

CARMEL MOUNTAIN RANCH TOWN CENTER



COMMUNITY SHOPPING CENTER

900 Square Feet Available

QUICK SERVICE RESTAURANT SPACE WITH OUTDOOR PATIO

DESCRIPTION

- 96,960 residents with average household incomes over \$100,000 within a 3-mile radius and an average daytime population of 40,665 people.
- Most dominant retail trade area in North San Diego County's I-15 Corridor.
- Regional trade area which serves additional communities of Mira Mesa, Poway and Rancho Bernardo.
- Notable tenants in trade area include Home Depot, Costco, Sears, Nordstrom Rack, TJ Maxx, Michaels, Staples, BevMo!, Party City and Golf Galaxy.



TRAFFIC COUNT (SANDAG)

- 37,300 average daily traffic on Carmel Mountain Road

DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	16,411	96,960	224,123
2019 FORECAST POPULATION	17,161	101,869	237,399
AVERAGE H.H. INCOME	\$103,275	\$101,554	\$118,212
DAYTIME POPULATION	7,806	40,665	69,835



For more information, please contact:

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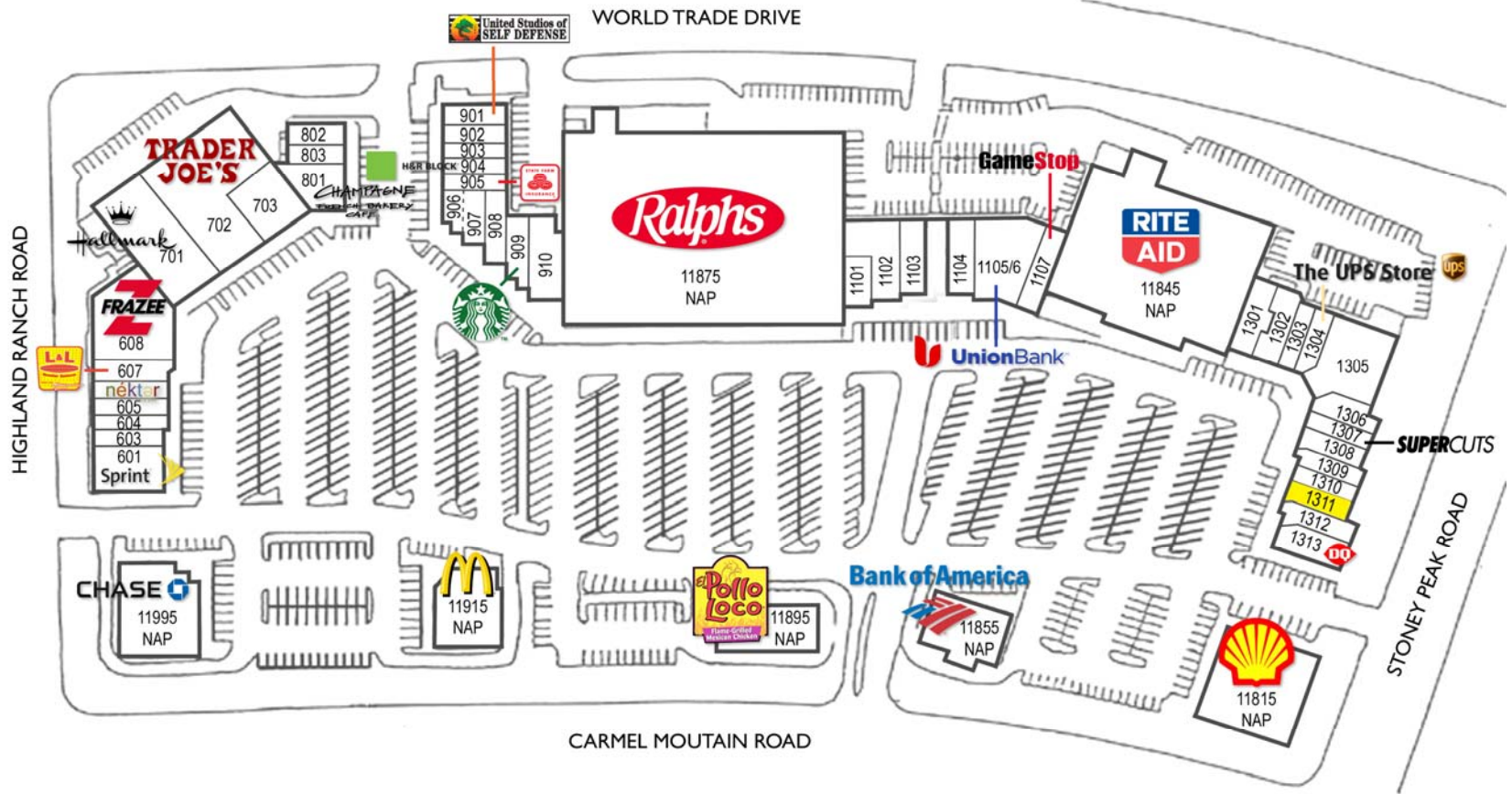
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CARMEL MOUNTAIN RANCH TOWN CENTER

11815-11995 Carmel Mountain Road, San Diego, California

900 SF RESTAURANT
SPACE AVAILABLE
FOR LEASE

BLDG	ADDRESS	TENANT	SF
1	11815	Shell Oil Company	7,000
2	11855	Bank Of America	4,800
3	11895	El Pollo Loco	2,553
4	11915	McDonald's	4,475
5	11995	Chase	6,000
6	11975-601	Sprint	2,700
603		Dehli Kitchen	951
604		Beijing Acupuncture Clinic	975
605		Zpizza	975
606		Nekter Juice Bar	975
607		L&L Hawaiian Barbeque	1,351
608/609		Fraze Paint	5,181
7	11955-701	Elam's Hallmark	4,980
702		Trader Joe's	10,493
703		Chico's	2,527
8	11925-801	Champagne Bakery	1,990
802/803		Cmr Veterinary Hospital	1,750
9	11885-901	Greek Corner Restaurant	1,205
902		Anthony's Shoe Repair	903
903		United Studios Of Self Defense	903
904		H&R Block	903
905		State Farm Insurance	903
906/907		San Diego Travel	1,702
908		Empire Beauty Supply	1,411
909		Starbucks Coffee Co.	1,303
910		Colony Cleaners	2,306
911		Wells Fargo Bank (Atm)	100
10	11875	Ralphs Grocery	45,000
11	11865-1101	Unicorn Jewelry	1,101
1102		Zen Spa	2,752
1103		Aqua Pool & Spa	1,700
1104		Radio Shack	1,700
1105/1106		Union Bank Of California	4,347
1107		Gamestop	1,600
12	11845	Rite Aid	23,714
13	11835-1301	Medifast	1,882
1302		Dirty Dogs	1,270
1303		Chic Tailoring	900
1304		The Ups Store	1,151
1305		Yummy Sushi	4,284
1306		Highland Dental Group	1,351
1307		Jalapenos Mexican Food	1,200
1308		Supercuts	1,200
1309		Prestige Nails	927
1310		Pretty Please Fashion	900
1311		Available	900
1312		Dairy Queen	1,353
1313		North County Optometry	1,625
14	11905	Carmel Mountain Florist	100



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