10.8 Miles | 18 Mins

Scripps Carmel Valley
12 Miles | 20 Mins

Scripps Green Hospital
16.1 Miles | 23 Mins

Thornton Hospital
16.2 Miles | 23 Mins

Scripps Clinic La Jolla
16.3 Miles | 23 Mins

THE FORUM
CARLSBAD

 **Scripps**
Memorial Hospital Encinitas

 **PALOMAR HEALTH**
Palomar Hospital

Aurora San Diego

Palomar Hospital

 **Scripps**
Del Mar Hospital

 **Scripps**
Carmel Valley

 **Scripps**
Green Hospital

**VA San Diego
Healthcare System**

 **Scripps**
La Jolla

**UC San Diego Health
UCSD Hospital**

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