

FOR LEASE > RETAIL SPACE

Piazza Bella Centro

12120-12160 Alta Carmel Court, San Diego, California 92128

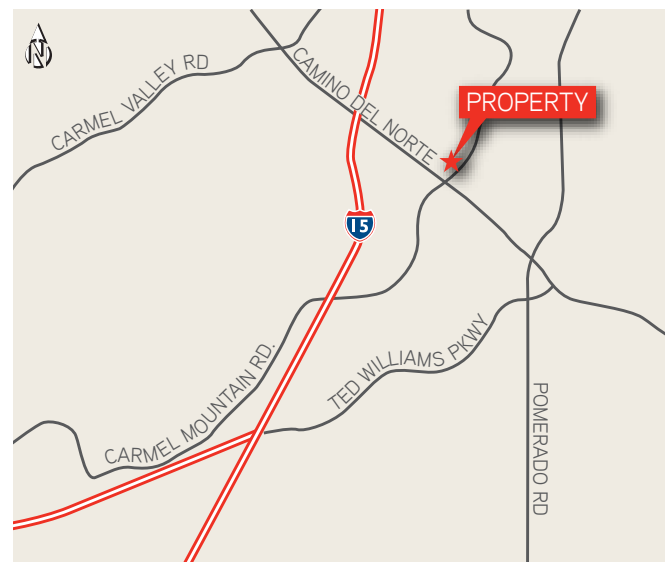


PROPERTY DESCRIPTION

- » Superior Trade Area Demographics
- » Serves Communities of Rancho Bernardo and Carmel Mountain Ranch
- » Excellent location for retail service use types
- » Freestanding pad building available

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2013 est)	13,638	95,037	193,615
Average HH (2012)	\$112,404	\$115,119	\$123,862
Daytime Population	13,748	49,717	76,638



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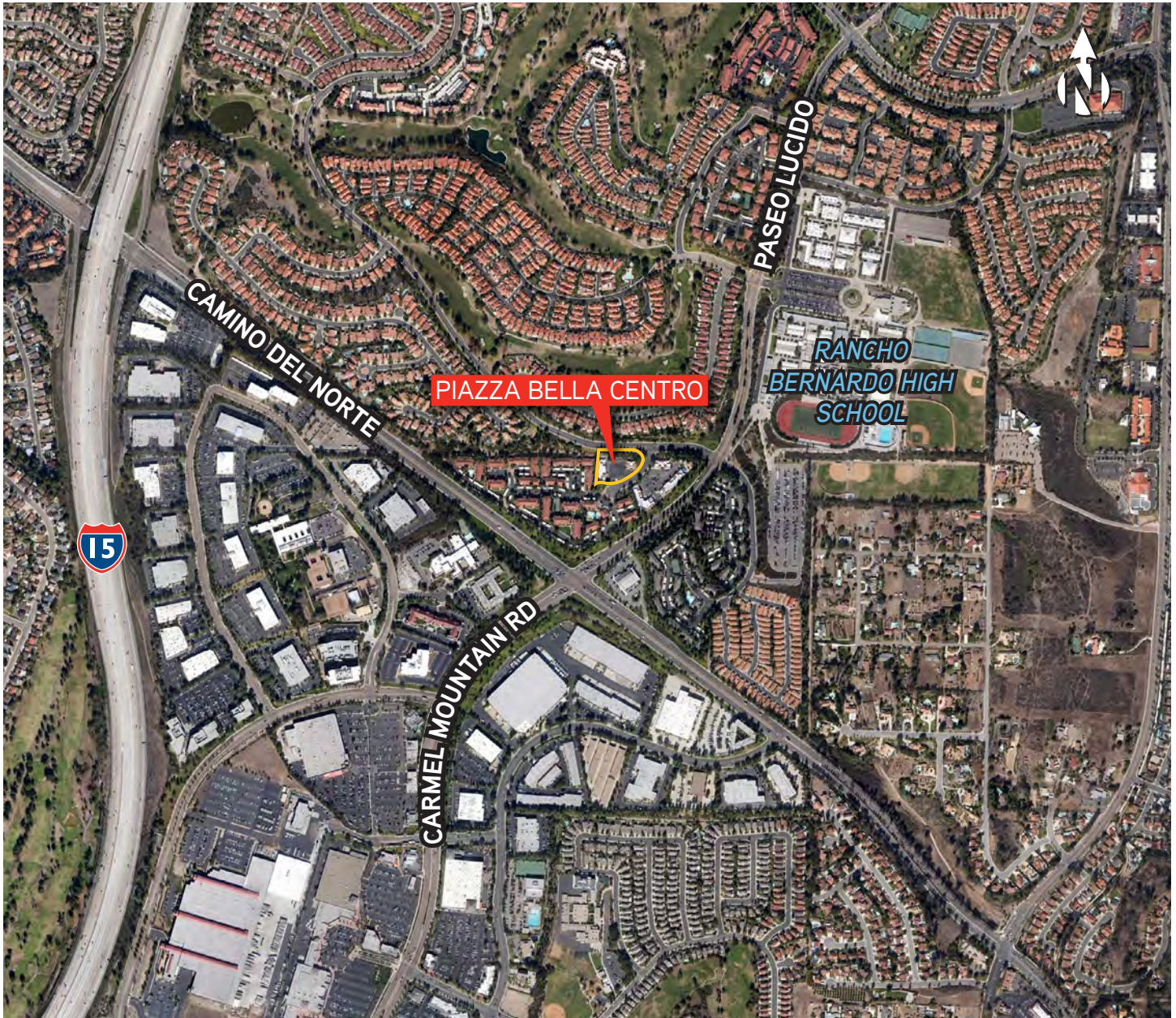


