Carmel Mountain Plaza

Shop. Eat. Mingle. Socialize. Indulge.

11940

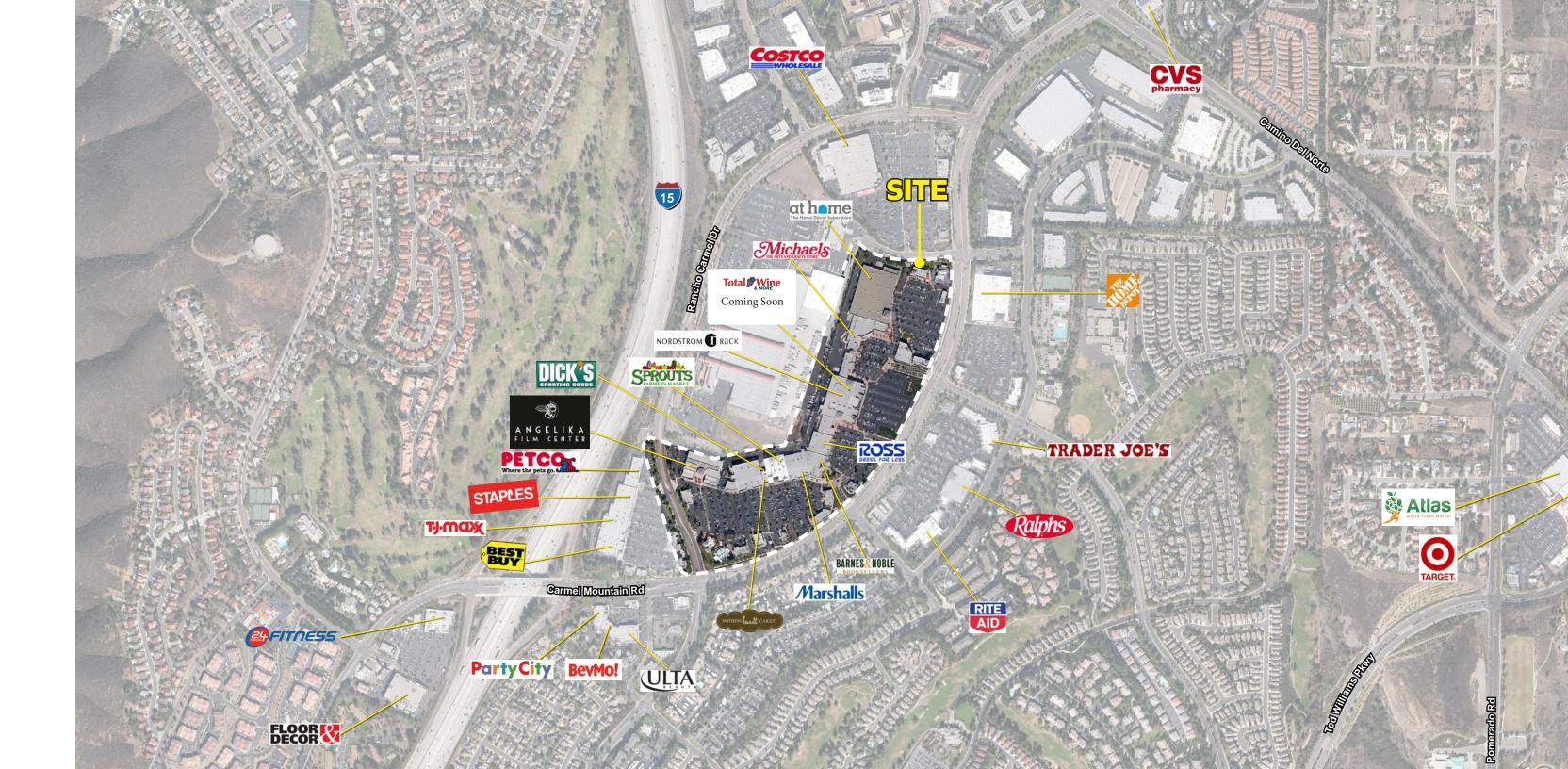
3I RETAIL INSITE



Carmel Mountain Plaza.

