

FOR LEASE > 2,600 SF FREE STANDING BUILDING
THE COURTYARD
AT CARMEL MOUNTAIN RANCH

*DO NOT DISTURB TENANT
*SHOWN BY APPOINTMENT ONLY



1144 RANCHO CARMEL DRIVE
San Diego, CA 92128

CONTACT

PETER ORTH
Senior Vice President
License No. 00448913
Dir +1 858 677 5382
peter.orth@colliers.com

COLLIERS INTERNATIONAL
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
Dir +1 858 455 1515
colliers.com/sandiego



CLARION PARTNERS



The Courtyard at Carmel Mountain Ranch | 2,600 SF Free Standing Building

BUILDING FEATURES

- ▶ Terrific visibility to Carmel Mountain Road
- ▶ Located adjacent to shopping center entrance
- ▶ Next to Starbucks

PROJECT FEATURES

- ▶ 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 - 18,213 within a 2 mile ring
- ▶ Located within a regional trade area
- ▶ Immediate trade area retailers include Best Buy, TJ Maxx, Staples, Petco, Starbucks, Chipotle, Nordstrom Rack, Saks Off 5th, Costco, Ralphs, Home Depot, Sears Outlet, Dick's Sporting Goods, Trader Joe's, BevMo, Marshalls and Sprouts



CONTACT

PETER ORTH
Senior Vice President
License No. 00448913
Dir +1 858 677 5382
peter.orth@colliers.com

COLLIERS INTERNATIONAL
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
Dir +1 858 455 1515
colliers.com/sandiego



The Courtyard at Carmel Mountain Ranch | 2,600 SF Free Standing Building



TENANTS

- ▶ Starbucks
- ▶ Best Buy
- ▶ TJ Maxx
- ▶ Staples
- ▶ Petco
- ▶ Lenscrafters
- ▶ Vitamin Shoppe
- ▶ Marie Callendars
- ▶ China Fun Noodle House
- ▶ Chipotle
- ▶ DDS
- ▶ Day Spa

CONTACT

PETER ORTH
Senior Vice President
License No. 00448913
Dir +1 858 677 5382
peter.orth@colliers.com

COLLIERS INTERNATIONAL
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
Dir +1 858 455 1515
colliers.com/sandiego

 **CLARION PARTNERS**



The Courtyard at Carmel Mountain Ranch | 2,600 SF Free Standing Building

DEMOGRAPHIC SUMMARY

11134 RANCHO CARMEL DR.	2 mile Ring	3 mile Ring	5 mile Ring	10 mile Ring
POPULATION TREND				
2016 Total Population	49,899	101,224	223,619	494,330
2021 Total Population	52,107	106,678	239,842	529,276
Pop. Change Trend 2016-2021	4.4%	5.4%	7.3%	7.1%
Daytime Employee Population	18,213	50,019	81,381	256,853
Median Age	40.6	39.9	39.3	37.9
HOUSEHOLDS TREND				
2016 Total Households	\$18,237	\$35,832	\$76,182	\$162,467
Average Household Income	\$123,865	\$126,087	\$142,748	\$135,265
HOUSING TREND				
Average Home Value	543,450	562,853	621,885	680,179
Owner Occupied Housing %	62.6	66.1	71.5	67.9

TRAFFIC COUNT	TRAFFIC VOLUME	YEAR
I-15 at Carmel Mountain Road:	237,000	2012
Carmel Mountain Rd at I-15:	47,900	2013
Rancho Carmel Drive:	15,800	2012



CONTACT

PETER ORTH
 Senior Vice President
 License No. 00448913
 Dir +1 858 677 5382
 peter.orth@colliers.com

COLLIERS INTERNATIONAL
 4350 La Jolla Village Dr., Suite 500
 San Diego, CA 92122
 Dir +1 858 455 1515
 colliers.com/sandiego



