

for lease

PLAZA RANCHO PENASQUITOS



9840-9888 & 9859-10025 CARMEL MOUNTAIN RD., SAN DIEGO, CA 92129

 CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- This freeway visible shopping center is located at the SEC of Rancho Penasquitos Blvd. and Carmel Mountain Rd., just north of Highway 56. Plaza Rancho Penasquitos is well positioned to service the high income community of Rancho Penasquitos.

LOCATION

- SEC Rancho Penasquitos Blvd., & Carmel Mountain Rd.

TRAFFIC COUNTS

- Highway 56: 72,000 ADT (CalTrans)
- Rancho Penasquitos Blvd.: 37,502 ADT
- Carmel Mountain Rd.: 16,587 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	15,215	115,755	285,545
AHH Income	\$186,270	\$194,829	\$195,244
Daytime Pop.	2,975	26,478	116,873

TENANTS



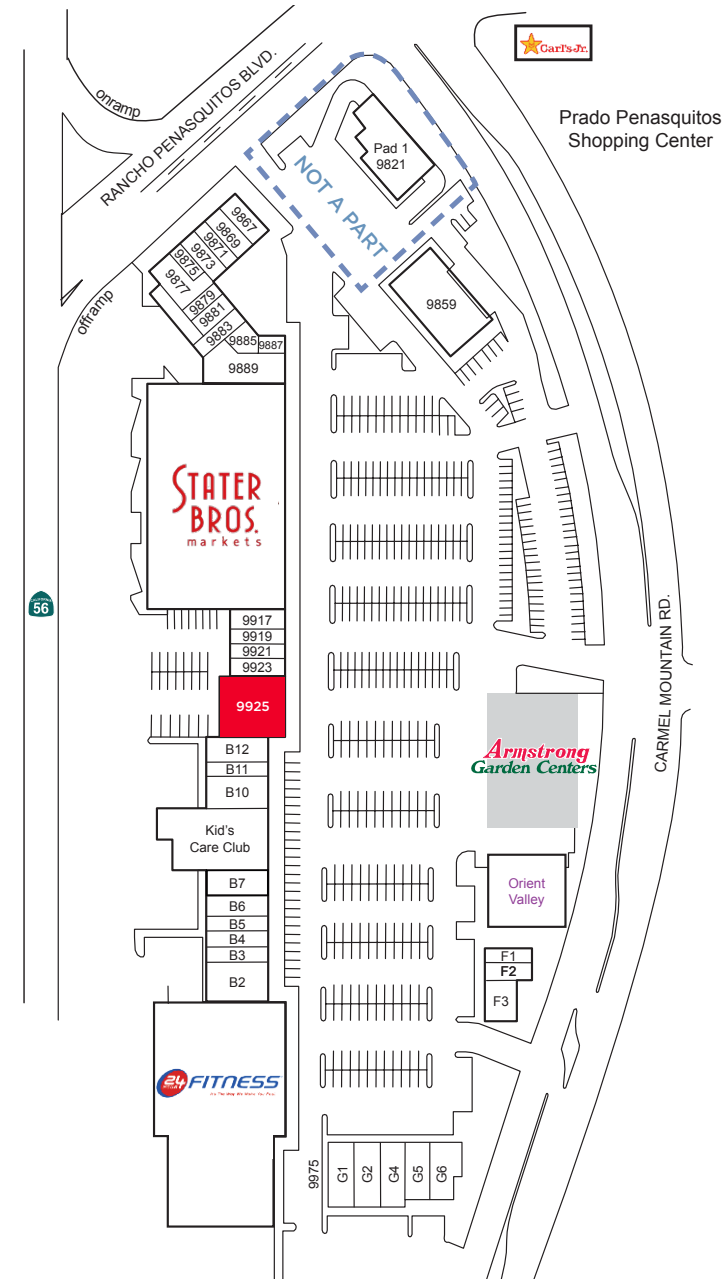
AVAILABILITIES

PLAZA RANCHO PENASQUITOS



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<u>Suite</u>	<u>Tenant</u>	<u>Sq.Ft.</u>
10021-10025	24-Hour Fitness	33,916
9859	Discount Tire	7,620
9867-9869	Sushi Hana	2,475
9871	Hair Fairies	824
9873	Maryam Tailor Shop	825
9875-9877	1st Commercial Management Group	2,629
9879	The Coder School	1,100
9881	Bricks & Minifigs	1,592
9883	Selfie Salon	900
9885	Healthy Water	845
9887	Mary's Threading	632
9889	Domino's Pizza	2,919
9909	Stater Brothers	35,250
9917	Big Frog T-Shirts & More	1,200
9919	Expedia Travel	900
9921	The UPS Store	900
9923	Hair Cut Place	1,200
9925	AVAILABLE (can be demised)	4,200
9939	Armstrong Garden Centers	6,400
9951	Orient Valley Filipino Cuisine	3,250
9955-F1	Wigandhat.com	833
9955-F2	Keepet Groomed	833
9955-F3	Penasquitos Dental	1,592
9975-G1	Aaharn 56 Thai Cuisine	1,675
9975-G2	Piece of Cake Bakery	2,310
9975-G4	Sunright Tea Studio	1,150
9975-G5	Mathnasium	1,488
9975-G6	Excel Eyecare	1,900
9995-B2	Cheers Bar & Grill	2,400
9995-B3	Studio Med Spa	1,039
9995-B4	Happiness Nails & Spa	1,009
9995-B5	Warhammer	991
9995-B6	Chef Wong Chinese Cuisine	1,324
9995-B7	Champion Tae Kwan Do	1,611
9995-B8	Kid's Care Club	7,000
9995-B10	Operation Samahan	2,000
9995-B11	Operation Samahan	1,089
9995-B12	Maytag Coin Laundry	1,511

