

PIAZZA ♦ CARMEL

CARMEL VALLEY, CALIFORNIA

 RETAIL INSITE


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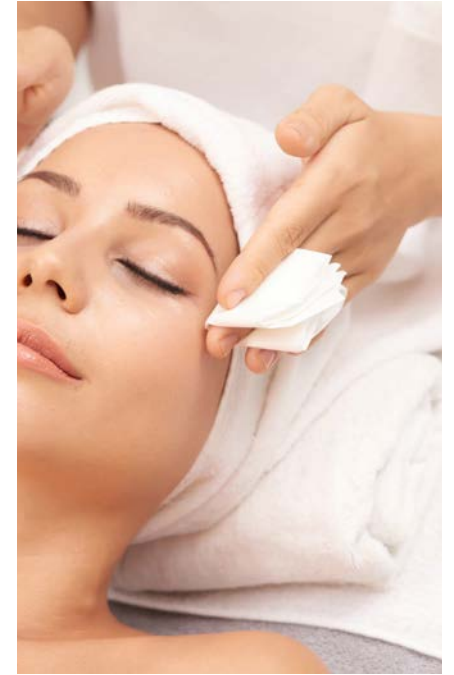

BALDWIN & SONS

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



FLOWER HILL PROMENADE

WHOLE FOODS MARKET CUCINA Del Mar FLOWER CHILD

DEL MAR CENTER

petco GELSON'S

PACIFIC HIGHLANDS RANCH

STARBUCKS COFFEE TANGERINE RITE AID CRACKN' burgerlounge 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

