

FOR LEASE > 2,722 SQUARE FEET

THE COURTYARD AT CARMEL MOUNTAIN RANCH

11134 RANCHO CARMEL DRIVE, SAN DIEGO, CA 92128



FEATURES:

- > **2,722 sf for lease now available—can be split**
- > Monument sign panel available
- > Located at major signalized intersection
- > Major frontage on Rancho Carmel Drive
- > Superior demographics
- > Parking: 4.9/1,000 for the shopping center
- > Heavy daytime worker population
- > Located within a regional trade area
- > Immediate trade area retailers include Best Buy, TJ Maxx, Staples, Petco, Nordstrom Rack, Saks Off 5th, Costco, Ralphs, Home Depot, Sears, Sports Authority, Trader Joe's, BevMo, Golf Galaxy, Marshalls and Sprouts.

**FOR MORE INFO
CONTACT**

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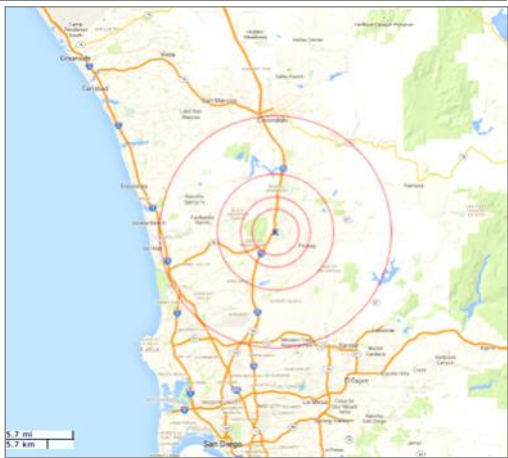
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2,772 SF
The Courtyard at Carmel Mountain Ranch

DEMOGRAPHIC SUMMARY				
	2 MILE	3 MILE	5 MILE	10 MILE
POPULATION				
2014 Total Population:	46,988	101,697	237,507	464,920
2019 Population:	49,216	107,623	255,718	499,883
Pop. Change Trend 2014-2019:	4.7%	5.8%	7.7%	7.5%
Median Age:	37.4	38.5	38.7	38.2
HOUSEHOLDS				
2015 Total Households:	16,846	36,021	80,838	156,599
Average Household Income:	\$110,429	\$110,159	\$120,675	\$116,572
HOUSING				
Average Home Value:	\$537,928	\$549,363	\$615,398	\$631,171
Owner Occupied Housing %:	62.04%	65.70%	72.14%	69.81%
TRAFFIC COUNT		TRAFFIC VOLUME	YEAR	DISTANCE
I-15 at Carmel Mountain Road:		210,000	2012	0
Carmel Mountain Rd at I-15:		41,414	2010	0



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TENANT LIST

- | | |
|---------------------------|-------------------|
| 1. Best Buy | 7. Lenscrafters |
| 2. TJ Maxx | 8. Vitamin Shoppe |
| 3. Staples | 9. Wendy's |
| 4. Petco | 10. Chipotle |
| 5. Marie Callenders | 11. DDS |
| 6. China Fun Noodle House | |



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 **CLARION PARTNERS**

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