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AERIAL



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TRADE AREA RETAILERS



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SITE PLAN



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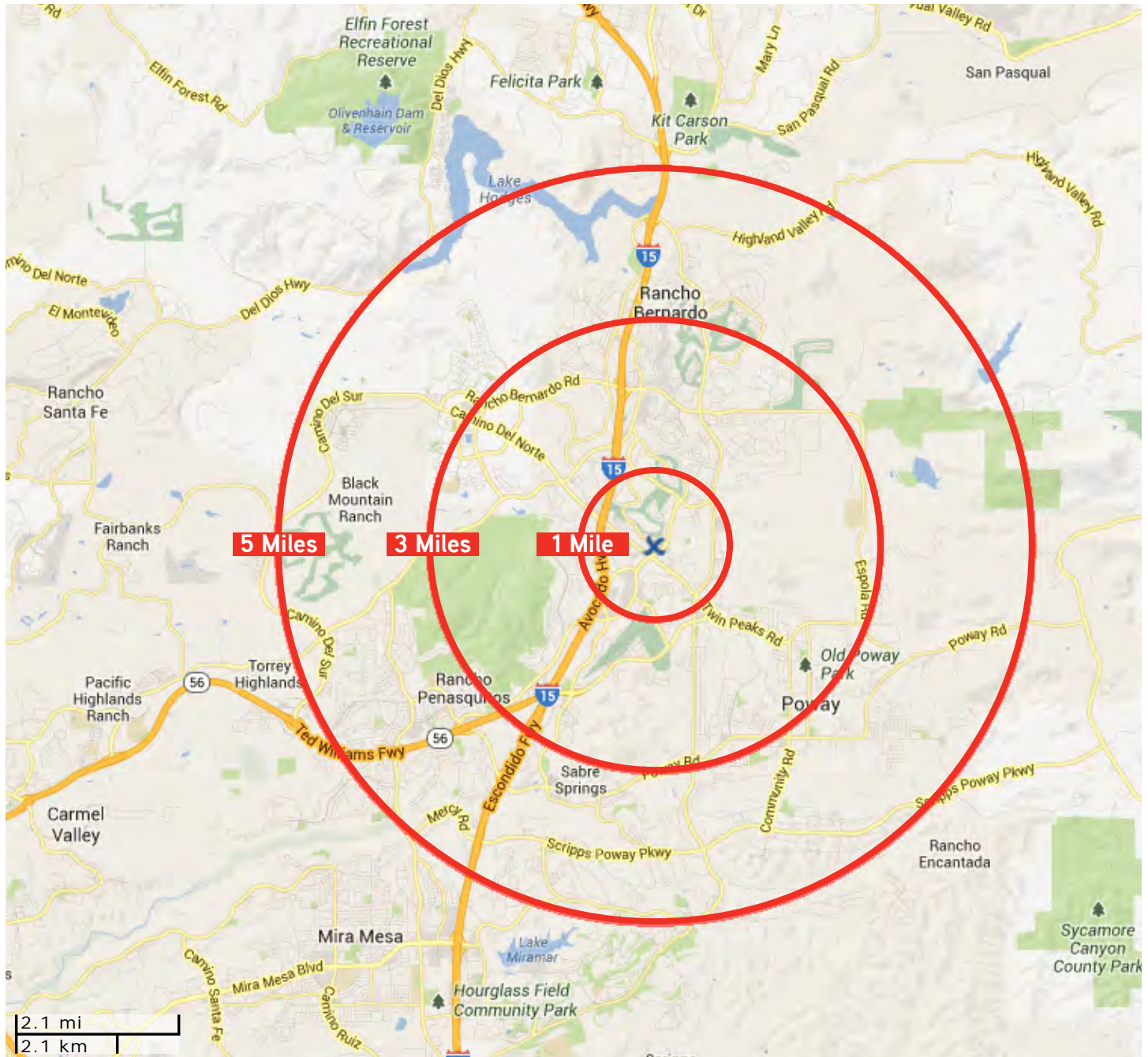


