

Carmel Mountain Plaza

Shop. Eat. Mingle. Socialize. Indulge.

RI

Leasing Brochure



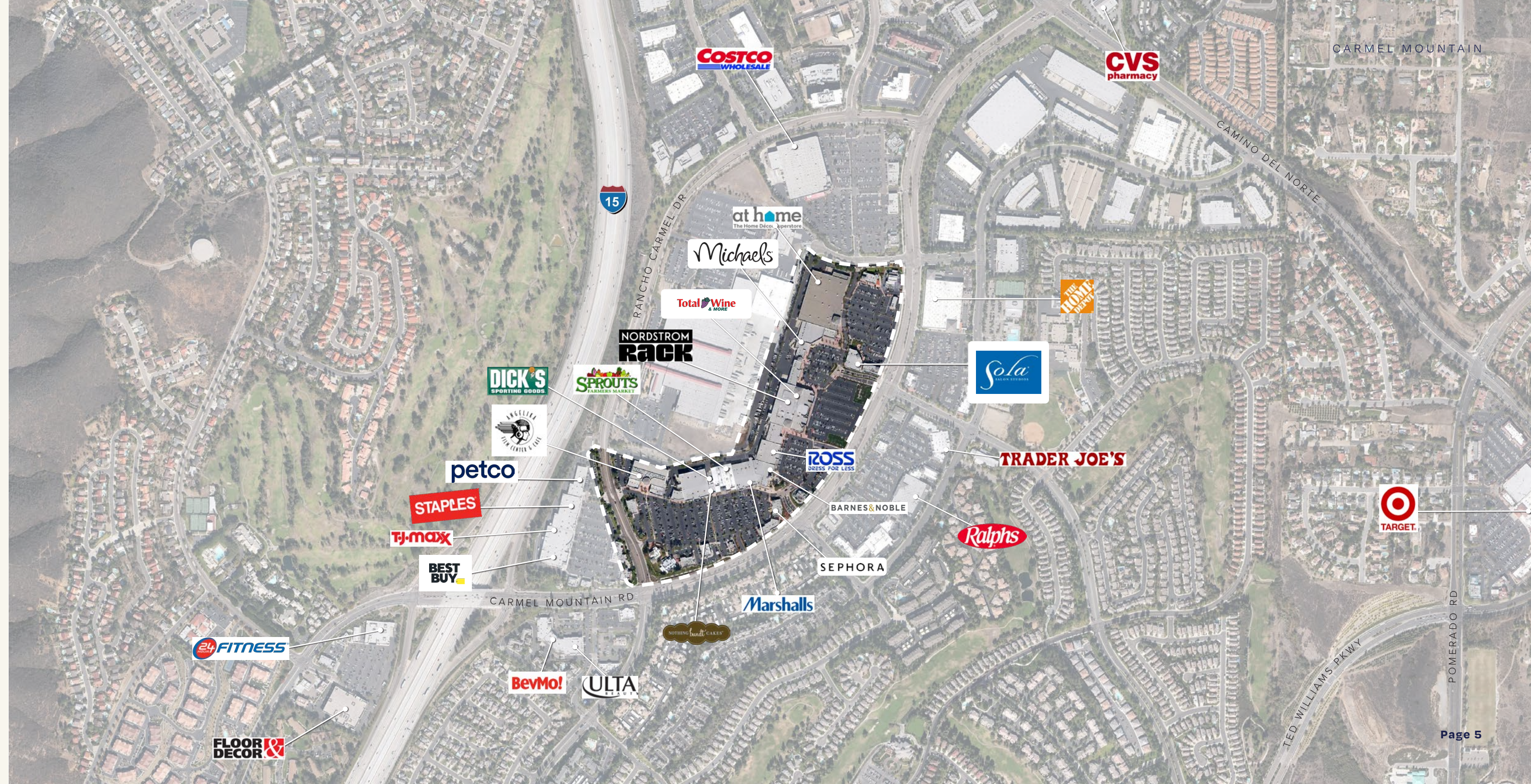
Carmel Mountain Plaza Aerial



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, Barnes & Noble, Marshalls, Michaels, Ross, Sprouts, Angelika Film Center, Total Wine & More, Sephora, and a host of other restaurants and specialty retailers.