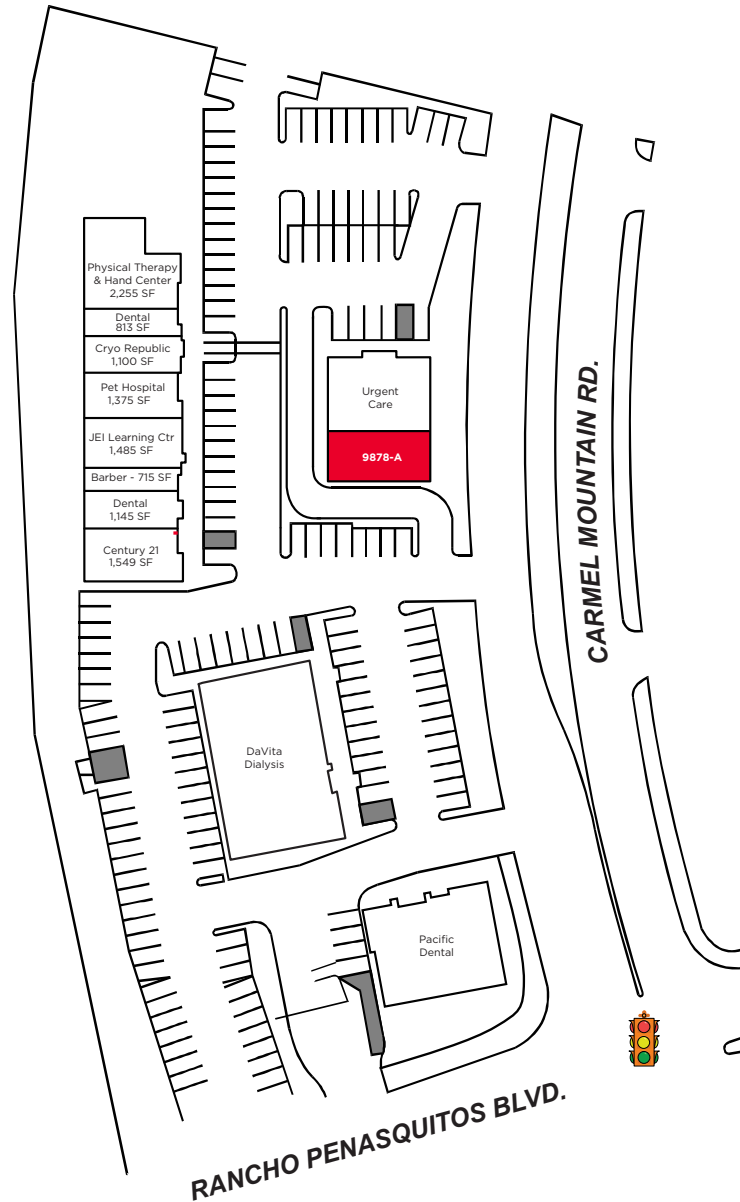


AVAILABILITIES

PRADO RANCHO PENASQUITOS

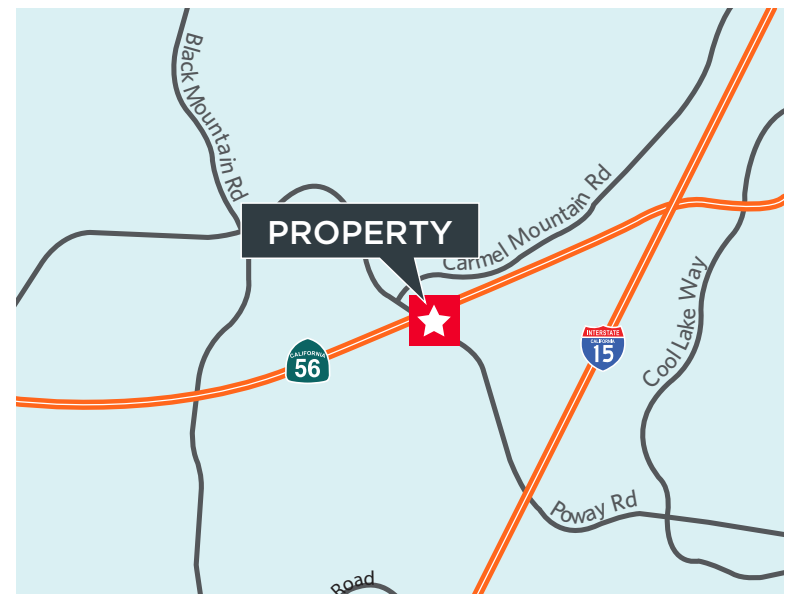


<u>Suite</u>	<u>Tenant</u>	<u>Sq.Ft.</u>
9840	Pacific Dental Group	3,172
9850-A-D	DaVita Dialysis	6,480
9878-A	AVAILABLE (former drive-thru)	1,400
9878-B/C	Urgent Care	2,506
9888-A	Century 21	1,549
9888-B	Sunshine Dental	1,145
9888-C	Teo's Barber	715
9888-D	JEI Learning	1,485
9888-F	Rancho Pensasquitos Pet Hospital	1,375
9888-G	Cryo Republic Wellness & Recovery	1,100
9888-H	Adrian F. Naguit DMD	813
9888-I/J	Physical Therapy & Hand Center	2,255



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LOCATION



DEMOGRAPHICS

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 1 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010	Census 2020	2024	2029		
Population	14,712	15,466	15,215	14,986		
Households	5,309	5,507	5,448	5,456		
Families	4,016	-	4,076	4,086		
Average Household Size	2.76	2.78	2.77	2.72		
Owner Occupied Housing Units	3,696	-	3,735	3,799		
Renter Occupied Housing Units	1,613	-	1,713	1,657		
Median Age	38.1	-	40.9	42.4		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.30%	0.09%	0.30%			
