

# 11925 El Camino Real

CARMEL VALLEY, SAN DIEGO, CA



RESTAURANT/RETAIL/FITNESS  
SPACE AVAILABLE FOR LEASE



KILROY CENTRE  
DEL MAR



SITE

# The Opportunity

- Restaurant/Retail/Fitness space available
- 5,620 SF building (can be split into 3 units per the plans/square footages shown)
- Visibility off of the 56 Fwy
- Exclusive parking field



VIEW FROM 56 FWY

# The Location



# Site Aerial



**KILROY CENTRE DEL MAR**  
~536,000 SF of office buildings  
with a dedicated parking structure

**SITE**

**SAN DIEGO JEWISH ACADEMY**  
~570 students

**TEMPO**  
by Hilton  
127 rooms

**MARRIOTT**  
284  
rooms

**Residence INN**  
BY MARRIOTT  
118 rooms

**Hampton Inn**  
129 rooms

**DOUBLETREE**  
by Hilton  
224  
rooms

**ARCO**

**TACO BELL**

**19,476 CPD**

**264,722 CPD**

**58,477 CPD**

**CHASE**

**PAVILIONS**

**SUBWAY**

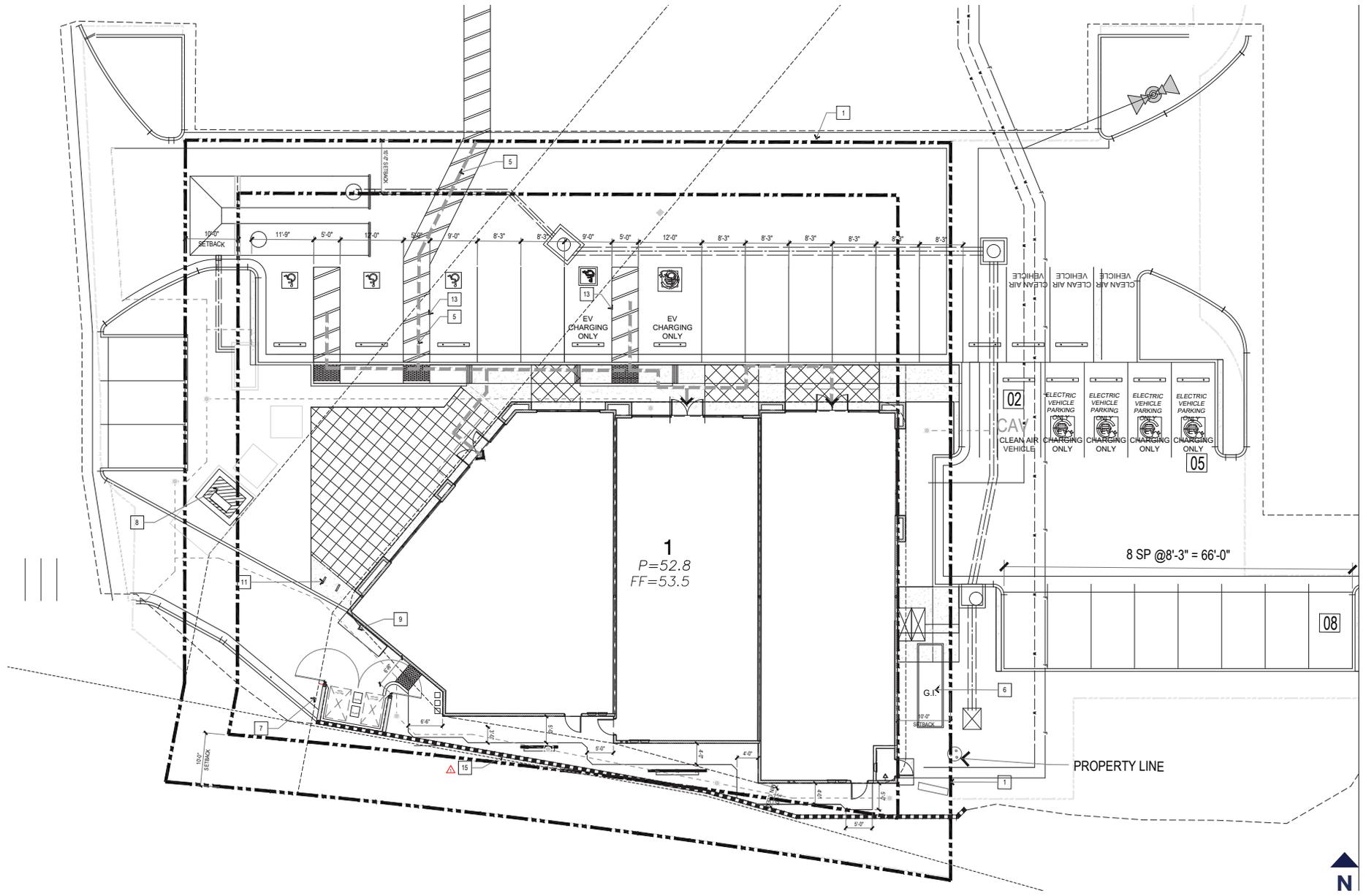
**ACE**

**WELLS FARGO**

**STARBUCKS**

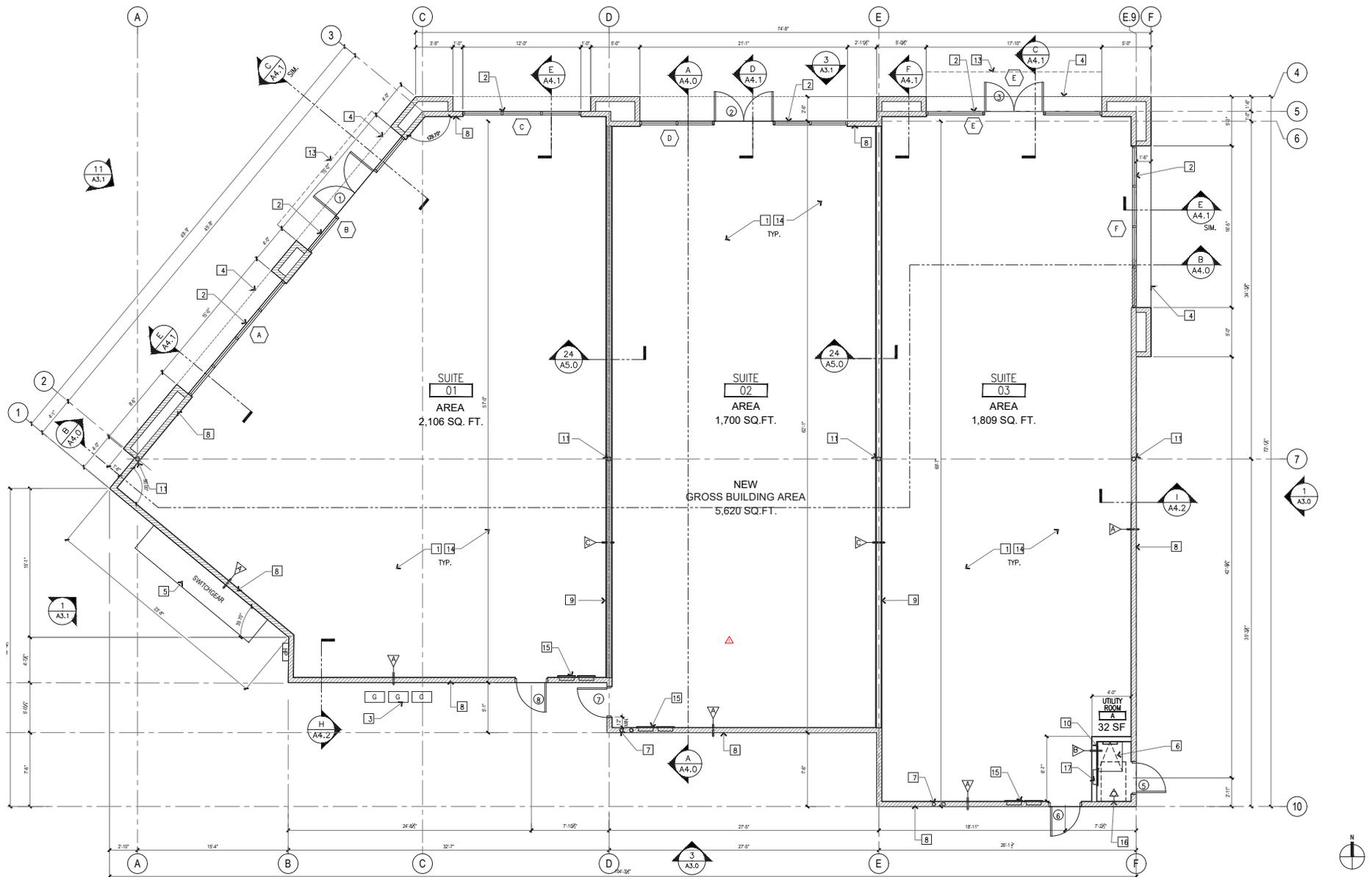
**RI**

# Site Plan



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.

