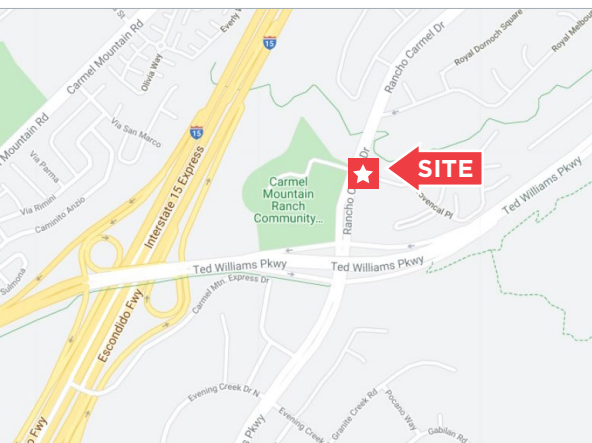


Retail Division

FOR LEASE

RANCHO CARMEL PLAZA

10155-10195 RANCHO CARMEL DRIVE, SAN DIEGO, CA 92128



FOR LEASE

30,554 SF SHOPPING CENTER
1,869 SF 2nd GENERATION RESTAURANT
ENDCAP AVAILABLE

Property Highlights

- Ideally positioned at the intersection of Ted Williams Parkway/Rancho Carmel Drive, which provides easy access to I-15 & Highway 56.
- Located in the highly sought after retail corridor of Carmel Mountain, which offers a dense and affluent customer base.

Traffic Counts

- Ted Williams Parkway: 135,000 ADT
- Rancho Carmel Drive: 32,000 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2020)	13,320	108,736	272,652
AHH Income	\$118,420	\$146,571	\$152,758
Daytime Pop.	2,698	30,623	96,518

Tenants In Area



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Availabilities & Site Plan

SUITE	TENANT	SF
A100	SalonCentric	2,708
A102	Hair Dynamics	1,204
A104	Quik Wok	1,264
A106-108	Epic Wine & Spirits	2,406
A110	Nova Nail Spa	1,270
A112	Smoothbar	1,014
A114	USE Credit Union	2,233
A116	North County Family Chiropractic	1,080
A118	Bloom Spa & Salon	1,268
A120	POTENTIALLY AVAILABLE	720
A122-124	Brain Balance	2,957
A126	Carmel Mountain Dentistry	1,604
A128	Mayor Veterinarian	2,585
B100	Oggi's Pizza & Brewing	5,090
C100	AVAILABLE (7/1/21)	1,869
C102	Huntington Learning	1,234



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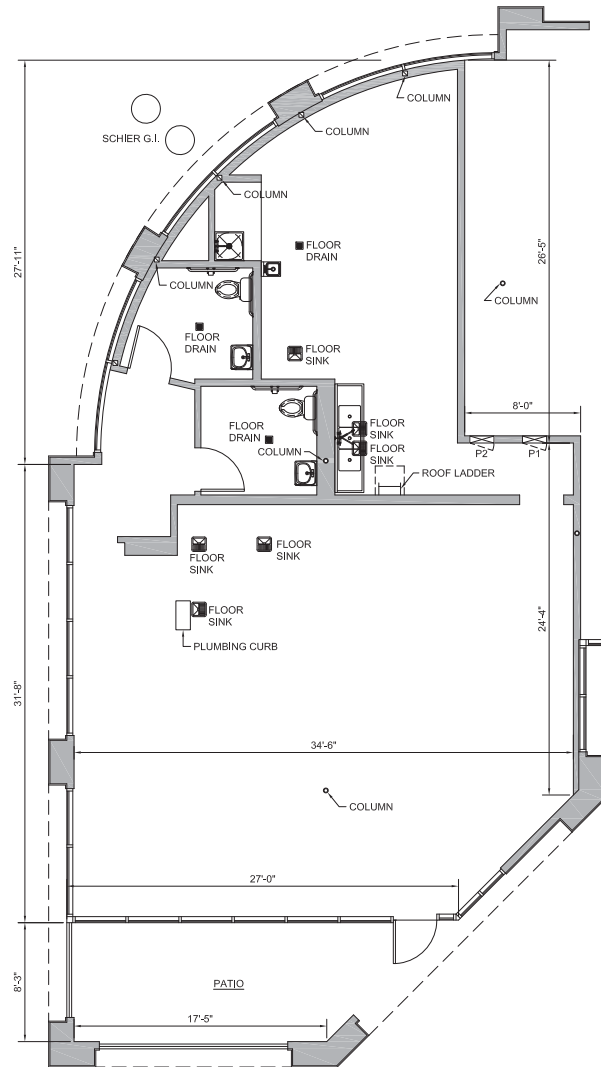
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Floor Plan