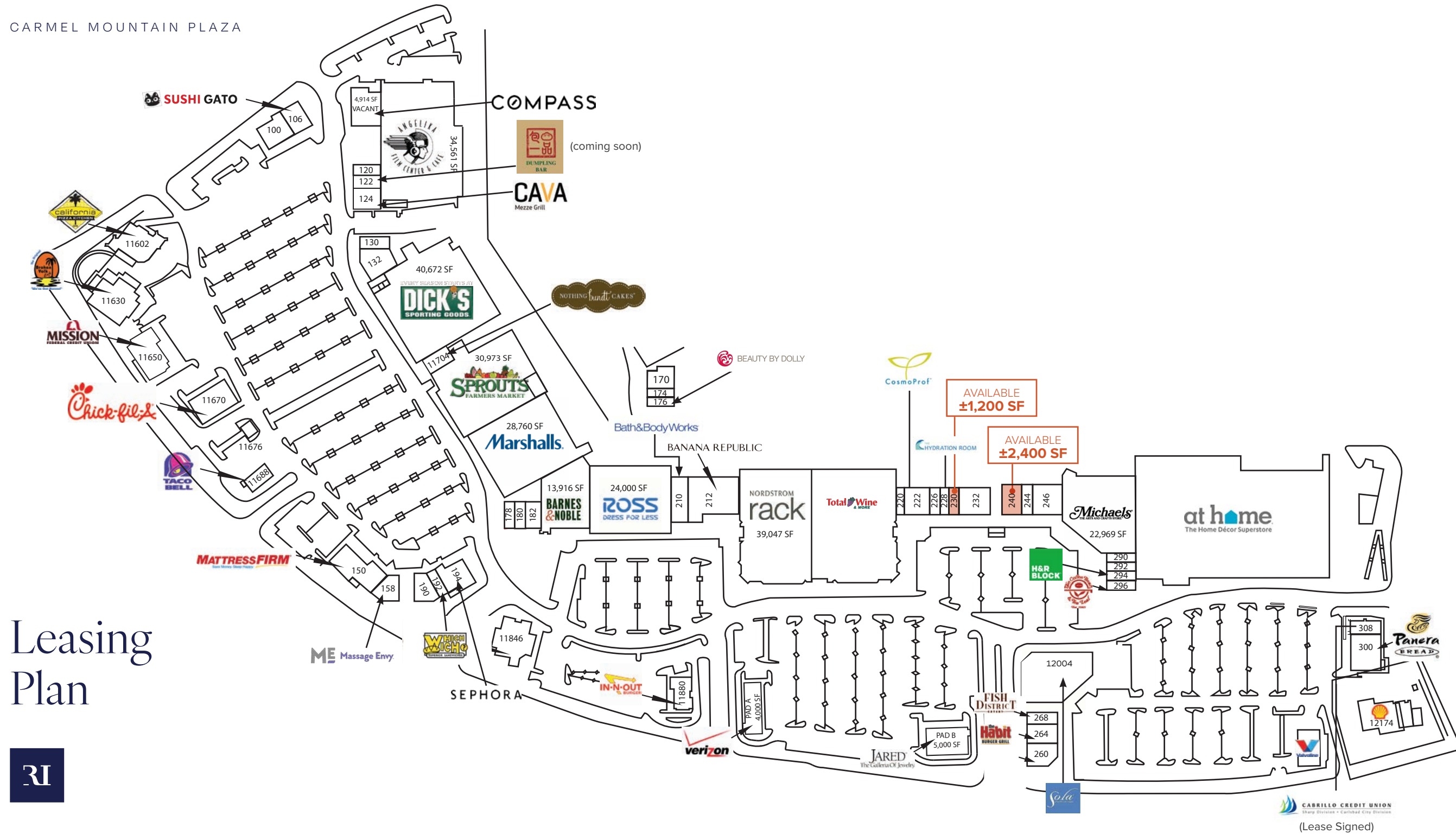
Property Highlights

- o Dominant retail shopping center in North County
- o Under served market for restaurants
- o Affluent demographics and solid family households
- o Established retail volumes throughout the center

CARMEL MOUNTAIN RD
34,578 ADT

RANCHO CARMEL DR
16,100 ADT

I-15
226,000 ADT



Leasing Plan



Suite	Tenant	SF	Suite	Tenant	SF
100	Comerica Bank	±3,200	290	The Joint...the Chiropractic Place	±1,200
106	Sushi Gato	±2,400	292	FY Eyes Optometric	±1,200
120	The Baked Bear	±1,356	294	H&R Block	±1,200
122	Dumpling Bar (coming soon)	±1,627	296	Coffee Bean & Tea Leaf	±1,500
124	Cava	±2,441	300	Panera Bread	±4,800
130	Contract Carpet	±1,500	308	Cabrillo Credit Union (Leased Signed)	±1,800
132	Wavelines Surf Snow Skate	±3,485	11602	California Pizza Kitchen	±5,500
150	Mattress Firm	±6,048	11620	Angelika Film Center	±34,561
158	Massage Envy	±2,658	11610	Compass	±4,914
170	Carmel Plaza Dental Center	±3,247	11630	Broken Yolk	±6,598
176	Beatuy By Dolly	±1,100	11650	Mission Federal Credit Union	±6,162
178	Jamba Juice	±1,200	11670	Chick-Fil-A	±5,000
180	Claire's	±1,200	11676	Flowers a' la Carte	±100
182	Tutti Frutti	±1,830	11688	Taco Bell	±1,974
192	Which Wich	±1,200	11690	Dick's Sporting Goods	±40,672
194	Sephora	±3,622	11704	Nothing Bundt Cakes	±1,950
210	Bath & Body Works	±3,500	11710	Sprouts Farmers Market	±30,973
212	Banana Republic Outlet	±8,833	11730	Marshalls	±28,760
220	Prestige Nails & Spa	±1,200	11744	Barnes & Noble	±13,916
222	CosmoProf	±2,700	11846	Ono Hawaiian BBQ	±3,054
226	Sally Beauty Supply	±1,500	11850	Ross	±24,000
228	Hydration Room	±900	11880	In-N-Out Burger	±2,912
230	AVAILABLE	±1,200	11900	Verizon Wireless	±4,020
232	AT&T	±3,600	11940	Total Wine & More	±40,953
240	AVAILABLE	±2,400	11944	Jared	±4,527
244	T-Mobile	±1,200	12004	Sola Salon	±14,289
246	Carter's	±5,100	12060	Michael's	±22,969
260	Rubio's Coastal Grill	±2,800	12080	At Home	±107,870
264	Habit Burger Grill	±2,400	12120	Valvoline Instant Oil Change	±2,694
268	Fish District	±1,800	12174	Shell Oil	±2,538
			1940A	Nordstrom Rack	±39,047

