

# PIAZZA ♦ CARMEL

CARMEL VALLEY, CALIFORNIA

RI RETAIL INSITE





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



**FLOWER HILL PROMENADE**

WHOLE FOODS MARKET    CUCINA Del Mar    FLOWER CHILD

**DEL MAR CENTER**

PETCO    GELSON'S

**PACIFIC HIGHLANDS RANCH**

STARBUCKS COFFEE    PANERA BREAD    RITE AID    CRACKN    burger lounge PREMIUM BURGERS    LUNA GRILL fresh mediterranean    TRADER JOE'S

**TORREY PINES HIGH SCHOOL**  
2,649 STUDENTS

**CATHEDRAL CATHOLIC HIGH SCHOOL**  
1,628 STUDENTS

**BEACHSIDE DEL MAR**

VONS    CVS pharmacy

**CARMEL COUNTRY PLAZA**

Oggi's    US bank    San Diego County Credit Union

**CANYON CREST ACADEMY**  
2,503 STUDENTS

**ONE PASEO**

CAVA    NICKS    POSTINO NORTH ITALIA    SHAKE SHACK    BODYROK    SEPHORA    lululemon    athletica

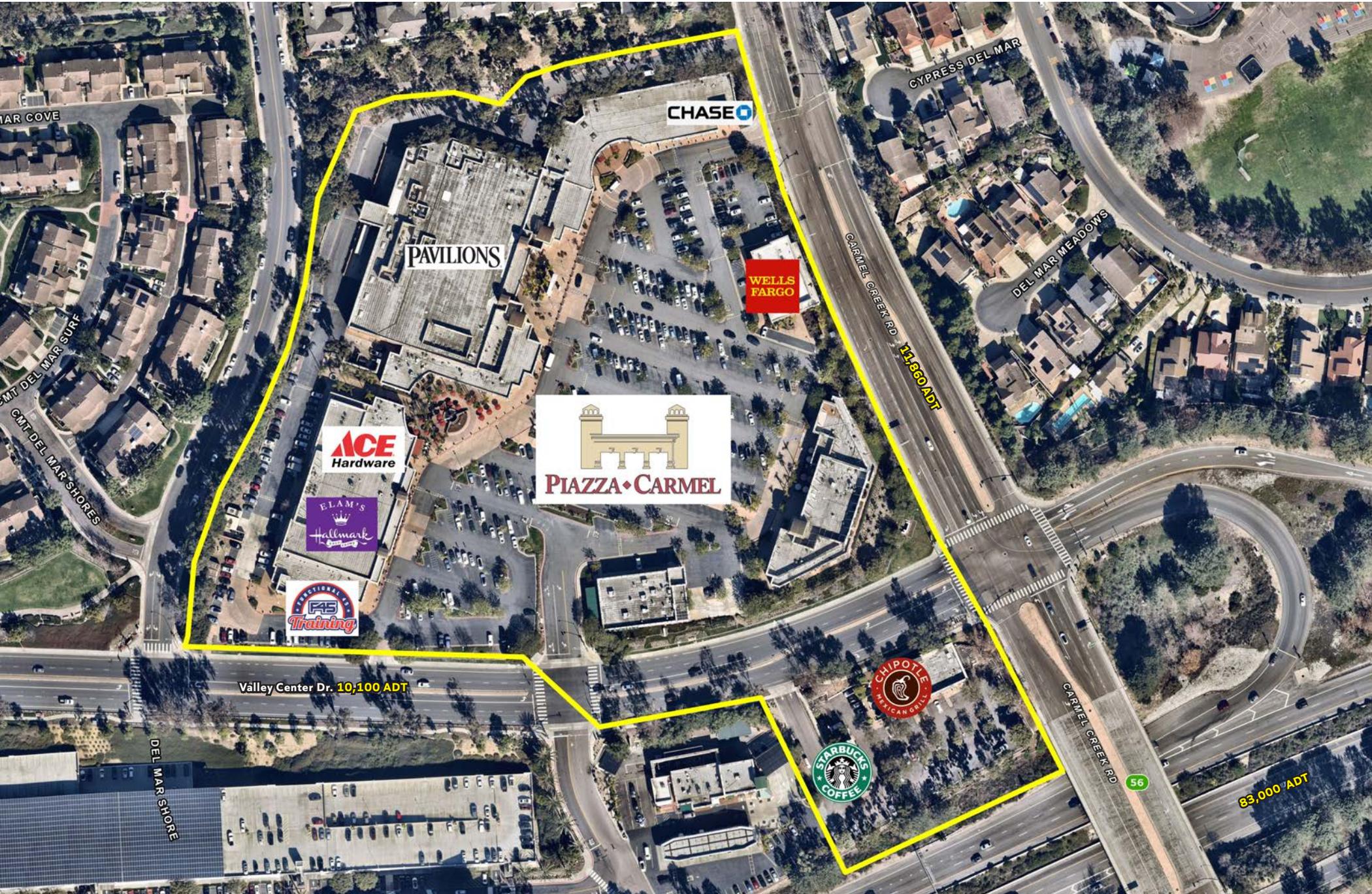
**DEL MAR HIGHLANDS**

SKY DECK    Steak 48    RITE AID    JIMBO'S    Ralphs    MENDOCINO FARMS sandwich market    VUORI    sweetgreen    Cinépolis