Households	0.03%	0.38%	0.49%			
Families	0.05%	0.37%	0.44%			
Owner HHs	0.34%	0.58%	0.66%			
Median Household Income	2.45%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	219	4.0%	186	3.4%		
\$15,000 - \$24,999	89	1.6%	58	1.1%		
\$25,000 - \$34,999	147	2.7%	109	2.0%		
\$35,000 - \$49,999	213	3.9%	157	2.9%		
\$50,000 - \$74,999	481	8.8%	393	7.2%		
\$75,000 - \$99,999	636	11.7%	569	10.4%		
\$100,000 - \$149,999	1,191	21.9%	1,165	21.4%		
\$150,000 - \$199,999	940	17.3%	1,033	18.9%		
\$200,000+	1,531	28.1%	1,786	32.7%		
Median Household Income	\$135,687		\$153,135			
Average Household Income	\$186,270		\$211,106			
Per Capita Income	\$66,422		\$76,555			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	882	6.0%	804	5.3%	733	4.9%
5 - 9	868	5.9%	984	6.5%	883	5.9%
10 - 14	1,001	6.8%	966	6.4%	1,018	6.8%
15 - 19	1,073	7.3%	869	5.7%	865	5.8%
20 - 24	873	5.9%	811	5.3%	700	4.7%
25 - 34	2,001	13.6%	1,813	11.9%	1,721	11.5%
35 - 44	2,187	14.9%	2,441	16.0%	2,157	14.4%
45 - 54	2,512	17.1%	2,180	14.3%	2,345	15.6%
55 - 64	1,991	13.5%	1,828	12.0%	1,754	11.7%
65 - 74	806	5.5%	1,478	9.7%	1,501	10.0%
75 - 84	347	2.4%	788	5.2%	1,015	6.8%
85+	172	1.2%	250	1.6%	295	2.0%