Carmel Mountain Plaza is a dominant retail shopping center in North County located in the main retail thoroughfare serving the upscale communities of Rancho Penasquitos, Carmel Mountain, Poway and Rancho Bernardo. The area boasts average incomes of over \$129,000 and is home to some of the most affluent communities in San Diego County. There are established retail volumes throughout the center. The daily traffic counts on Carmel Mountain Road exceed 34,000 cars per day.

This premier power center on the Interstate 15 corridor features national and regional tenants such as Dick's Sporting Goods, Nordstrom Rack,bBarnes & Noble, Marshalls, Michaels, Ross, Sprouts, Angelika Film Center, and a host of other restaurants and specialty retailers.

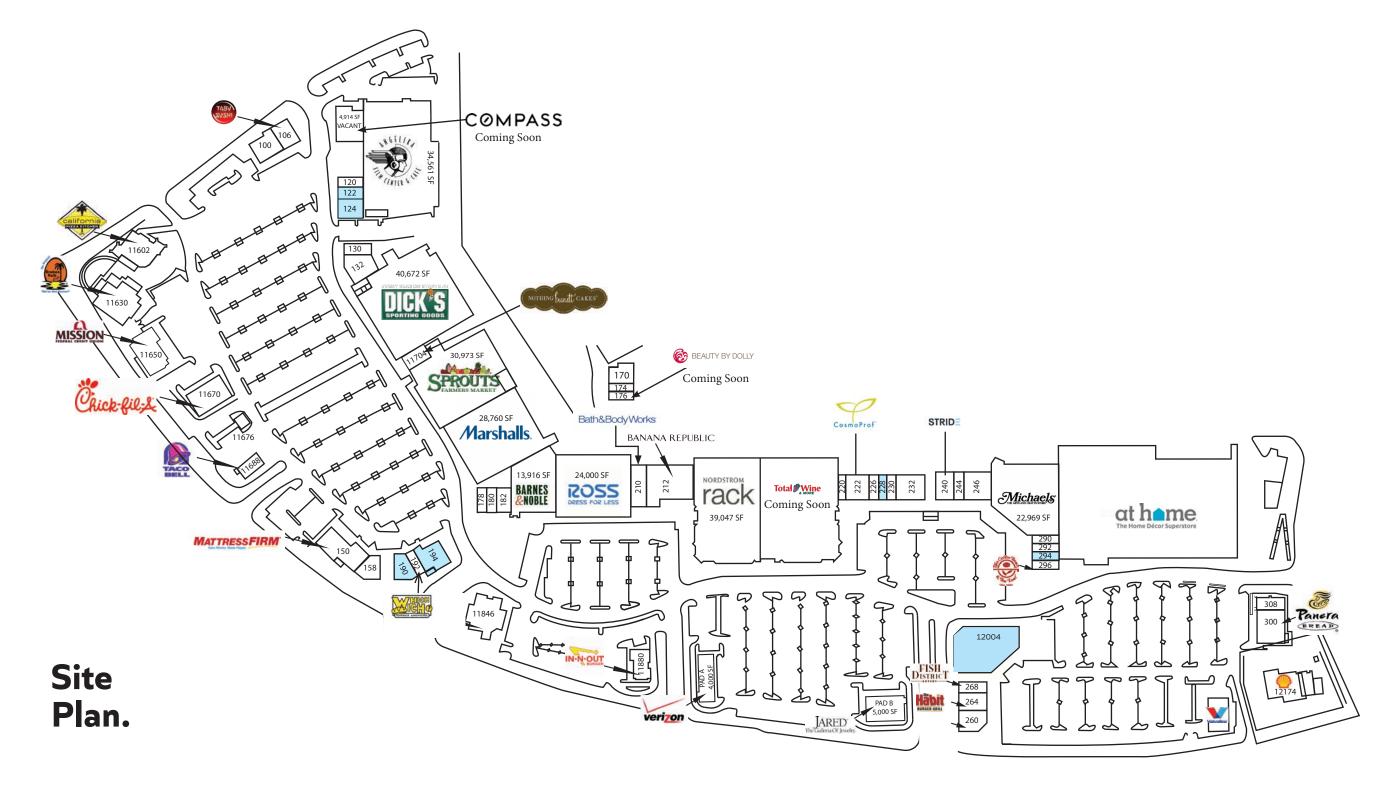


Property Highlights.