The Courtyard at Carmel Mountain Ranch | 2,600 SF Free Standing Building

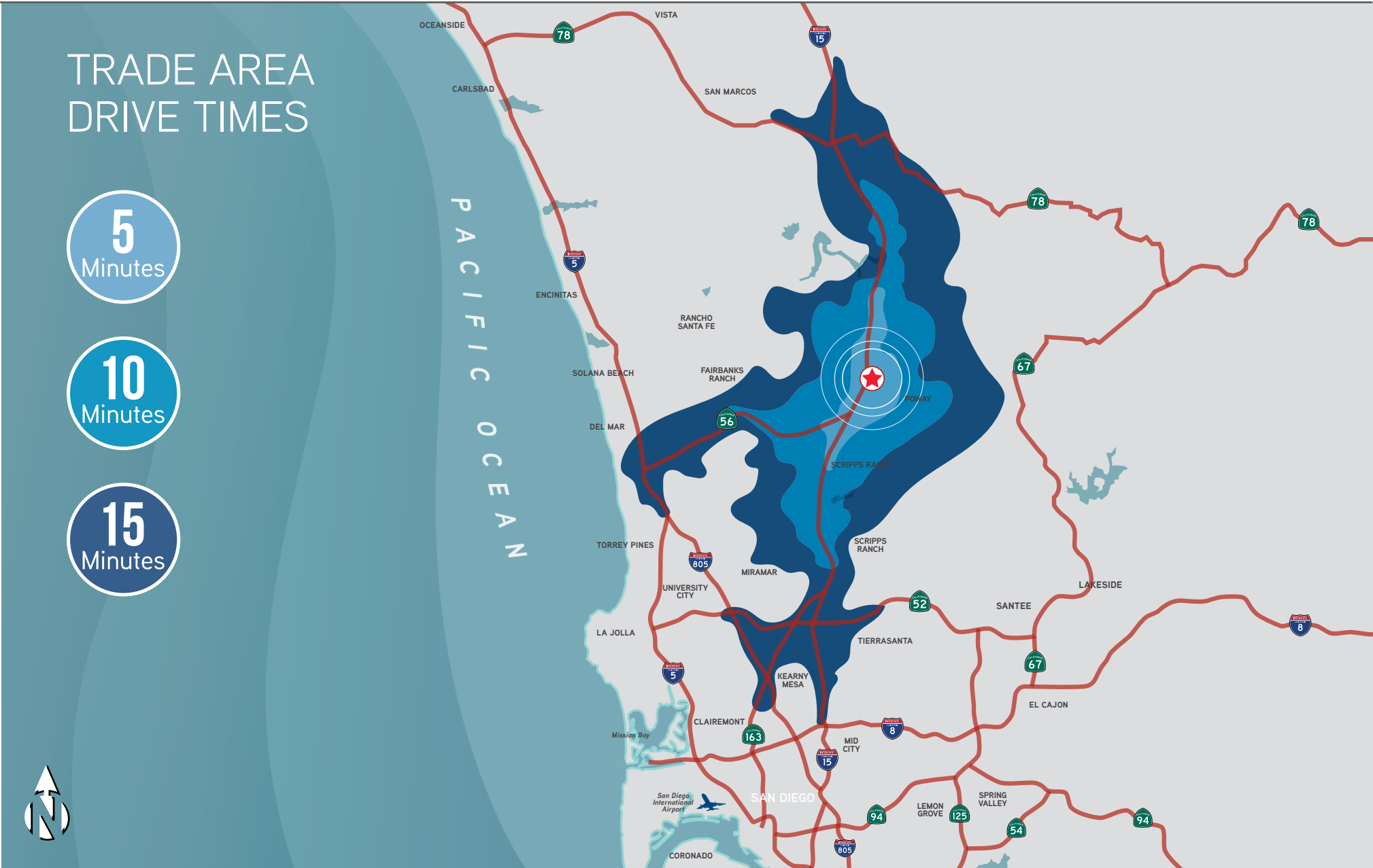
TRADE AREA DRIVE TIMES

5
Minutes

10
Minutes

15
Minutes

PACIFIC OCEAN



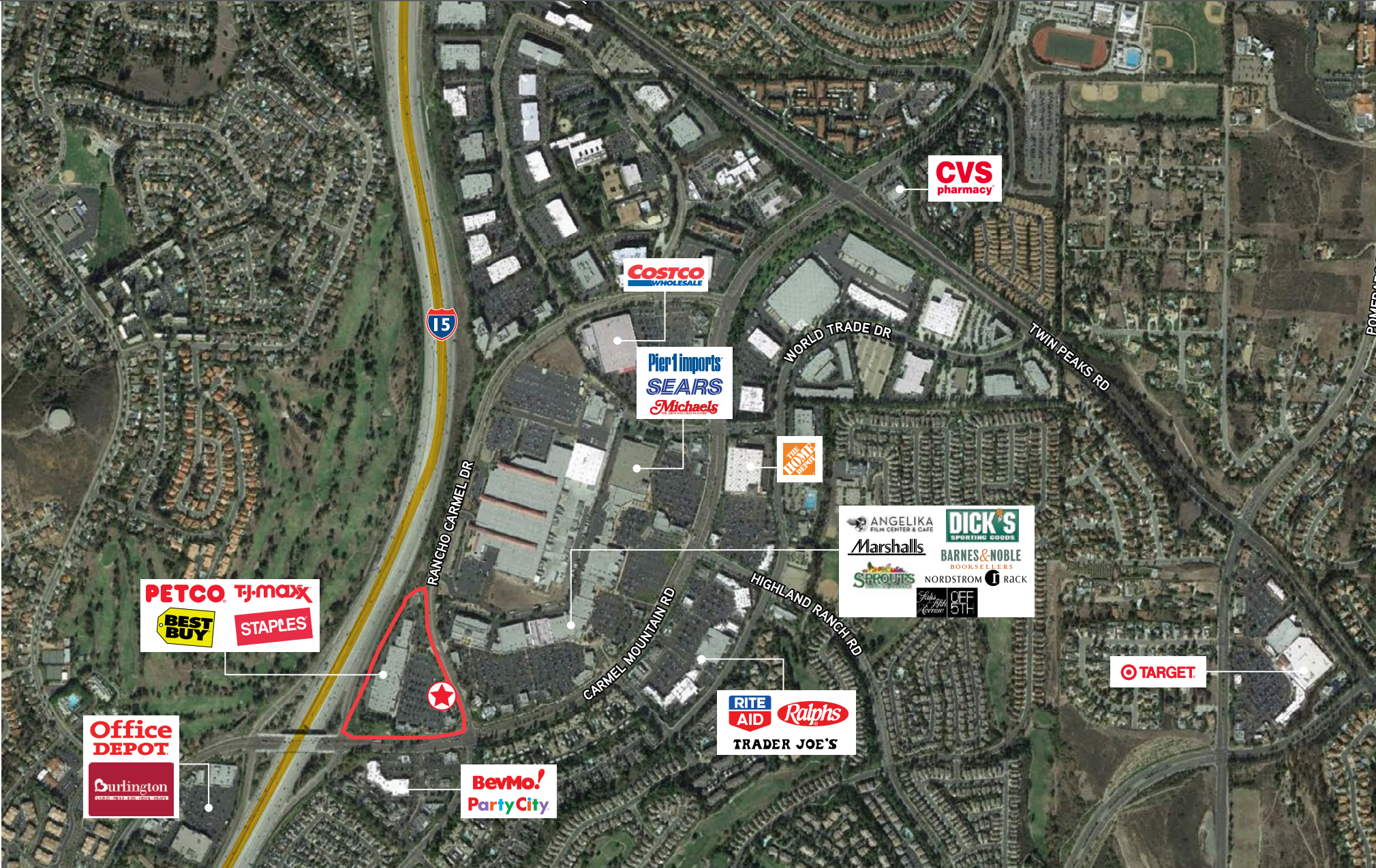
CONTACT

PETER ORTH
Senior Vice President
License No. 00448913
Dir +1 858 677 5382
peter.orth@colliers.com

COLLIERS INTERNATIONAL
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
Dir +1 858 455 1515
colliers.com/sandiego



The Courtyard at Carmel Mountain Ranch | 2,600 SF Free Standing Building



CONTACT

PETER ORTH
 Senior Vice President
 License No. 00448913
 Dir +1 858 677 5382
 peter.orth@colliers.com

COLLIERS INTERNATIONAL
 4350 La Jolla Village Dr., Suite 500
 San Diego, CA 92122
 Dir +1 858 455 1515
 colliers.com/sandiego