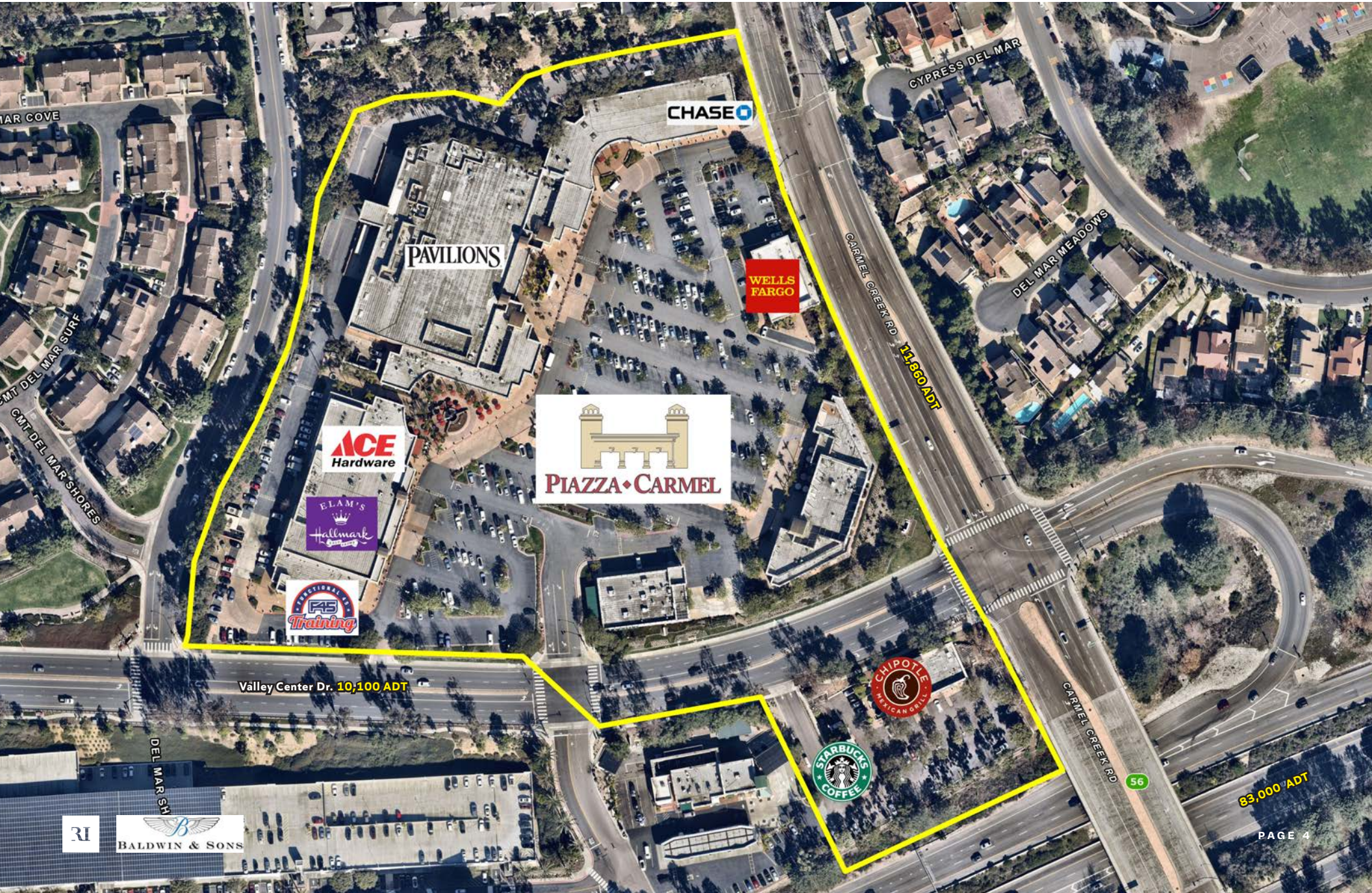
DEL MAR HIGHLANDS

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

PIAZZA CARMEL

JEWISH ACADEMY
480 STUDENTS

Site Aerial



CHASE

PAVILIONS

WELLS FARGO

ACE Hardware

PIAZZA CARMEL

ELAM'S Hallmark

F5 Training

Valley Center Dr. 10,100 ADT

CARMEL CREEK RD 11,800 ADT

CHIPOTLE MEXICAN GRILL

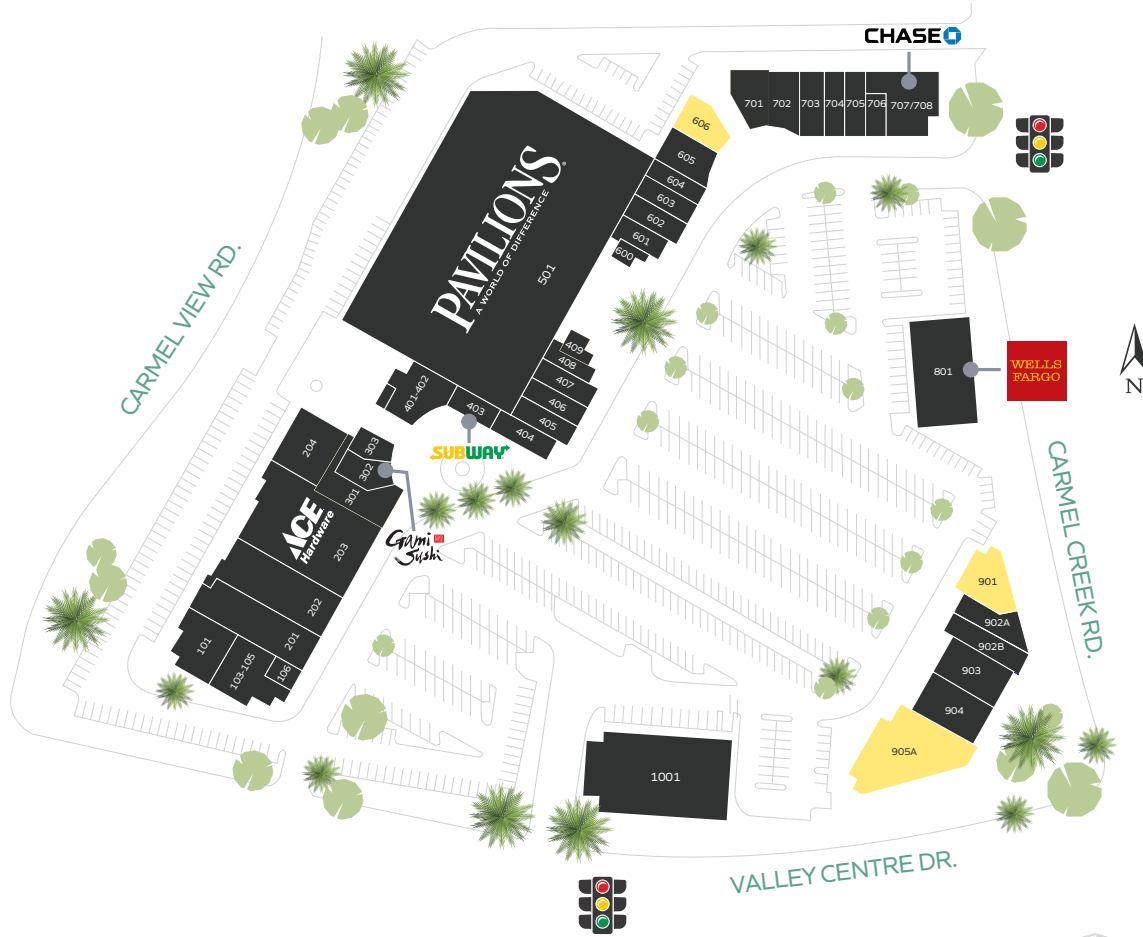
STARBUCKS COFFEE

CARMEL CREEK RD 56

83,000 ADT

RI BALDWIN & SONS

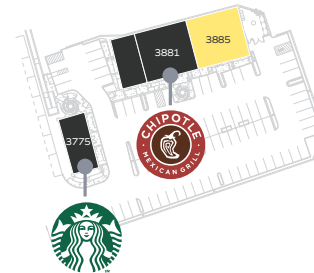
Site Plan



#	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 (Potentially Available)	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 (Potentially Available)	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	I Can Barbecue	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	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



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.