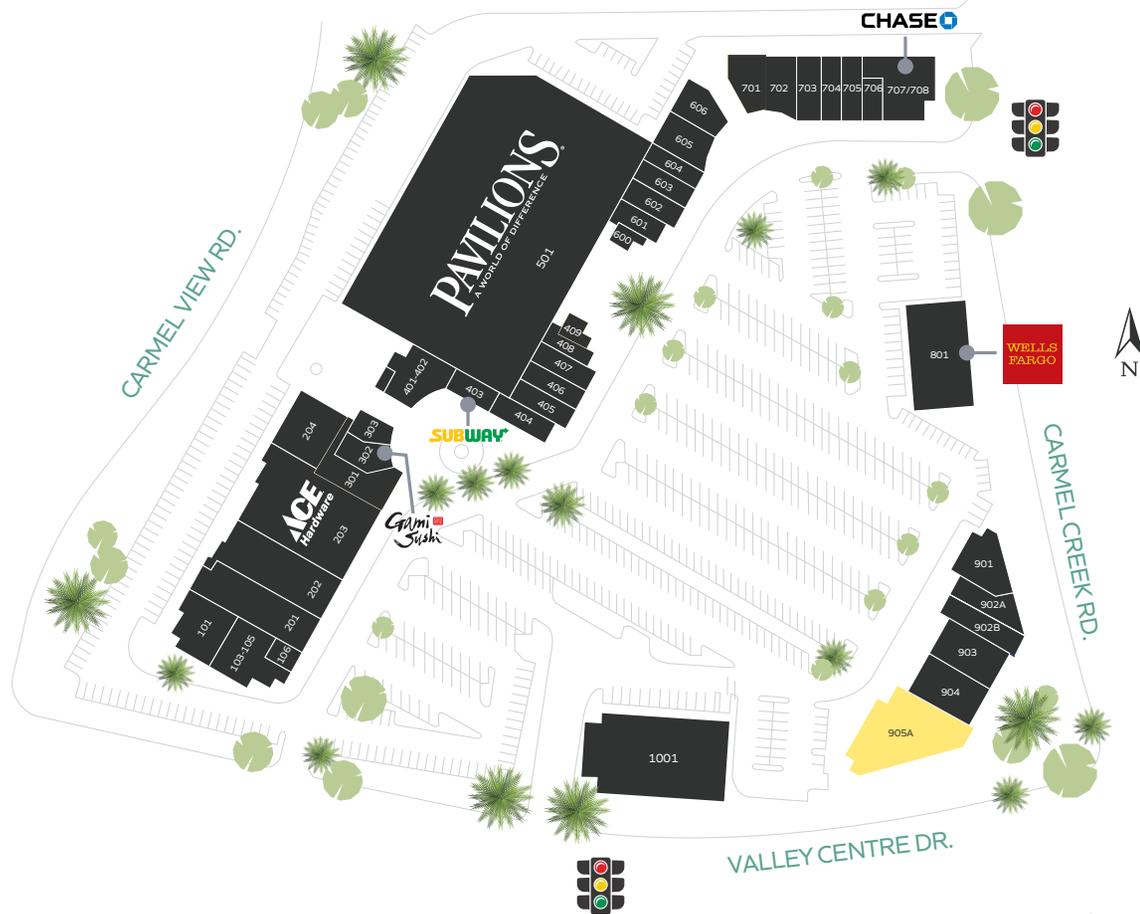
**PIAZZA CARMEL**

**JEWISH ACADEMY**  
480 STUDENTS

# 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	Amazing Lash	1,650
701	Asis Physical Therapy	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	Pure Green	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
<b>905A</b>	<b>AVAILABLE</b>	<b>5,111</b>
1001	I Can Barbecue	6,648
3775	Starbucks	1,667
3881	Chipotle	2,650
<b>3885</b>	<b>AVAILABLE</b>	<b>2,650</b>

#	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	Super Dumpling	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.



# 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: ±1,800 students
- Torrey Pines High School: ±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 <b>56.14%</b>	82,039 <b>50.42%</b>	333,701 <b>53.90%</b>
Black or African American	695 <b>1.03%</b>	2,702 <b>1.66%</b>	13,052 <b>2.11%</b>
American Indian & Alaska Native Population	124 <b>0.18%</b>	424 <b>0.26%</b>	2,737 <b>0.44%</b>
Asian Population	19,463 <b>28.93%</b>	54,385 <b>33.42%</b>	163,217 <b>26.36%</b>
Pacific Islander Population	57 <b>0.08%</b>	257 <b>0.16%</b>	1,629 <b>0.26%</b>
Other Race Population	1,786 <b>2.66%</b>	6,087 <b>3.74%</b>	30,746 <b>4.97%</b>
Population of Two or More Races	7,380 <b>10.97%</b>	16,820 <b>10.34%</b>	74,060 <b>11.96%</b>
Hispanic Population	6,429 <b>9.56%</b>	18,585 <b>11.42%</b>	88,927 <b>14.36%</b>
Non-Hispanic Population	60,839 <b>90.44%</b>	144,129 <b>88.58%</b>	530,215 <b>85.64%</b>

## EDUCATION

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

## AGE

Median Age	40.7	35.5	38.2
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BALDWIN & SONS

**Ron Pepper**

858.523.2085

rpepper@retailinsite.net

**Blake Moser**

858.523.2092

bmoser@retailinsite.net

405 S. Highway 101, #150, Solana Beach, CA 92075  
retailinsite.net | LIC #01206760

PAVILIONS

Pacific  
Sotheby's

Pharmacy



DIRECTORY

NO  
PARKING