

CARMEL COUNTRY
Plaza

Del Mar / Carmel Valley, CA

One Paseo

EL CAMINO REAL

DELMAR
HIGHLANDS
TOWN CENTER

DEL MAR HEIGHTS RD

CARMEL COUNTRY RD

**FLOCKE &
AVOYER**

Commercial Real Estate

AMERICAN
ASSETS
TRUST



carmelcountryplaza.com

WELCOME

To the Plaza





12720-12750 CARMEL COUNTRY ROAD
SAN DIEGO, CA 92130

±78,000 SF shopping center positioned in the heart of the dynamic Del Mar/Carmel Valley trade area.

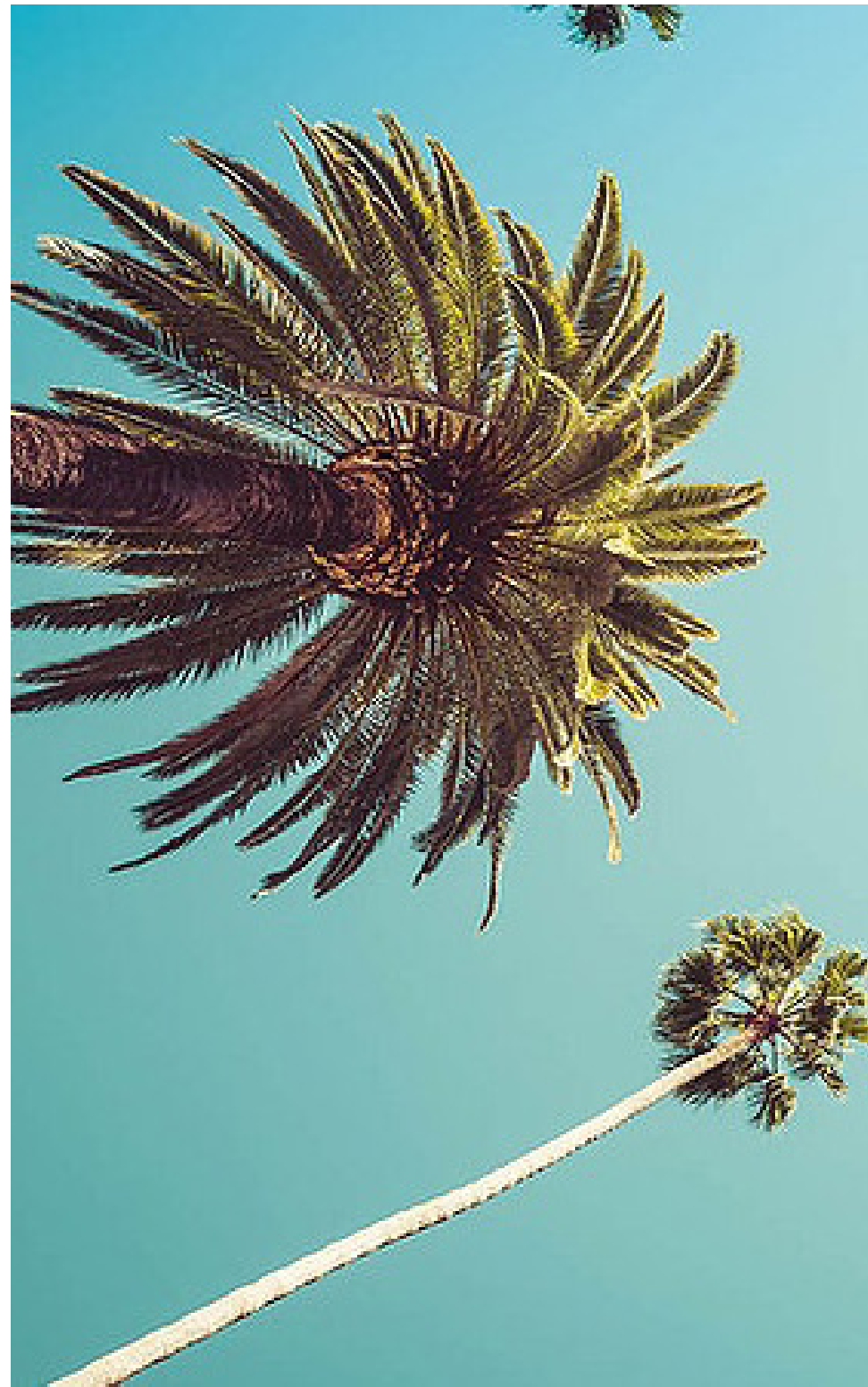


Located directly adjacent to the Del Mar Highlands Town Center and across from Torrey Pines High School.