Trade Area Highlights



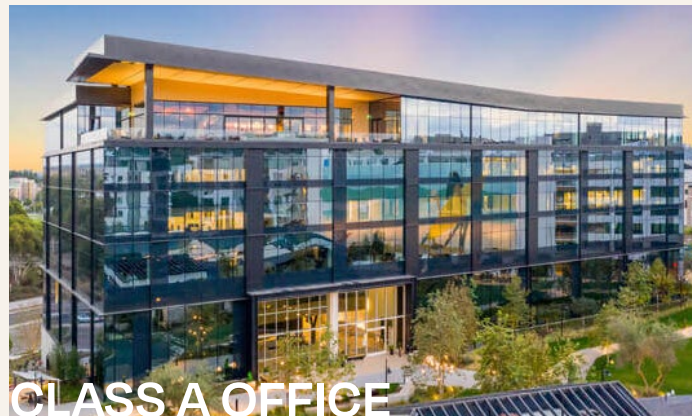
ONE PASEO

- 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



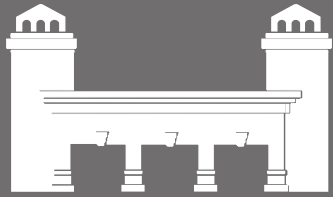
EDUCATION

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

Trade Area Highlights

3810 VALLEY CENTRE DR, SAN DIEGO, CA, 92130
 ESTIMATED 2025 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

	1 MILE	3 MILES	5 MILES
EST POPULATION	16,274	62,776	158,585
AVG HOUSEHOLD INCOME	\$229,923	\$287,492	\$239,353
MED HOUSEHOLD INCOME	\$187,150	\$206,751	\$174,665
MEDIAN AGE	36.3	41.1	38.6



PIAZZA • CARMEL

RI RETAIL INSITE



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PAVILIONS

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DIRECT

NO
PARKING