

PIAZZA ♦ CARMEL

CARMEL VALLEY, CALIFORNIA

RI RETAIL INSITE





PIAZZA • CARMEL

Explore a vibrant community nestled in the heart of San Diego, where upscale living meets coastal beauty. With its prestigious schools, stunning homes, and convenient amenities, Carmel Valley offers an unparalleled lifestyle for families and professionals alike. With its prime location just minutes away from pristine beaches, major highways, and renowned dining destinations, Carmel Valley ensures residents enjoy the best of both worlds - Coastal tranquility and urban convenience.

Boasting a unique blend of upscale retailers, trendy boutiques, and delectable dining options, our center promises an unforgettable shopping experience tailored just for you. Enjoy the convenience of ample parking and easy access to all your favorite stores, ensuring a stress-free and enjoyable shopping experience.

- 144,576 SF of first-class restaurant and retail space with 40 tenants
- Strong national tenants such as Pavilion's (high-volume), Ace Hardware, F45, Wells Fargo, Starbucks & Chipotle
- Home to the only Pavillion's in SD County
- Over 2.10M annual visits and 23,434 vehicles per day off Carmel Creek Rd
- The property is in close proximity to major highways and public transportation, providing easy access for tenants and customers



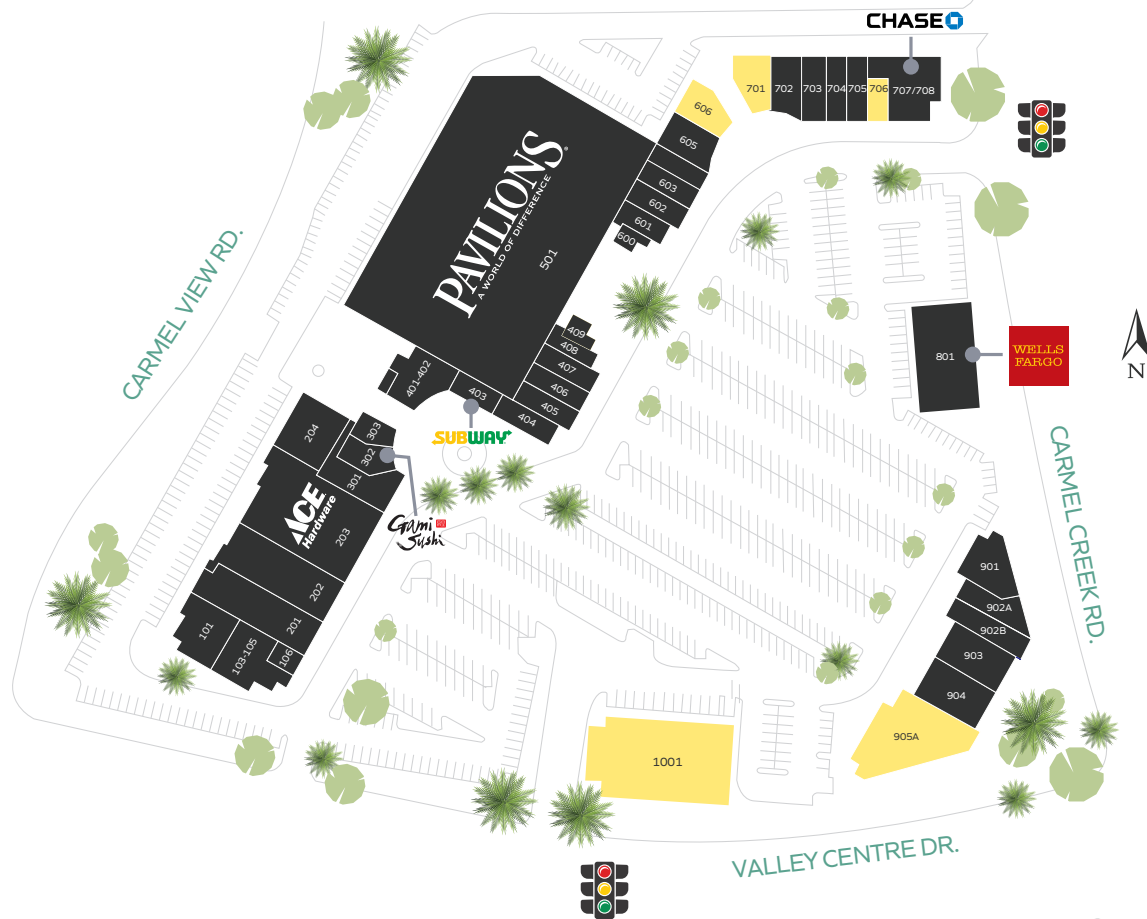