AVAILABLE
SUITE C-100
1,869 SF + Patio



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Property Photos



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RANCHO CARMEL PLAZA

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Aerial



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Demographics

10155 Rancho Carmel Dr, San Diego, California, 92128 Ring: 1 mile radius				Prepared by Esri Latitude: 32.96556 Longitude: -117.08981	
Summary	Census 2010	2020	2025		
Population	12,480	13,320	14,128		
Households	4,835	5,095	5,388		
Families	3,311	3,545	3,744		
Average Household Size	2.56	2.60	2.60		
Owner Occupied Housing Units	2,381	2,328	2,368		
Renter Occupied Housing Units	2,454	2,766	3,020		
Median Age	35.7	37.1	37.5		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	1.18%	0.55%	0.72%		
Households	1.12%	0.50%	0.72%		
Families	1.10%	0.50%	0.64%		
Owner HHs	0.34%	0.65%	0.72%		
Median Household Income	0.86%	1.81%	1.60%		
Households by Income	2020	2025	2025		
	Number	Percent	Number	Percent	
<\$15,000	229	4.5%	225	4.2%	
\$15,000 - \$24,999	258	5.1%	252	4.7%	
\$25,000 - \$34,999	156	3.1%	149	2.8%	
\$35,000 - \$49,999	459	9.0%	438	8.1%	
\$50,000 - \$74,999	675	13.2%	666	12.4%	
\$75,000 - \$99,999	760	14.9%	796	14.8%	
\$100,000 - \$149,999	1,130	22.2%	1,185	22.0%	
\$150,000 - \$199,999	772	15.2%	868	16.1%	
\$200,000+	657	12.9%	810	15.0%	
Median Household Income	\$100,300		\$104,711		
Average Household Income	\$121,496		\$133,542		
Per Capita Income	\$46,951		\$51,429		
Population by Age	Census 2010	2020	2025		
	Number	Percent	Number	Percent	Number
0 - 4	885	7.1%	812	6.1%	882
5 - 9	799	6.4%	865	6.5%	834
10 - 14	854	6.8%	927	7.0%	859
15 - 19	767	6.1%	815	6.1%	843
20 - 24	761	6.1%	811	6.1%	824
25 - 34	2,020	16.2%	1,993	15.0%	2,244
35 - 44	2,018	16.2%	2,048	15.4%	2,181
45 - 54	2,006	16.1%	1,875	14.1%	1,900
55 - 64	1,185	9.5%	1,636	12.3%	1,673
65 - 74	582	4.7%	907	6.8%	1,134
75 - 84	385	3.1%	438	3.3%	548
85+	218	1.7%	192	1.4%	206
Race and Ethnicity	Census 2010	2020	2025		
	Number	Percent	Number	Percent	Number
White Alone	6,989	56.0%	7,053	53.0%	6,987
Black Alone	420	3.4%	455	3.4%	482
American Indian Alone	50	0.4%	54	0.4%	56
Asian Alone	3,716	29.8%	4,268	32.0%	4,934
Pacific Islander Alone	31	0.2%	30	0.2%	32
Some Other Race Alone	425	3.4%	468	3.5%	528
Two or More Races	849	6.8%	991	7.4%	1,109
Hispanic Origin (Any Race)	1,466	11.7%	1,715	12.9%	1,944

10155 Rancho Carmel Dr, San Diego, California, 92128 Ring: 3 mile radius				Prepared by Esri Latitude: 32.96556 Longitude: -117.08981	
Summary	Census 2010	2020	2025		
Population	104,512	108,736	111,976		
Households	36,497	37,822	38,805		
Families	28,170	29,260	30,063		
Average Household Size	2.85	2.86	2.87		
Owner Occupied Housing Units	24,548	24,834	25,283		
Renter Occupied Housing Units	11,949	12,988	13,522		
Median Age	37.0	38.4	39.1		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.59%	0.55%	0.72%		
Households	0.51%	0.50%	0.72%		
Families	0.54%	0.50%	0.64%		
Owner HHs	0.36%	0.65%	0.72%		
Median Household Income	1.79%	1.81%	1.60%		
Households by Income	2020	2025	2025		
	Number	Percent	Number	Percent	
<\$15,000	1,130	3.0%	1,048	2.7%	
\$15,000 - \$24,999	1,098	2.9%	968	2.5%	
\$25,000 - \$34,999	989	2.6%	860	2.2%	
\$35,000 - \$49,999	2,190	5.8%	1,937	5.0%	
\$50,000 - \$74,999	4,256	11.3%	3,858	9.9%	
\$75,000 - \$99,999	4,758	12.6%	4,505	11.6%	
\$100,000 - \$149,999	8,881	23.5%	8,766	22.6%	
\$150,000 - \$199,999	6,826	18.0%	7,398	19.1%	
\$200,000+	7,693	20.3%	9,464	24.4%	
Median Household Income	\$119,838		\$130,939		
Average Household Income	\$148,881		\$166,963		
Per Capita Income	\$51,853		\$57,925		
Population by Age	Census 2010	2020	2025		
	Number	Percent	Number	Percent	Number
0 - 4	7,073	6.8%	6,429	5.9%	6,681
5 - 9	7,544	7.2%	7,111	6.5%	6,956
10 - 14	7,882	7.5%	7,789	7.2%	7,296
15 - 19	7,180	6.9%	6,798	6.3%	6,735
20 - 24	5,663	5.4%	5,899	5.4%	5,287
25 - 34	13,653	13.1%	14,868	13.7%	15,721
35 - 44	16,946	16.2%	15,659	14.4%	17,212
45 - 54	17,975	17.2%	15,706	14.4%	14,996
55 - 64	11,747	11.2%	14,941	13.7%	14,367
65 - 74	5,022	4.8%	8,660	8.0%	10,308
75 - 84	2,711	2.6%	3,523	3.2%	4,913
85+	1,116	1.1%	1,354	1.2%	1,506
Race and Ethnicity	Census 2010	2020	2025		
	Number	Percent	Number	Percent	Number
White Alone	64,659	61.9%	62,030	57.0%	60,651
Black Alone	2,583	2.5%	2,736	2.5%	2,793
American Indian Alone	432	0.4%	437	0.4%	439
Asian Alone	26,739	25.6%	31,644	29.1%	35,205
Pacific Islander Alone	280	0.3%	285	0.3%	293
Some Other Race Alone	3,942	3.8%	4,573	4.2%	4,928
Two or More Races	5,877	5.6%	7,031	6.5%	7,668
Hispanic Origin (Any Race)	12,454	11.9%	14,497	13.3%	15,855

