

It's

WHERE YOUR CUSTOMERS

SHOP. EAT. MINGLE. SOCIALIZE. INDULGE.

ANGELIKA
FILM CENTER & CAFE

 **Baked Bear**
Custom Ice Cream Sandwiches

11640

CARMEL
MOUNTAIN
PLAZA



RETAIL INSITE

OWNED &
OPERATED BY:

AMERICAN
ASSETS
TRUST 



CARMEL
MOUNTAIN
PLAZA

AERIAL PHOTO



226,000 ADT



Carmel Mountain Rd

Rancho Carmel Dr

CARMEL MOUNTAIN PLAZA

AVAILABLE 4,914 SF

AVAILABLE 2,658 SF



NORDSTROM RACK



FEATURES

- Dominant retail shopping center in North County
- Affluent demographics and solid family households
- Established retail volumes throughout the center
- Under served market for restaurants

DYNAMIC RETAIL INTERSECTION



Suite	Tenant Name	GLA
100	Comerica Bank	3,200
106	Tabu Sushi	2,400
120	The Baked Bear	1,356
122	Little Tokyo Restaurant	1,627
124	Athens Market Café	2,441
130	Contract Carpet	1,500
132	Wavelines Surf Snow Skate	3,485
150	Sleep Train Mattress Center	6,048
158	Vacant	2,658
170	Carmel Plaza Dental Center	3,247
176	Bobbies Travel & Cruises	1,100
178	Jamba Juice	1,200
180	Claire's	1,200
182	Tutti Frutti	1,830
190	SAS Shoes	2,065
192	Which Wich Superior Sandwich	1,200
194	Joelle's Salon & Day Spa	3,622
210	Styles for Less	3,500
212	Banana Republic Outlet	8,833

Suite	Tenant Name	GLA
220	Prestige Nails & Spa	1,200
222	Payless ShoeSource	2,700
226	Sally Beauty Supply	1,500
228	University Cleaners	900
230	GNC	1,200
232	AT&T	3,600
240	Urban Sun	2,400
244	T-Mobile	1,200
246	Jade Beauty	5,100
260	Rubio's Coastal Grill	2,800
264	Habit Burger Grill	2,400
268	Fish District	1,800
290	The Joint...the chiropractic place	1,200
292	FY Eyes Optometric	1,200
294	Haircut Place	1,200
296	Coffee Bean & Tea Leaf	1,500
300	Panera Bread	4,800
308	Bar Method	1,800
11602	California Pizza Kitchen	5,500
11610	Vacant	4,914
11620	Angelika Film Center	34,561

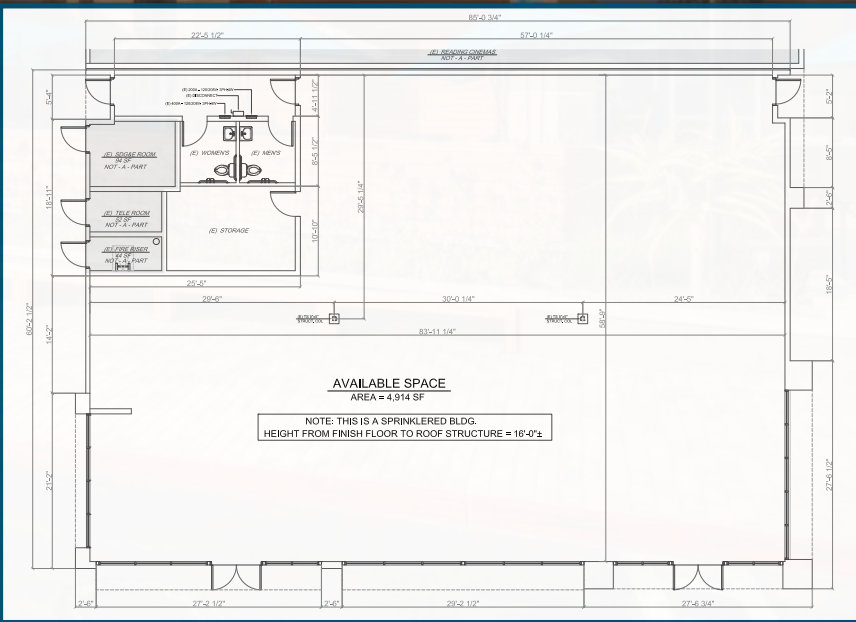
Suite	Tenant Name	GLA
11630	Broken Yolk	6,598
11650	Mission Fed. Credit Union	6,162
11670	Chick-It!	5,000
11676	Flowers a' la Carte	100
11688	Taco Bell	1,974
11690	Dick's Sporting goods	40,672
11704	Elements Therapeutic Massage	1,950
11710	Sprouts Farmers Market	30,973
11730	Marshalls	28,760
11744	Barnes & Noble	13,916
11846	Boston Market	3,054
11850	Ross	24,000
11880	In-N-Out Burger	2,912
11900	Verizon Wireless	4,020
11940	Saks off 5h	40,953
11944	Jared	4,527
12004	Pier 1 Imports	14,289
12060	Michaels	22,969
12080	Sears	107,870
12120	Valvoline Instant Oil Change	2,694
12174	Shell Oil	2,538
1940A	Nordstrom Rack	39,047

*This site plan is not a representation, warranty or guarantee as the size or location of the Shopping Center or the Premises or the 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.

CARMEL MOUNTAIN PLAZA

LIMITED AVAILABILITY

#11610	4,914 SF	Restaurant Opportunity
#158	2,658 SF	Restaurant Opportunity



CARMEL MOUNTAIN PLAZA



SPACE/TENANT 11610

Restaurant Space Available	4,914 SF
Patio to be provided by Landlord	
Potential for roll-up doors	



CARMEL MOUNTAIN PLAZA



SPACE/TENANT 158


Restaurant Space Available


2,658 SF


EXPANDED DEMOGRAPHIC PROFILE


Estimated 2016 • Calculated Using Proportional Block Groups


Carmel Mountain Rd & Rancho Carmel Dr | San Diego, CA


 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	16,202	103,261	229,093
Forecasted Population (2021)	16,334	110,812	251,126


 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	5,916	37,274	79,748


 AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$116,862	\$129,041	\$145,068
Avg Family Income	\$108,846	\$124,375	\$139,770


 MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$99,907	\$105,202	\$115,400
Median Family Income	\$100,343	\$109,693	\$120,255


 PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$43,646	\$47,277	\$50,944

 OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$76,591	\$81,507	\$89,265

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	547	3,620	6,124
Total Number of Employees	9,857	43,629	74,547

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	9,496 60.4%	64,801 65.6%	140,971 64.3%
Black or African American	502 3.2%	2,306 2.4%	5,226 2.4%
American Indian & Alaskan Native	83 0.5%	397 0.4%	775 0.4%
Asian	4,186 26.2%	21,971 22.2%	53,101 24.2%
Hawaiian & Pacific Islander	49 0.3%	284 0.3%	620 0.3%
Other Race	538 3.4%	3,655 3.7%	7,055 3.2%
Two or More Races	874 5.6%	5,354 5.4%	11,536 5.3%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	35.26 yrs	33.09 yrs	32.99 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	6,030	37,590	80,154

CARMEL
MOUNTAIN
PLAZA



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OWNED &
OPERATED BY:



LEASED BY:  RETAIL INSITE

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