# Floor Plan

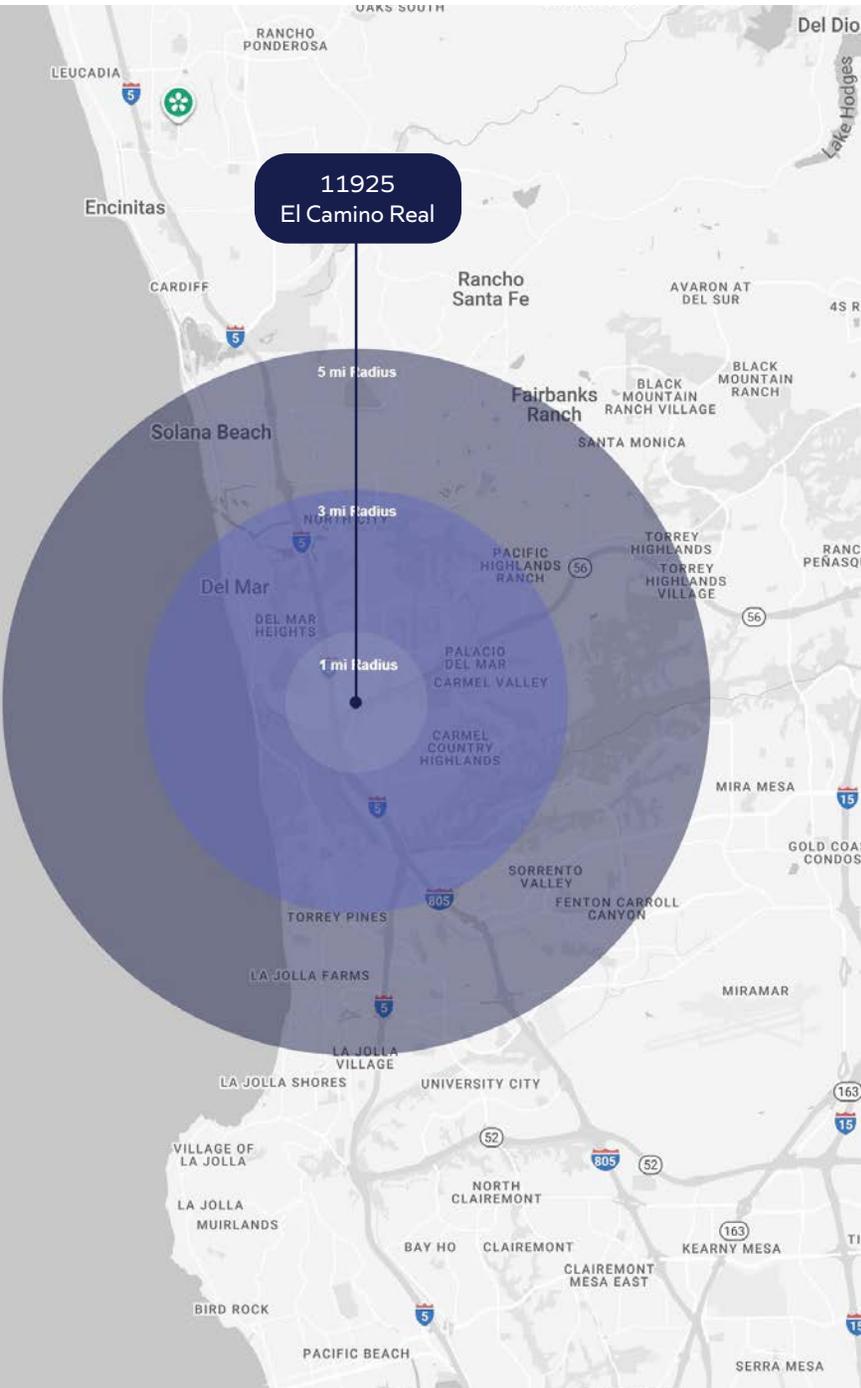


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# Demographics

## EXPANDED DEMOGRAPHIC PROFILE



Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	13,866	60,730	157,885
Forecasted Population (2030)	13,250	58,405	153,727

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses	1,494	5,314	13,882
Total Employees	14,929	55,857	158,812

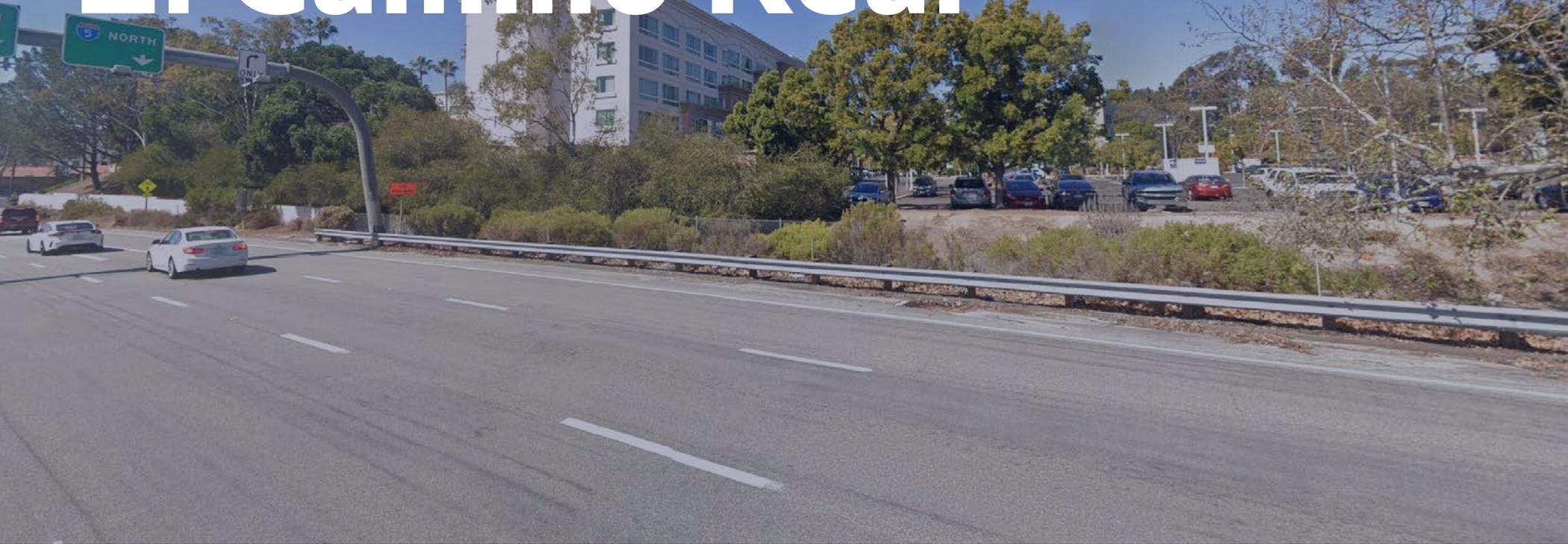
Household Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$189,728	\$203,690	\$168,258
Estimated Average Household Income	\$237,402	\$283,582	\$232,204

Number of Households	1 Mile	3 Miles	5 Miles
Estimated # of Households (2025)	5,945	23,324	58,352

Age	1 Mile	3 Miles	5 Miles
Median Age	39.0	41.2	38.0

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# 11925 El Camino Real



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