Trade Aerial



Site Aerial



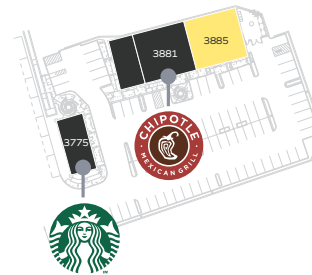
Site Plan



#	TENANT	SF
409	eXp Realty	458
501	Pavilions	49,347
600	Jon's Tailor	449
601	Scenthound	1,033
602	Empire Beauty Supply	1,244
603	Nails Spa On 56	1,202
604	Seabreeze Craft Chocolates	1,119
605	Beasley Cleaners	1,683
606	AVAILABLE	1,650
701	AVAILABLE	1,552
702	MD Today Urgent Care	1,724
703	Vision Boutique	1,156
704	Carmel Valley Chiro. Center	1,223
705	Postal Annex +	1,223
706	AVAILABLE	685
707-08	Chase Bank	3,404
801	Wells Fargo Bank	4,524
901	Massage Heights	2,072
902A	My Smile Orthodontics	1,556
902B	Flippin' Pizza	1,438
903	Spices Thai Cafe	2,701
904	Church's Martial Arts	2,600
905A	AVAILABLE	5,111
1001	AVAILABLE-DIVISIBLE	6,648
3775	Starbucks	1,667
3881	Chipotle	2,650
3885	AVAILABLE	2,650

#	TENANT	SF
101	Torrey Pines Animal Hospital	2,383
103	Avis Rent A Car	1,000
104-06	F45 Training	2,067
201	Scripps Performing Arts Cntr.	4,500
202	Elam's Hallmark	5,095
203	Griffin Ace Hardware	9,662
209	San Diego Blood Bank	3,072
301	Villa Capri	2,118

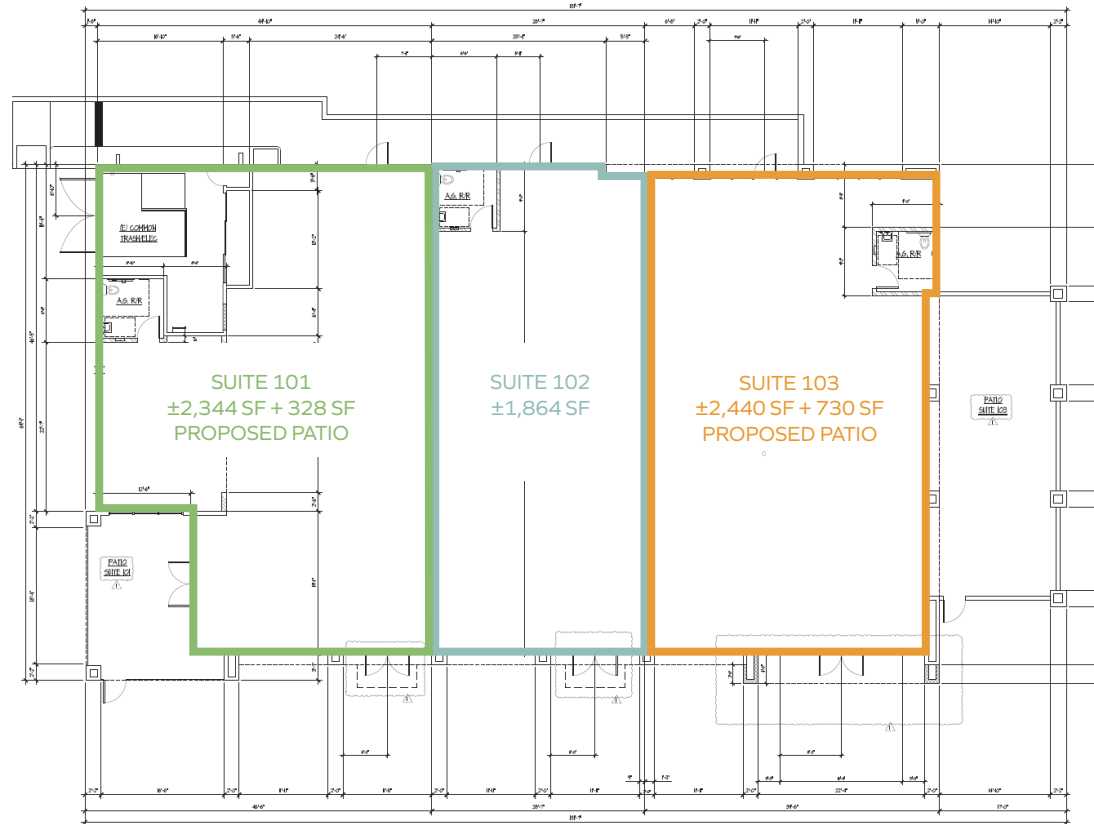
#	TENANT	SF
302	Gami Sushi	1,298
303	Marketplace Grille	863
401	Royal India	2,141
403	Subway	999
404	Nico's Taco Shop	1,206
405	Verizon Authorized Retailer	1,197
406	California Cuts	1,205
407-08	Allurant Aesthetics	2,249



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.