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MILEAGE MAP



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SOCIO ECONOMIC BENCHMARK REPORT (%)

	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION			
2000 Population	13,444	84,467	162,953
2010 Population	13,227	92,230	187,480
2012 Population	13,638	95,037	193,615
2017 Population	14,004	99,840	205,049
% Population Change 2000 to 2010	-1.61%	9.19%	15.05%
% Population Change 2000 to 2012	1.44%	12.51%	18.82%
% Population Change 2012 to 2017	2.68%	5.05%	5.91%
HOUSEHOLDS			
2000 Households	5,195	31,765	58,403
2010 Households	5,106	34,621	67,031
2012 Households	5,141	34,830	67,625
2017 Households	5,254	36,341	71,140
% Household Change 2000 to 2010	-1.71%	8.99%	14.77%
% Household Change 2000 to 2012	-1.04%	9.65%	15.79%
% Household Change 2012 to 2017	2.20%	4.34%	5.20%
2010 Average Household Size	2.5	2.6	2.8
2012 Average Household Size	2.6	2.7	2.8
2017 Average Household Size	2.6	2.7	2.9
FAMILIES			
% 2010 Family Households	70.82%	72.93%	76.30%
% 2010 Nonfamily Households	29.18%	27.07%	23.70%
INCOME			
2010 Per Capita Income	\$44,283	\$43,418	\$44,352
2012 Per Capita Income	\$43,596	\$42,587	\$43,526
2017 Per Capita Income	\$44,603	\$43,293	\$44,156
2010 Average Household Income	\$111,497	\$114,539	\$123,236
2012 Average Household Income	\$112,404	\$115,119	\$123,862
2017 Average Household Income	\$115,515	\$117,872	\$126,528
2010 Median Household Income	\$90,050	\$90,551	\$98,208
2012 Median Household Income	\$92,431	\$92,565	\$100,790
2017 Median Household Income	\$101,988	\$102,041	\$109,686
2010 Aggregate Household Income	\$569,305,000	\$3,965,450,000	\$8,260,609,000
2012 Aggregate Household Income	\$577,868,400	\$4,009,588,000	\$8,376,186,000
2017 Aggregate Household Income	\$606,916,600	\$4,283,580,000	\$9,001,201,000