

CARMEL MOUNTAIN RANCH TOWN CENTER

11815-11905 CARMEL MOUNTAIN ROAD
SAN DIEGO, CA 92128



NEWMARK | PACIFIC

RETAIL
FOR LEASE



PROPERTY HIGHLIGHTS



Most dominant retail trade area in North San Diego County's I-15 Corridor.



Regional trade area which serves the communities of Carmel Mountain Ranch, Sabre Springs, Rancho Penasquitos, Rancho Bernardo, Poway and Mira Mesa.



Notable tenants in the trade area include Ralphs, Trader Joe's, Home Depot, Costco, Nordstrom Rack, Total Wine & More, At Home, Angelika Film Center, TJ Maxx, Michaels, Dick's Sporting Goods, Sprouts, Ulta, Petco and many more.



98,813 residents with average household incomes of \$180,462 within a 3-mile radius and an average daytime population of 102,356 people.

SITE PLAN & TENANT ROSTER



BLDG	SUITE	TENANT	SF	BLDG	SUITE	TENANT	SF	BLDG	SUITE	TENANT	SF
1185	NAP	Shell Oil Company	7,000	11925	802/3	CMR Veterinary Hospital	1,750	11845	NAP	Lease Pending	23,714
11855	NAP	Bank Of America	4,800	11885	901	Greek Corner Restaurant	1,205	11835	1301	iTan	1,750
11895	NAP	El Pollo Loco	2,553	11885	902	Anthony's Shoe Repair	903	11835	1302	Dirty Dogs	1,402
11915	NAP	McDonald's	4,475	11885	903	Kumon	903	11835	1303	Omni Lashes	900
11995	NAP	Chase	6,000	11885	904	UBreakiFix	903	11835	1304	The UPS Store	1,151
11975	601	Soma Intimates	2,700	11885	905-908	Athleta	4,016	11835	1305	Boto Sushi	4,284
11975	603	Dehli Kitchen	951	11885	909	Starbucks Coffee	1,303	11835	1306	Oasis Dental Arts (Coming Soon)	1,351
11975	604	Carmel Mountain Jeweler	975	11885	910	Colony Cleaners	2,306	11835	1307	Oi Asian Fusion	1,200
11975	605	Grater Grilled Cheese (Coming Soon)	975	11885	911	Wells Fargo Bank-ATM	100	11835	1308	Supercuts	1,200
11975	606	Everbowl	975	11875		Ralphs	45,000	11835	1309	VIP Nails and Spa	927
11975	607	L&L Hawaiian Barbeque	1,351	11865	1101/2	Elam's Hallmark	3,853	11835	1310/11	Jalapenos Mexican Food	1,800
11975	608/9	Sherwin Williams	5,181	11865	1103	European Wax Center	1,700	11835	1312	Dairy Queen	1,353
11955	701/2	Trader Joe's	15,473	11865	1104	Perlman Clinic	1,700	11835	1313	AVAILABLE	1,625
11955	703	Chico's	2,527	11865	1105/6	US Bank	4,347	11905		Pitstop Autoglass	100
11925	801	Champagne Bakery	1,990	11865	1107	GameStop (Available 4/1/2027)	1,600				

TENANTS IN THE MARKET

CVS pharmacy

CARMEL MOUNTAIN CENTER

COSTCO WHOLESALE **ISLANDS**
fine burgers & drinks

PANDA EXPRESS **SDCCU**

CARMEL MOUNTAIN PLAZA

ANGELIKA FILM CENTER **at home** **SPROUTS FARMERS MARKET**
The Home Décor Superstore

