

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



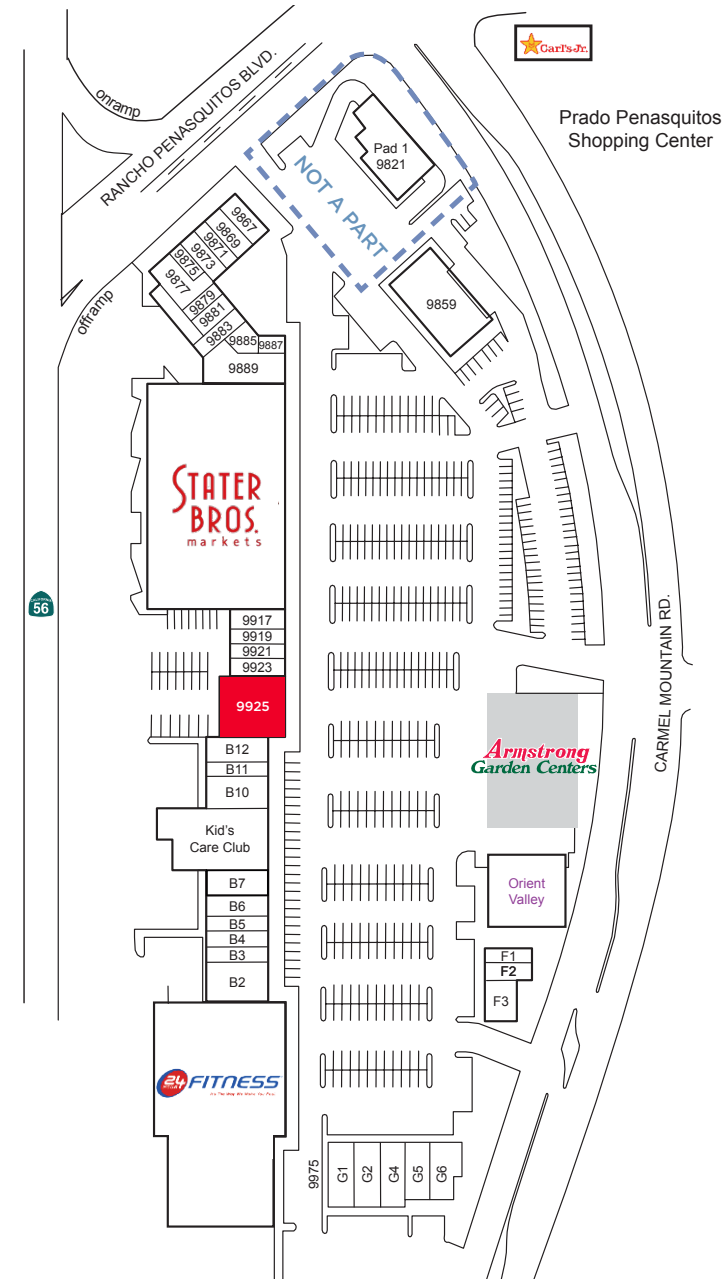
AVAILABILITIES

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 |

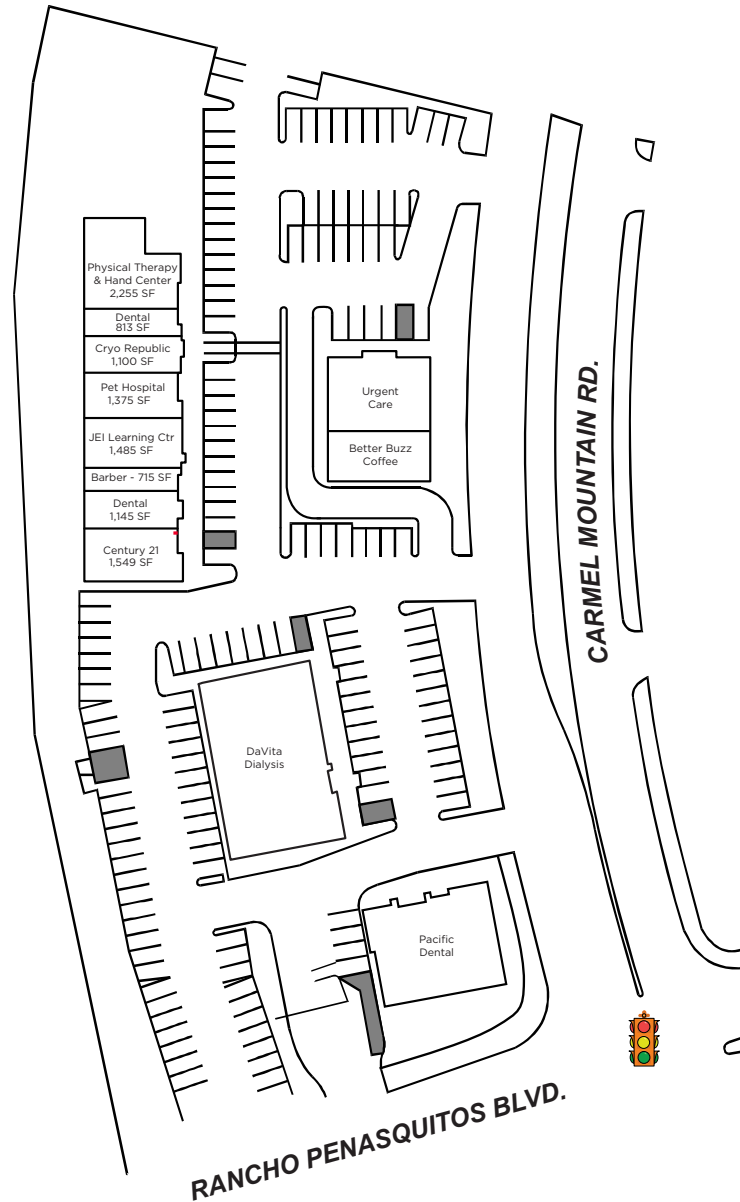


AVAILABILITIES

PRADO RANCHO PENASQUITOS

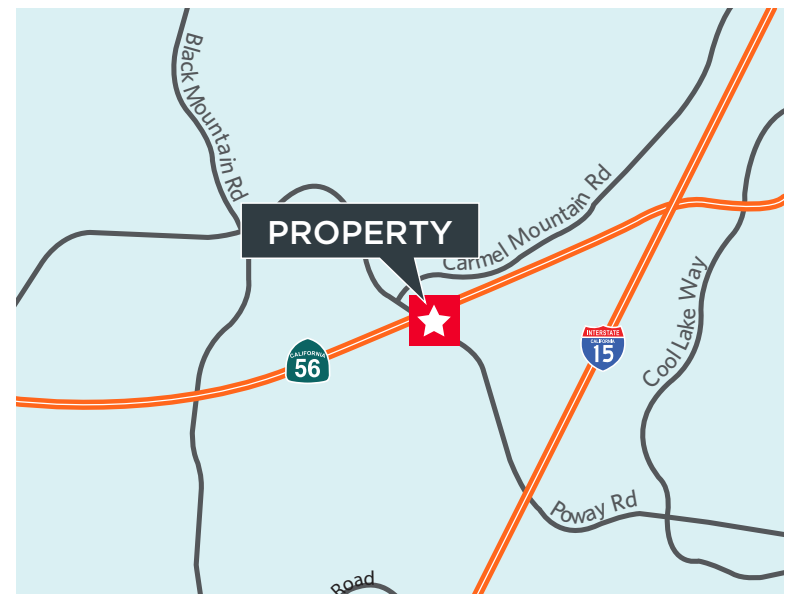


| <u>Suite</u> | <u>Tenant</u> | <u>Sq.Ft.</u> |
|---------------------|-----------------------------------|----------------------|
| 9840 | Pacific Dental Group | 3,172 |
| 9850-A-D | DaVita Dialysis | 6,480 |
| 9878-A | Better Buzz Coffee | 1,400 |
| 9878-B/C | Urgent Care | 2,506 |
| 9888-A | Century 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% |



PLAZA RANCHO PENASQUITOS

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