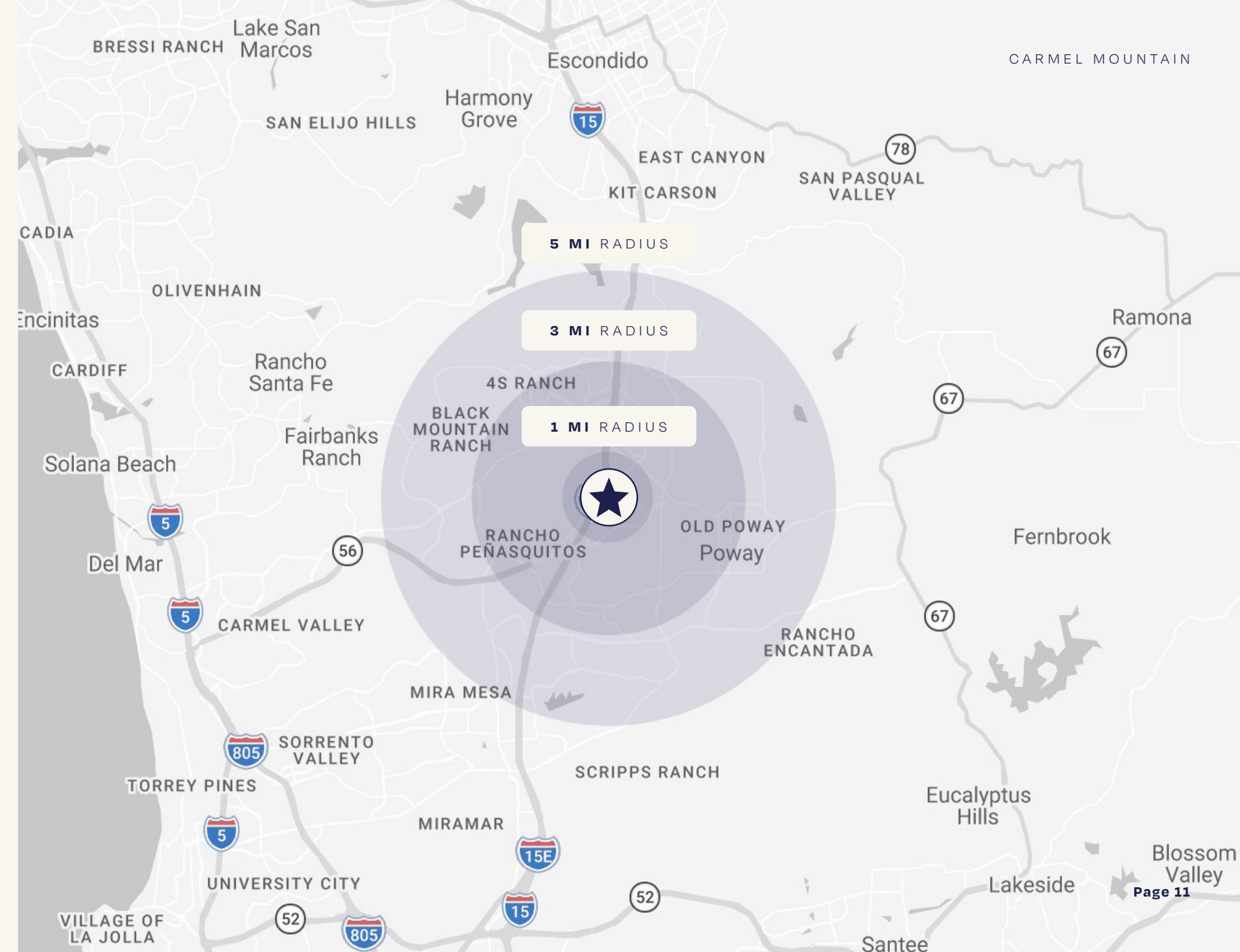
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population	17,984	98,205	239,346
Forecasted Population (2030)	17,900	95,529	232,742
DAYTIME DEMOS			
Total Daytime Population	7,613	57,966	98,187
MEDIAN HOUSEHOLD INCOME			
Estimated Median Household Income	\$133,729	\$149,093	\$166,712
AVERAGE HOUSEHOLD INCOME			
Estimate Average Household Income	\$169,583	\$186,883	\$212,372



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



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