BARNES & NOBLE **DICK'S** **Michaels**

Total Wine & MORE **Marshalls** **Rack**

SEPHORA BANANA REPUBLIC FACTORY **ROSS DRESS FOR LESS**

CAVA **JARED** **MISSION**
The Collaborator of Jewelry

IN-N-OUT **Panera** **rubio's** **TACO BELL**
Habit

24 FITNESS **FLOOR DECOR & TILE WOOD STONE**

CARMEL MOUNTAIN RANCH GATEWAY PLAZA

BevMo! **ULTA BEAUTY** **FAS**

Olive Garden **Krispy Kreme** **BR**
BASKIN-ROBBINS

CARMEL MOUNTAIN RANCH HOME CENTER

THE HOME DEPOT **Stard** **MOSTRA** **See's CANDIES**
Epic Wings N' Things

TWIN PEAKS PLAZA

TARGET **AMAZON FRESH** **LESLIE'S** **FAMOUS footwear**

OUTBACK STEAKHOUSES **ORBITAL MATTRESS**

LunaGrill **Carls Jr.** **LIKE'S**
fresh mediterranean

CARMEL MOUNTAIN RANCH TOWN CENTER

Ralphs **TRADER JOE'S** **SHERWIN WILLIAMS**

chico's **SOMA** **dirty d&s**
scrub grub and more

ATHLETA **Bank of America** **Hallmark**

GameStop **CHASE**

Starbucks **McDonald's** **CHAMPAGNE FRENCH BAKERY CAFE** **Polo** **THE BODY SHOP**

CARMEL COURTYARD

BEST BUY **TJ-maxx** **petco**
THE HEALTH + WELLNESS CO.

sleep **number** **Staples**

FISH GRILL **Starbucks** **CHIPOTLE MEXICAN GRILL** **THE KEBAB SHOP**

CARMEL MOUNTAIN RANCH TOWN CENTER



TENANTS IN THE MARKET



BEST BUY
petco
Staples
TJ-maxx

ANGELIKA
FILM CENTER
DICK'S
Marshalls
SPROUTS
FARMERS MARKET

BARNES & NOBLE
ROSS
DRESS FOR LESS
BANANA REPUBLIC
FACTORY

Rack
Total Wine
& MORE

Michaels
carter's

at home
The Home Décor Superstore

COSTCO
WHOLESALE

Panera
BREAD

Chick-fil-A

SEPHORA

MATTRESS FIRM

IN-N-OUT
BURGER

verizon

COSMO PROF
AT&T
Mobile

JARED
The Galleria of Jewelry

Sola
SALONS
FISH DISTRICT
HABIBI
BURGER GRILL
rubio's

BevMo!
ULTA
F&S

CARMEL MOUNTAIN RANCH
TOWN CENTER

THE HOME DEPOT

CARMEL MOUNTAIN RANCH TOWN CENTER

Developer / Owner:



For more information contact:

John Jennings
Senior Managing Director
t 858-875-5927
john.jennings@nrmk.com
CA RE License #01215740

Justin Wessel
Associate Director
t 858-875-5929
justin.wessel@nrmk.com
CA RE License #01946177

4655 Executive Drive
Suite 800
San Diego, CA 92121
t 858-875-3600

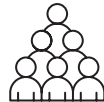
Corporate License #01796698

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK | PACIFIC

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	14,979	98,813	235,886
	2030 Population	15,483	99,665	236,470
	Total Businesses	753	4,783	8,388
	Total Employees	10,765	49,454	82,259
	Total Daytime Population	18,189	102,356	213,422
	2025 Median Age	40.4	42.1	41.8
HOUSING	2025 Total Households	5,850	36,610	84,476
	2025 Housing Units	6,010	38,103	87,608
	Owner Occupied Housing Units	58.1%	61.6%	66.2%
	Renter Occupied Housing Units	39.3%	34.5%	30.2%
	Vacant Housing Units	2.7%	3.9%	3.6%
2025 Median Home Value	\$977,235	\$963,336	\$1,056,490	
INCOME	2025 Average Household Income	\$174,848	\$180,462	\$202,666
	2025 Median Household Income	\$132,142	\$140,222	\$160,940
	2025 Per Capita Income	\$68,037	\$67,158	\$72,653
INCOME BREAKDOWN	<\$15,000	1.7%	3.3%	2.8%
	\$15,000 - \$24,999	1.1%	2.3%	2.2%
	\$25,000 - \$34,999	2.5%	2.7%	2.6%
	\$35,000 - \$49,999	3.2%	5.4%	4.1%
	\$50,000 - \$74,999	10.1%	9.4%	8.2%
	\$75,000 - \$99,999	12.5%	10.5%	8.7%
	\$100,000 - \$149,999	24.6%	19.1%	17.0%
	\$150,000 - \$199,999	16.1%	15.3%	16.0%
	\$200,000+	28.1%	32.0%	38.5%



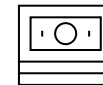
98,813

3-Mile Total Population



102,356

3-Mile Daytime Population



\$180,462

3-Mile Average Household Income



\$963,336

3-Mile Median Home Value