

Carmel Mountain Plaza

Shop. Eat. Mingle. Socialize. Indulge.

NORDSTROM
rack

11940

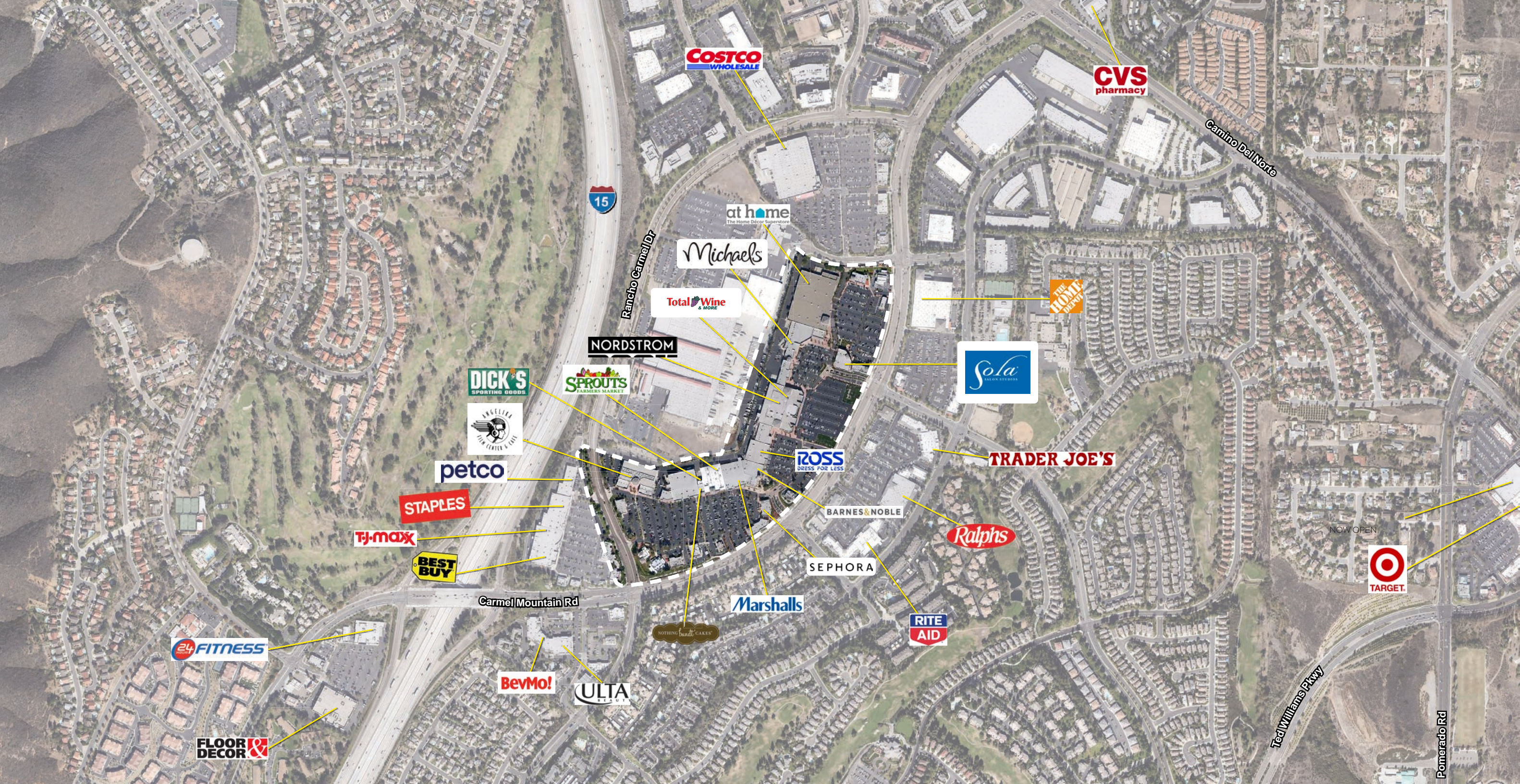


Carmel Mountain Plaza Aerial

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.

