

# RANCHO CARMEL PLAZA

10155-10195 RANCHO CARMEL DR.  
SAN DIEGO, CA 92128

RETAIL SHOPPING CENTER FOR LEASE

30,421 Square Feet



1,014 – 1,204 SQ. FT. AVAILABLE FOR LEASE

## DESCRIPTION

- Located at the hard corner, intersection/off-ramp of Rancho Carmel Drive and Ted Williams Parkway in the affluent, desirable submarket of Carmel Mountain Ranch.
- Anchored by Oggi's Pizza & Brewing Company and Starbucks Coffee.
- Notable tenants in the trade area include Costco, Home Depot, Sprouts, Ross, Michaels, Best Buy, Staples, Petco and Nordstrom Rack.

## TRAFFIC COUNTS (SANDAG / CALTRANS)

- 14,500 ADT along Rancho Carmel Drive.
- 32,100 ADT along Ted Williams Parkway.
- 246,000 ADT along Interstate 15.

## DEMOGRAPHICS (EXPERIAN MARKETING SOLUTIONS, 2015)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	15,110	110,411	259,847
2019 FORECAST POPULATION	14,612	114,649	275,322
AVERAGE H.H. INCOME	\$101,782	\$120,705	\$124,739
DAYTIME POPULATION	15,997	91,556	235,235



For more information, please contact:

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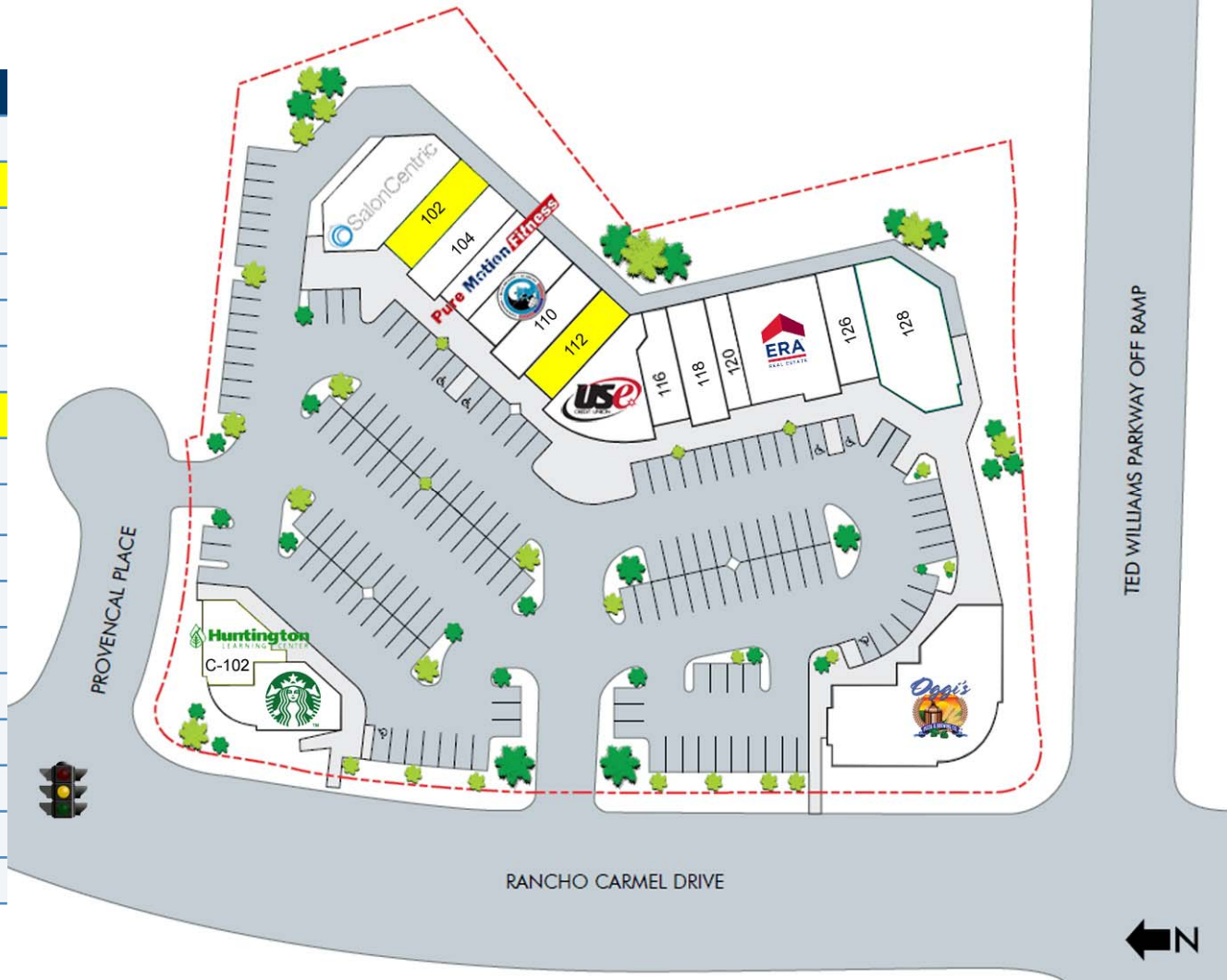
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SUITE	TENANT	SQ. FT.
A100	SalonCentric	2,708
<b>A102</b>	<b>Available</b>	<b>1,204</b>
A104	Quick Wok	1,264
A106	Pure Motion	1,209
A108	Blue Dragon	1,204
A110	Nova Nails Spa	1,270
<b>A112</b>	<b>Chez John Hair Salon (Available)</b>	<b>1,014</b>
A114	USE Credit Union	2,233
A116	North County Family Chiropractic	1,080
A118	Doctors Weight Loss Clinic	1,268
A120	Carmel Plaza Cleaners	720
A122-124	ERA Eagle Estates Realty	2,957
A126	Carmel Mountain Dentistry	1,604
A128	We Rock The Spectrum Kids Gym	2,493
B100	Oggi's Pizza & Brewing	5,090
C100	Starbucks	1,869
C102	Huntington Learning Center	1,234