- Dominant retail shopping center in North County
- Affluent demographics and solid family
 households
- Established retail volumes throughout the center
- Under served market for restaurants
- Carmel Mountain Rd: 34,578 ADT
- Rancho Carmel Dr: 16,100 ADT
- I-15: 226,000 ADT







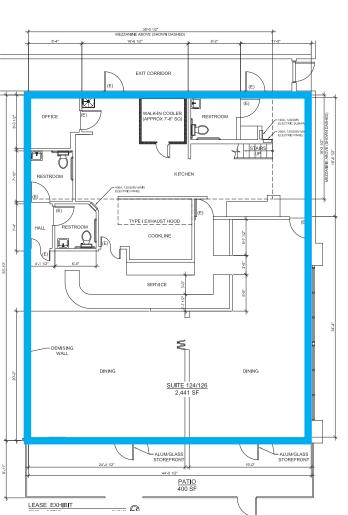
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246 Carter's ±5,100 12080 At Home ±107,870 260 Rubio's Coastal Grill ±2,800 12120 Valvoline Instant Oil Change ±2,694 264 Habit Burger Grill ±2,400 12174 Shell Oil ±2,538	240	Stride	±2,400	12004	AVAILABLE	±14,289
260 Rubio's Coastal Grill ±2,800 12120 Valvoline Instant Oil Change ±2,694 264 Habit Burger Grill ±2,400 12174 Shell Oil ±2,538	244	T-Mobile	±1,200	12060	Michael's	±22,969
264 Habit Burger Grill ±2,400 12174 Shell Oil ±2,538	246	Carter's	±5,100	12080	At Home	±107,870
	260	Rubio's Coastal Grill	±2,800	12120	Valvoline Instant Oil Change	±2,694
268 Fish District ±1,800 1940A Nordstrom Rack ±39,047	264	Habit Burger Grill	±2,400	12174	Shell Oil	±2,538
	268	Fish District	±1,800	1940A	Nordstrom Rack	±39,047

Availability.

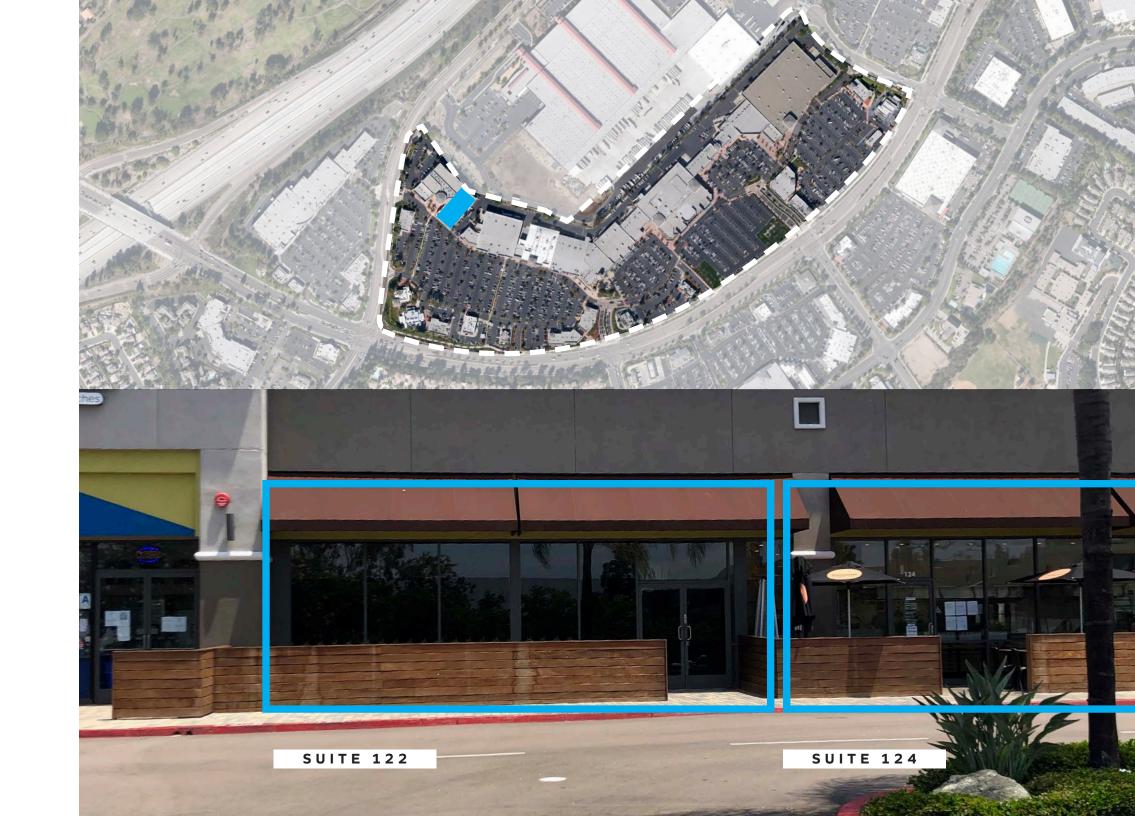
Suite 122 · 1,627 sf Suite 124 · 2,441 sf