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Demographics

10155 Rancho Carmel Dr, San Diego, California, 92128 Ring: 5 mile radius				Prepared by Esri Latitude: 32.96556 Longitude: -117.08981			
Summary	Census 2010		2020		2025		
Population	249,842		272,652		282,126		
Households	86,574		93,720		96,519		
Families	66,603		72,319		74,671		
Average Household Size	2.87		2.89		2.91		
Owner Occupied Housing Units	60,585		64,847		66,992		
Renter Occupied Housing Units	25,989		28,873		29,527		
Median Age	37.7		39.2		39.5		
Trends: 2020-2025 Annual Rate	Area		State		National		
Population	0.69%		0.55%		0.72%		
Households	0.59%		0.50%		0.72%		
Families	0.64%		0.50%		0.64%		
Owner HHs	0.65%		0.65%		0.72%		
Median Household Income	2.06%		1.81%		1.60%		
Households by Income			2020		2025		
	Number	Percent	Number	Percent			
<\$15,000	2,870	3.1%	2,669	2.8%			
\$15,000 - \$24,999	2,881	3.1%	2,459	2.5%			
\$25,000 - \$34,999	2,973	3.2%	2,556	2.6%			
\$35,000 - \$49,999	5,601	6.0%	4,871	5.0%			
\$50,000 - \$74,999	9,974	10.6%	8,990	9.3%			
\$75,000 - \$99,999	10,663	11.4%	10,016	10.4%			
\$100,000 - \$149,999	21,635	23.1%	21,370	22.1%			
\$150,000 - \$199,999	15,679	16.7%	17,022	17.6%			
\$200,000+	21,443	22.9%	26,564	27.5%			
Median Household Income	\$122,113		\$135,252				
Average Household Income	\$155,221		\$175,196				
Per Capita Income	\$53,404		\$59,974				
	Census 2010		2020		2025		
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	16,609	6.6%	16,114	5.9%	16,978	6.0%	
5 - 9	17,468	7.0%	18,083	6.6%	18,014	6.4%	
10 - 14	18,160	7.3%	19,860	7.3%	19,032	6.7%	
15 - 19	16,955	6.8%	16,855	6.2%	17,453	6.2%	
20 - 24	13,409	5.4%	13,904	5.1%	12,628	4.5%	
25 - 34	31,943	12.8%	35,478	13.0%	37,872	13.4%	
35 - 44	38,889	15.6%	38,510	14.1%	41,546	14.7%	
45 - 54	41,494	16.6%	39,212	14.4%	38,147	13.5%	
55 - 64	29,640	11.9%	36,622	13.4%	35,346	12.5%	
65 - 74	14,028	5.6%	23,173	8.5%	26,240	9.3%	
75 - 84	7,636	3.1%	10,326	3.8%	13,884	4.9%	
85+	3,612	1.4%	4,514	1.7%	4,987	1.8%	
	Census 2010		2020		2025		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	151,346	60.6%	151,549	55.6%	149,382	52.9%	
Black Alone	6,638	2.7%	7,285	2.7%	7,408	2.6%	
American Indian Alone	884	0.4%	907	0.3%	905	0.3%	
Asian Alone	67,699	27.1%	84,362	30.9%	93,484	33.1%	
Pacific Islander Alone	840	0.3%	880	0.3%	897	0.3%	
Some Other Race Alone	8,989	3.6%	10,819	4.0%	11,644	4.1%	
Two or More Races	13,447	5.4%	16,850	6.2%	18,407	6.5%	
Hispanic Origin (Any Race)	28,148	11.3%	34,031	12.5%	37,290	13.2%	

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