Proposed Demising Plan



SPRINKLERS		YES	
SQUARE FOOTAGE:		OCCUPANT LOAD	
FLOOR PLAN:		SUITE 101	2,344 SQ. FT. @ 1:150 = 16
COMMON TRASH/ELC:	316 SQ.FT.	SUITE 101 PATIO	328 SQ. FT. @ 1:15 = 22
SUITE 101:	2,344 SQ.FT.	TOTAL SUITE 101 OCCUPANT LOAD	= 38
SUITE 101 PATIO:	328 SQ.FT.		
SUITE 102:	1,864 SQ.FT.	SUITE 102	1,864 SQ. FT. @ 1:150 = 13
SUITE 103:	2,440 SQ.FT.	TOTAL SUITE 102 OCCUPANT LOAD	= 13
SUITE 103 PATIO:	730 SQ.FT.		
TOTAL SUITE:	6,648 SQ.FT.	SUITE 103	2,440 SQ. FT. @ 1:150 = 17
TOTAL PATIO:	1,058 SQ.FT.	SUITE 103 PATIO	730 SQ. FT. @ 1:15 = 49
TOTAL COMMON:	316 SQ.FT.	TOTAL SUITE 103 OCCUPANT LOAD	= 66
TOTAL FOOTPRINT:	8,082 SQ.FT.		

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Conceptual Renderings



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Trade Area Highlights



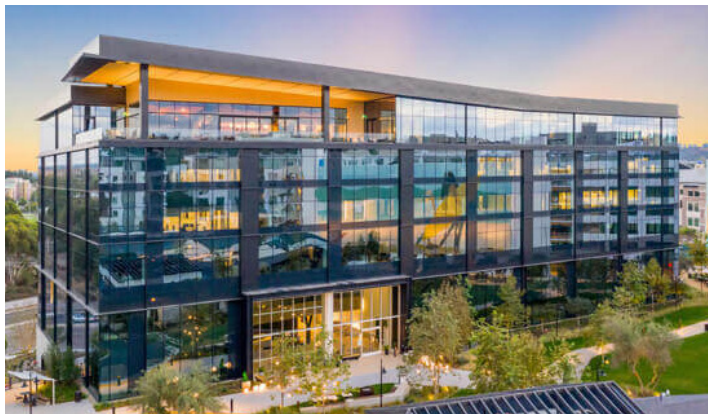
One Paseo

- 96,000 SF of high-end restaurant and retail concepts
- 608 luxury residential units



Del Mar Highlands

- 380,000 SF of best in class retail & over 40 restaurants
- Concerts, seasonal live music and more events



Class A Office

- 4.7 million SF of office space
- 15,000 employed in a strong mix of industries



Education

- Reputation for academic excellence, athletic success and extra-curricular activities
- Cathedral Catholic High School: $\pm 1,800$ students
- Torrey Pines High School: $\pm 2,800$ students

Demographics

3810 Valley Centre Dr, San Diego, CA, 92130

ESTIMATED 2023 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

POPULATION

	3 miles	5 miles	10 miles
Total Population	67,268	162,714	619,142
Projected Population (2028)	67,180	162,821	623,288

HOUSING

Total Households	25,519	58,322	229,245
Projected Total Households (2028)	25,548	58,509	231,451

INCOME

Median Household Income	\$176,118	\$144,177	\$128,478
Average Household Income	\$234,329	\$201,376	\$181,376
Per Capita Income	\$88,318	\$72,730	\$67,623
Median Disposable Income	\$126,415	\$110,101	\$103,792
Average Disposable Income	\$147,889	\$130,034	\$120,861

DAYTIME DEMOS

Total Daytime Population	89,200	285,177	770,978
Daytime Population Workers	57,738	204,621	479,512
Daytime Population Residents	31,462	80,556	291,466

RACE & ETHNICITY

White	37,762 56.14%	82,039 50.42%	333,701 53.90%
Black or African American	695 1.03%	2,702 1.66%	13,052 2.11%
American Indian & Alaska Native Population	124 0.18%	424 0.26%	2,737 0.44%
Asian Population	19,463 28.93%	54,385 33.42%	163,217 26.36%
Pacific Islander Population	57 0.08%	257 0.16%	1,629 0.26%
Other Race Population	1,786 2.66%	6,087 3.74%	30,746 4.97%
Population of Two or More Races	7,380 10.97%	16,820 10.34%	74,060 11.96%
Hispanic Population	6,429 9.56%	18,585 11.42%	88,927 14.36%
Non-Hispanic Population	60,839 90.44%	144,129 88.58%	530,215 85.64%

EDUCATION

Bachelor's Degree	17,332 37.48%	39,361 37.76%	158,536 36.94%
Graduate/Professional Degree	20,981 45.37%	39,765 38.15%	129,824 30.25%

AGE

Median Age	40.7	35.5	38.2
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PAVILIONS

Pacific
Sotheby's
Real Estate

Pharmacy



NO
PARKING