- Dominant retail shopping center in North County
- Affluent demographics and solid family households
- Established retail volumes throughout the center
- Under served market for restaurants
- Carmel Mountain Rd: 34,578 ADT
- Rancho Carmel Dr: 16,100 ADT
- I-15: 226,000 ADT





Leasing Plan.

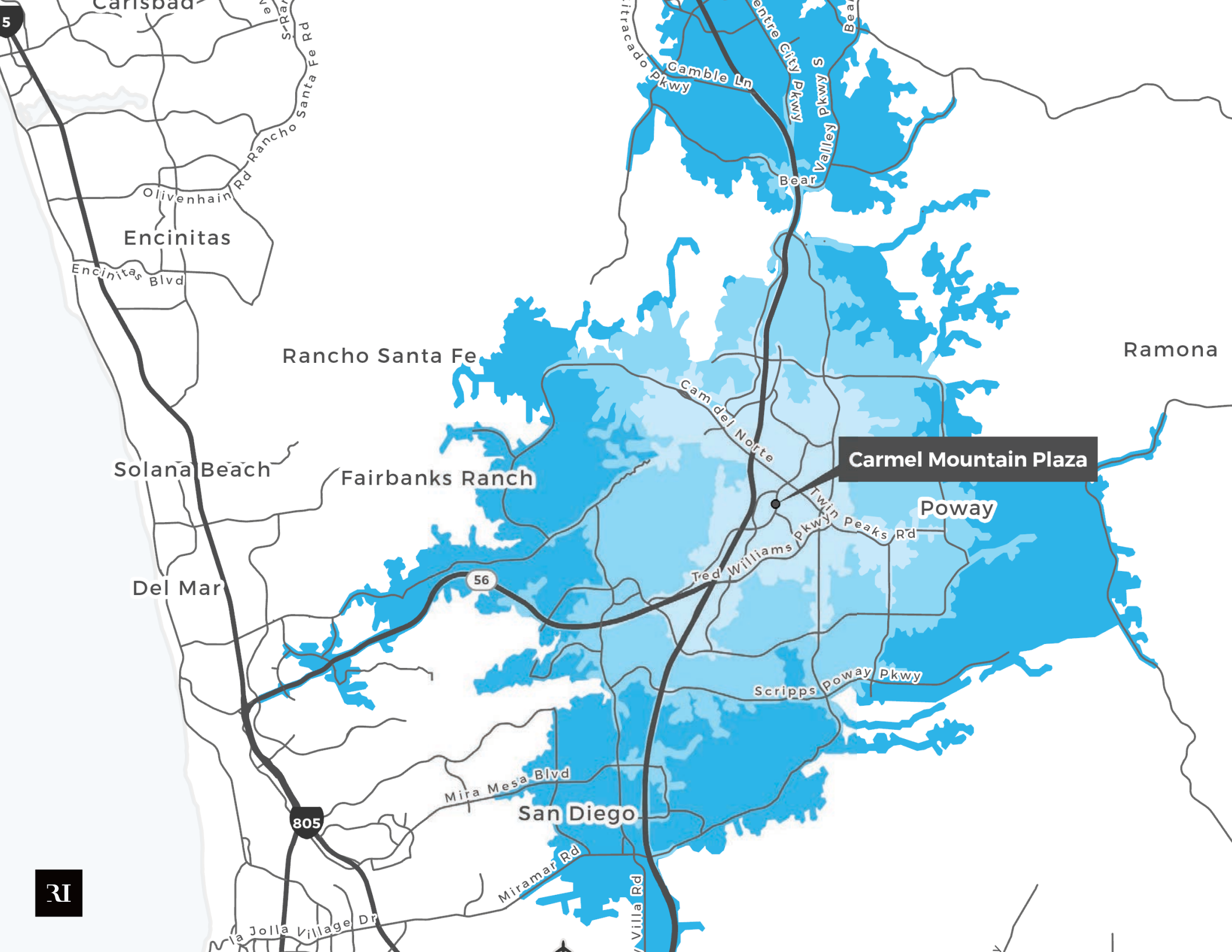
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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	Stride	±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

(Lease Signed)



Area Demographics.