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 3 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010	Census 2020	2024	2029		
Population	108,442	115,277	115,755	117,245		
Households	36,393	39,308	40,087	41,504		
Families	28,676	-	30,537	31,657		
Average Household Size	2.97	2.92	2.87	2.81		
Owner Occupied Housing Units	24,919	-	25,296	26,258		
Renter Occupied Housing Units	11,474	-	14,791	15,246		
Median Age	36.7	-	39.9	41.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.26%	0.09%	0.30%			
Households	0.70%	0.38%	0.49%			
Families	0.72%	0.37%	0.44%			
Owner HHs	0.75%	0.58%	0.66%			
Median Household Income	2.07%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	1,514	3.8%	1,282	3.1%		
\$15,000 - \$24,999	966	2.4%	686	1.7%		
\$25,000 - \$34,999	1,132	2.8%	915	2.2%		
\$35,000 - \$49,999	1,447	3.6%	1,123	2.7%		
\$50,000 - \$74,999	3,332	8.3%	2,754	6.6%		
\$75,000 - \$99,999	3,722	9.3%	3,339	8.0%		
\$100,000 - \$149,999	8,076	20.1%	7,962	19.2%		
\$150,000 - \$199,999	6,516	16.3%	7,318	17.6%		
\$200,000+	13,384	33.4%	16,125	38.9%		
Median Household Income	\$148,714		\$164,741			
Average Household Income	\$194,829		\$221,294			
Per Capita Income	\$67,773		\$78,695			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,565	7.0%	6,228	5.4%	5,993	5.1%
5 - 9	7,886	7.3%	7,311	6.3%	6,773	5.8%
10 - 14	8,006	7.4%	7,293	6.3%	7,760	6.6%
15 - 19	7,397	6.8%	6,861	5.9%	6,732	5.7%
20 - 24	6,100	5.6%	6,525	5.6%	5,870	5.0%
25 - 34	14,314	13.2%	15,235	13.2%	14,946	12.7%
35 - 44	18,030	16.6%	18,015	15.6%	17,472	14.9%
45 - 54	18,531	17.1%	16,837	14.5%	17,378	14.8%
55 - 64	12,164	11.2%	14,451	12.5%	14,429	12.3%
65 - 74	5,178	4.8%	10,412	9.0%	11,385	9.7%
75 - 84	2,349	2.2%	5,030	4.3%	6,624	5.6%
85+	921	0.8%	1,556	1.3%	1,882	1.6%

DEMOGRAPHICS

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 5 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010	Census 2020	2024	2029		
Population	256,971	284,807	285,545	287,708		
Households	88,063	97,245	98,693	101,402		
Families	67,794	-	74,778	76,960		
Average Household Size	2.89	2.89	2.86	2.81		
Owner Occupied Housing Units	60,140	-	64,349	66,550		
Renter Occupied Housing Units	27,923	-	34,344	34,852		
Median Age	37.0	-	40.4	41.5		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.15%	0.09%	0.30%			
Households	0.54%	0.38%	0.49%			
Families	0.58%	0.37%	0.44%			
Owner HHS	0.67%	0.58%	0.66%			
Median Household Income	2.20%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,662	3.7%	3,101	3.1%		
\$15,000 - \$24,999	2,280	2.3%	1,580	1.6%		
\$25,000 - \$34,999	2,675	2.7%	2,046	2.0%		
\$35,000 - \$49,999	3,929	4.0%	2,948	2.9%		
\$50,000 - \$74,999	8,721	8.8%	7,082	7.0%		
\$75,000 - \$99,999	8,830	8.9%	7,969	7.9%		
\$100,000 - \$149,999	19,535	19.8%	19,297	19.0%		
\$150,000 - \$199,999	15,012	15.2%	16,942	16.7%		
\$200,000+	34,048	34.5%	40,438	39.9%		
Median Household Income		\$148,949		\$166,063		
Average Household Income		\$195,244		\$221,565		
Per Capita Income		\$67,729		\$78,368		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,498	6.8%	14,853	5.2%	14,303	5.0%
5 - 9	17,949	7.0%	17,790	6.2%	16,391	5.7%
10 - 14	18,321	7.1%	18,905	6.6%	19,029	6.6%
15 - 19	17,060	6.6%	18,114	6.3%	17,604	6.1%
20 - 24	15,023	5.8%	16,761	5.9%	15,401	5.4%
25 - 34	34,651	13.5%	34,553	12.1%	34,579	12.0%
35 - 44	40,634	15.8%	43,329	15.2%	41,599	14.5%
45 - 54	41,986	16.3%	41,440	14.5%	42,707	14.8%
55 - 64	29,586	11.5%	34,848	12.2%	34,477	12.0%
65 - 74	13,827	5.4%	26,278	9.2%	28,306	9.8%
75 - 84	7,208	2.8%	14,035	4.9%	17,752	6.2%
85+	3,225	1.3%	4,639	1.6%	5,558	1.9%



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