> EXIT CORRIDOR - 400A, 120/208V MA ELECTRIC PANEL DEMISING WALL (TYPICAL) SUITE 122 1,627 SF ALUM/GLASS-

SUITE 122

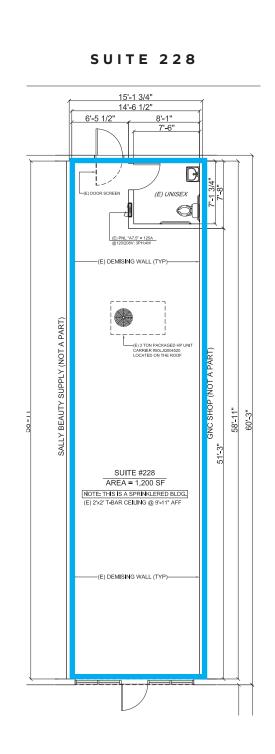


SUITE 124

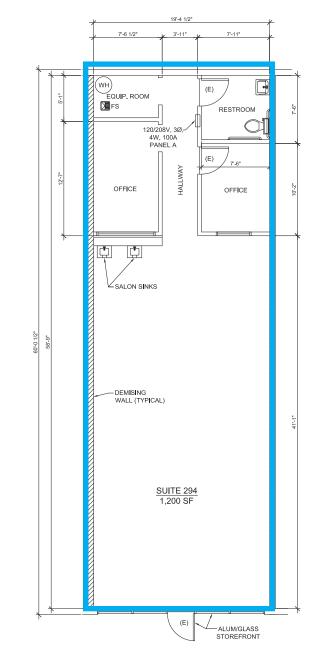


Availability.