4.5M

annual visits to the center, making Carmel Mountain Plaza one of the **busiest centers** in North County

346K

people in the primary trade area with **over 124,000** households making over **\$149,000** per year

	7 MINUTES	10 MINUTES	15 MINUTES
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Total Population 53,448 174,103 364,735

Average Household Income \$133,725 \$147,555 \$149,282

Total Households 20,057 61,737 124,161

Daytime Population 48,381 154,167 346,367

Median Age 38.5 39.1 38.7

48K

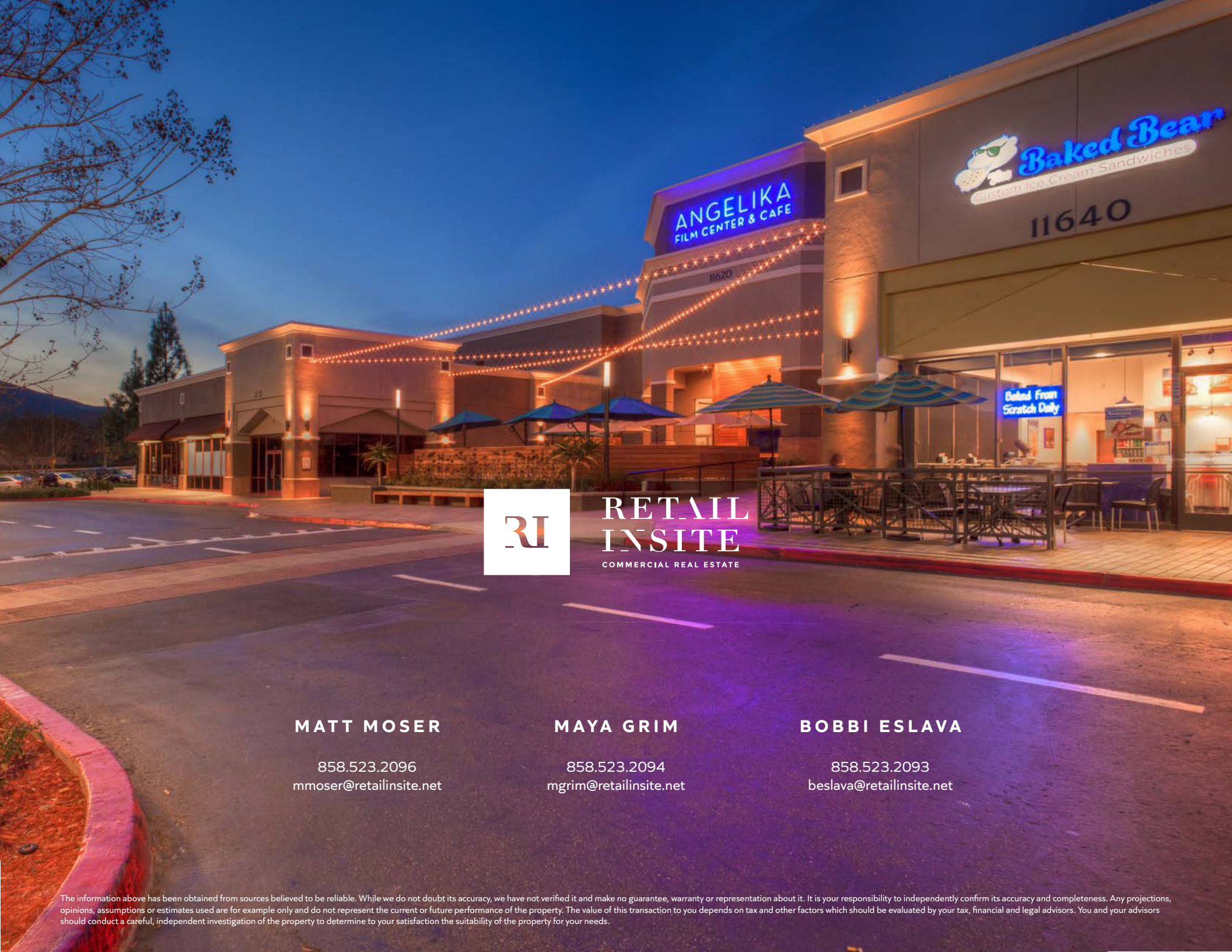
daytime employees within five minute drive time

59%

of the population in the immediate trade area has earned a bachelor's degree or higher

Analytics

mobile data shows consistent traffic at the center throughout the day



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