

# Carmel Mountain Ranch

## GATEWAY PLAZA

RESTAURANTS  
**OPEN  
NOW**



11465 - 11495 CARMEL MOUNTAIN ROAD  
SAN DIEGO, CA 92128

**RETAIL FOR LEASE**



**Newmark  
Knight Frank**

# Property Highlights



Carmel Mountain Ranch Gateway Plaza is an ±41,909 square foot retail center strategically located at the southeast corner of Carmel Mountain Road and Interstate 15



Anchored by ULTA Beauty, Bevmo and Party City. Other notable tenants in the market include Target, Home Depot, TJ Maxx, Staples, Dick's, Angelika Cinemas, Sprouts Farmers Market, Marshalls, Barnes & Nobles, Ross, Nordstrom Rack, Saks Off 5th, Ralphs, Rite Aid and Trader Joe's.



Excellent visibility and convenient access to Interstate 15, experiencing ±237,000 cars per day, and Carmel Mountain Road, ±44,936 cars per day.



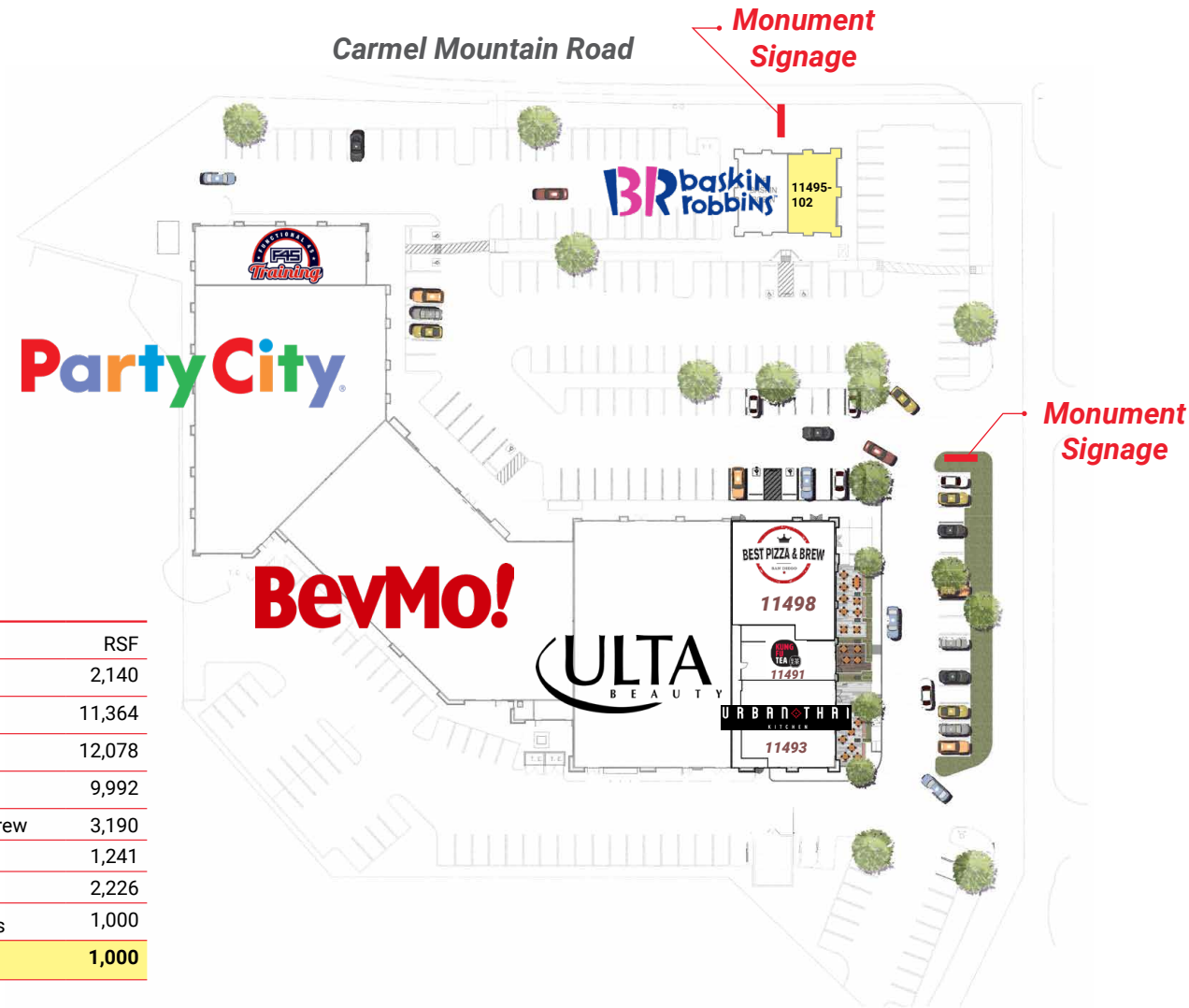
Daytime population in a 3-mile radius is over 106,678. Average Household Incomes within a 5-mile radius is \$158,854.



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# Site Plan & Tenant Roster



Suite	Tenant	RSF
11467	F45 Training	2,140
11465	Party City	11,364
11475	BevMo!	12,078
11485	Ulta Beauty	9,992
11489	Best Pizza & Brew	3,190
11491	Kung Fu Tea	1,241
11493	Urban Thai	2,226
11495-101	Baskin-Robbins	1,000
11495-102	Available	1,000

# Available Suite Photos



# Tenants in the Market

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CVS/pharmacy



## Carmel Mountain Plaza



## Carmel Mountain Ranch Home Center



## Carmel Mountain Ranch Town Center



## Twin Peaks Plaza



## Carmel Courtyard



## Rancho Carmel Plaza



# Property Photos





# Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2020 Total Population	18,097	103,082	248,891
2025 Total Population	19,481	109,785	266,812
2019-2024 Annual Rate	0.73%	0.46%	0.71%
Total Businesses	727	4,805	8,627
Total Employees	8,064	45,259	83,955
Total Daytime Population	18,488	106,678	241,716
2020 Median Age	36.5	39.8	40.0
<b>HOUSEHOLDS</b>			
2020 Households	6,608	37,474	86,778
2020 Average Household Size	2.73	2.73	2.85
2020 Housing Units	6,968	39,039	89,746
Owner Occupied Housing Units	45.60%	61.50%	68.50%
Renter Occupied Housing Units	49.30%	34.50%	28.20%
Vacant Housing Units	5.20%	4.00%	3.30%
2020 Median Home Value	\$632,613	\$669,452	\$728,077
<b>INCOME</b>			
<\$15,000	3.9%	3.5%	3.1%
\$15,000-\$24,999	3.1%	3.4%	3.1%
\$25,000-\$34,999	2.4%	3.3%	3.0%
\$35,000-\$49,999	6.5%	6.4%	5.9%
\$50,000-\$74,999	11.8%	12.0%	10.3%
\$75,000-\$99,999	13.6%	12.4%	10.9%
\$100,000-\$149,999	25.0%	23.9%	22.7%
\$150,000-\$199,999	19.8%	16.6%	17.0%
\$200,000+	14.0%	18.5%	24.0%
2020 Median Household Income	\$119,156	\$122,748	\$124,966
2020 Per Capita Income	\$48,274	\$51,869	\$55,396
2020 Average Household Income	\$132,146	\$142,245	\$158,854

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