Suite 228 · 900 sf Suite 294 · 1,200 sf





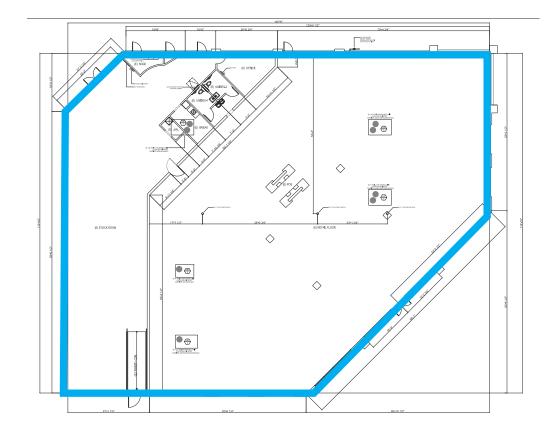




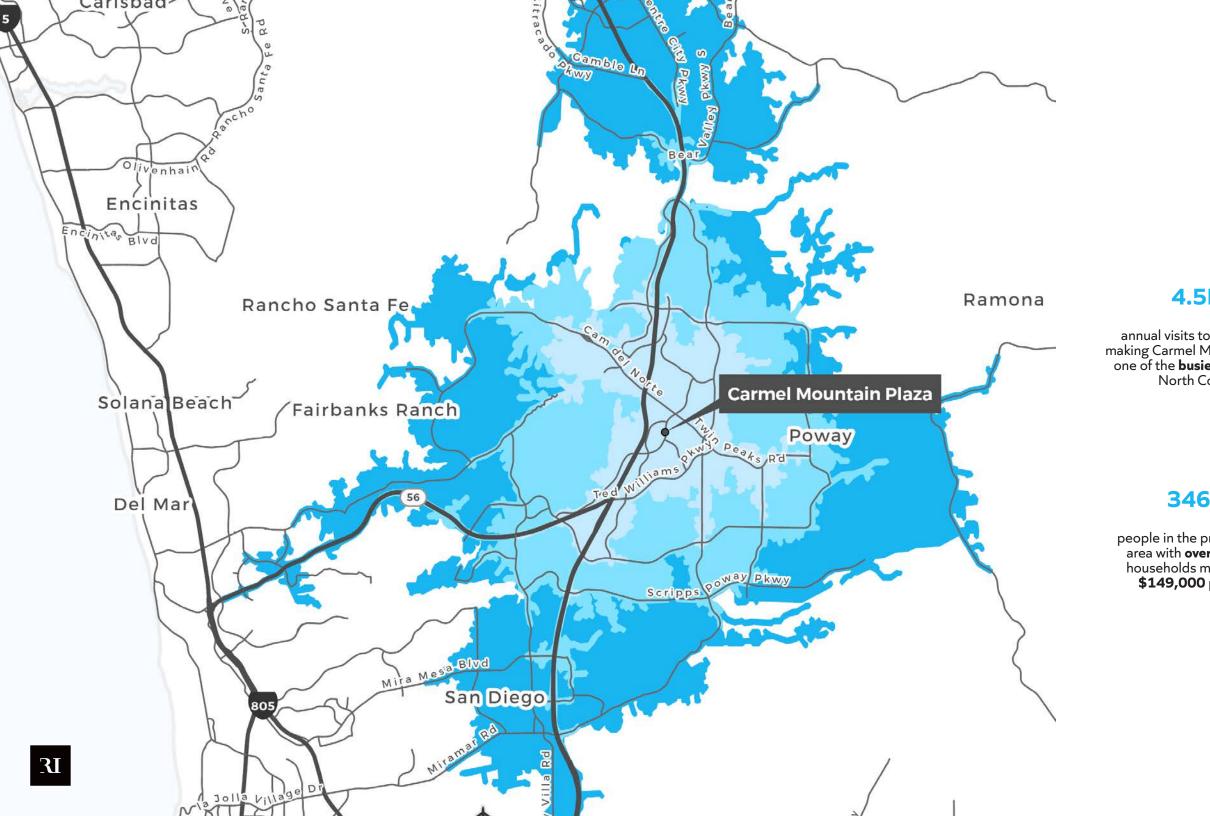
Availability.

Suite 12004 · 14,289 sf

SUITE 12004







Area Demographics.

		7 MINUTES	10 MINUTES	15 MINUTES	
5M	Total Population	53,448	174,103	364,735	
to the center, I Mountain Plaza I siest centers in County	Average Household Income	\$133,725	\$147,555	\$149,282	
	Total Households	20,057	61,737	124,161	
6K	Daytime Population	48,381	154,167	346,367	
e primary trade ver 124,000 5 making over 00 per year	Median Age	38.5	39.1	38.7	
	48K	59%		Analytics	
	daytime employees within five minute drive time	of the population in the immediate trade area has earned a bachelor's degree or higher		mobile data shows consistent traffic at the center throughout the day	



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BOBBI POWELL

Baked Beau 11640

> Baked From Scratch Dail

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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.