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TENANTS IN THE MARKET AERIAL

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POPULATION/HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Employees	8,632	37,524	89,985
2014 Total Population	15,110	110,411	259,847
2019 Total Population	14,612	114,649	275,322
2014 Total Households	5,972	38,789	90,305
Population Density (per Sq. Mi.)	4,809.59	3,905.00	3,308.46
2014 Median Age	35.8	37.5	38.2
2014 Total Housing Units	5,999	38,963	90,763
Owner Occupied Housing Units	5,972	38,789	90,305
Owner Occupied free and clear	4.2%	8.0%	9.8%
Owner Occupied with a mortgage or loan	42.6%	57.5%	58.7%
Renter Occupied Housing Units	53.1%	34.3%	31.4%

2014 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Income \$ 0 - \$9,999	4.5%	2.5%	2.6%
Income \$ 10,000 - \$14,999	2.8%	1.9%	1.8%
Income \$ 15,000 - \$24,999	7.2%	3.9%	4.2%
Income \$ 25,000 - \$34,999	5.3%	4.5%	4.9%
Income \$ 35,000 - \$49,999	9.2%	8.0%	8.3%
Income \$ 50,000 - \$74,999	14.9%	15.1%	14.5%
Income \$ 75,000 - \$99,999	16.5%	16.1%	15.5%
Income \$100,000 - \$124,999	14.6%	14.8%	13.8%
Income \$125,000 - \$149,999	8.0%	10.2%	10.0%
Income \$150,000 +	16.5%	22.5%	23.8%

Average Household Income	\$101,782	\$120,705	\$124,739
Median Household Income	\$83,751	\$96,279	\$96,354
Per Capita Income	\$40,457	\$42,486	\$43,447

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