Offers an incredible opportunity for both retail and professional/office uses in one of the most affluent areas of the county.

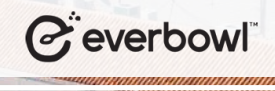
TENANTS





DELMAR
HIGHLANDS
TOWN CENTER

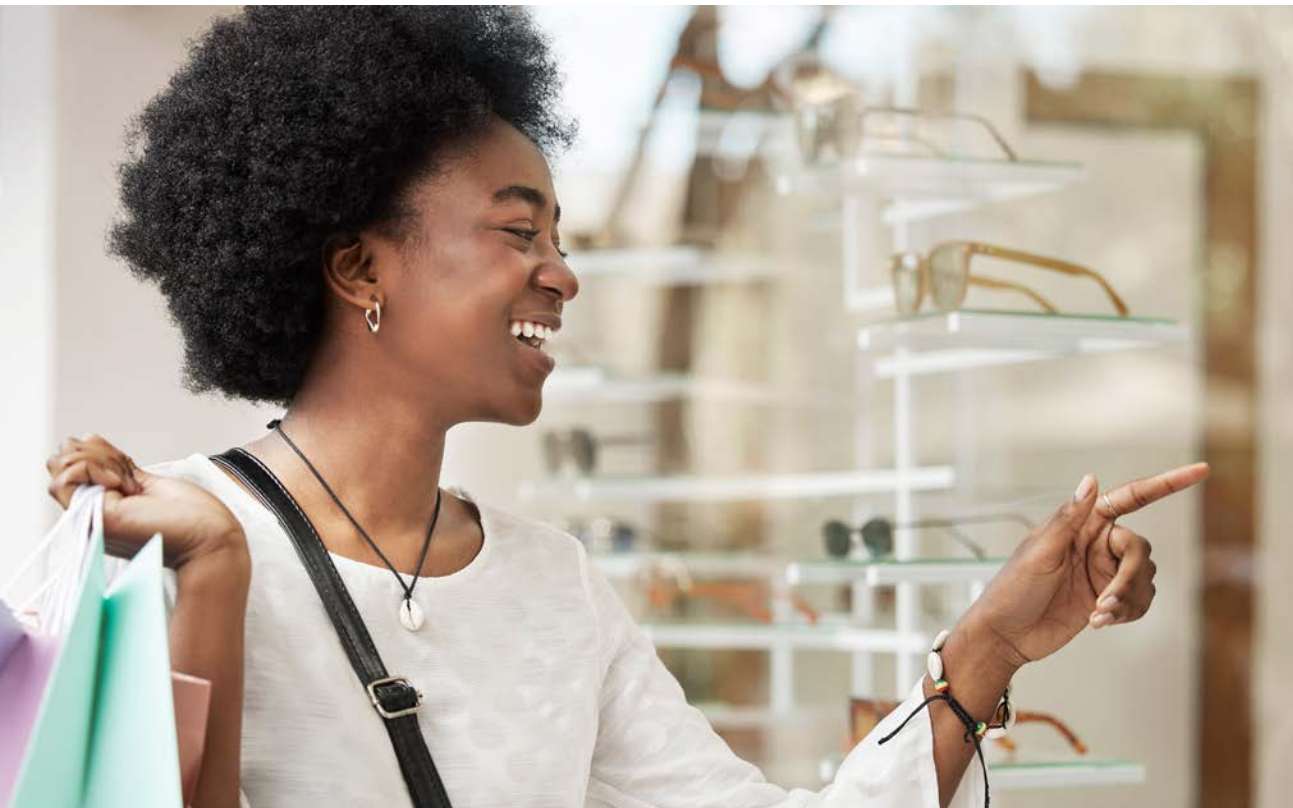
One Paseo





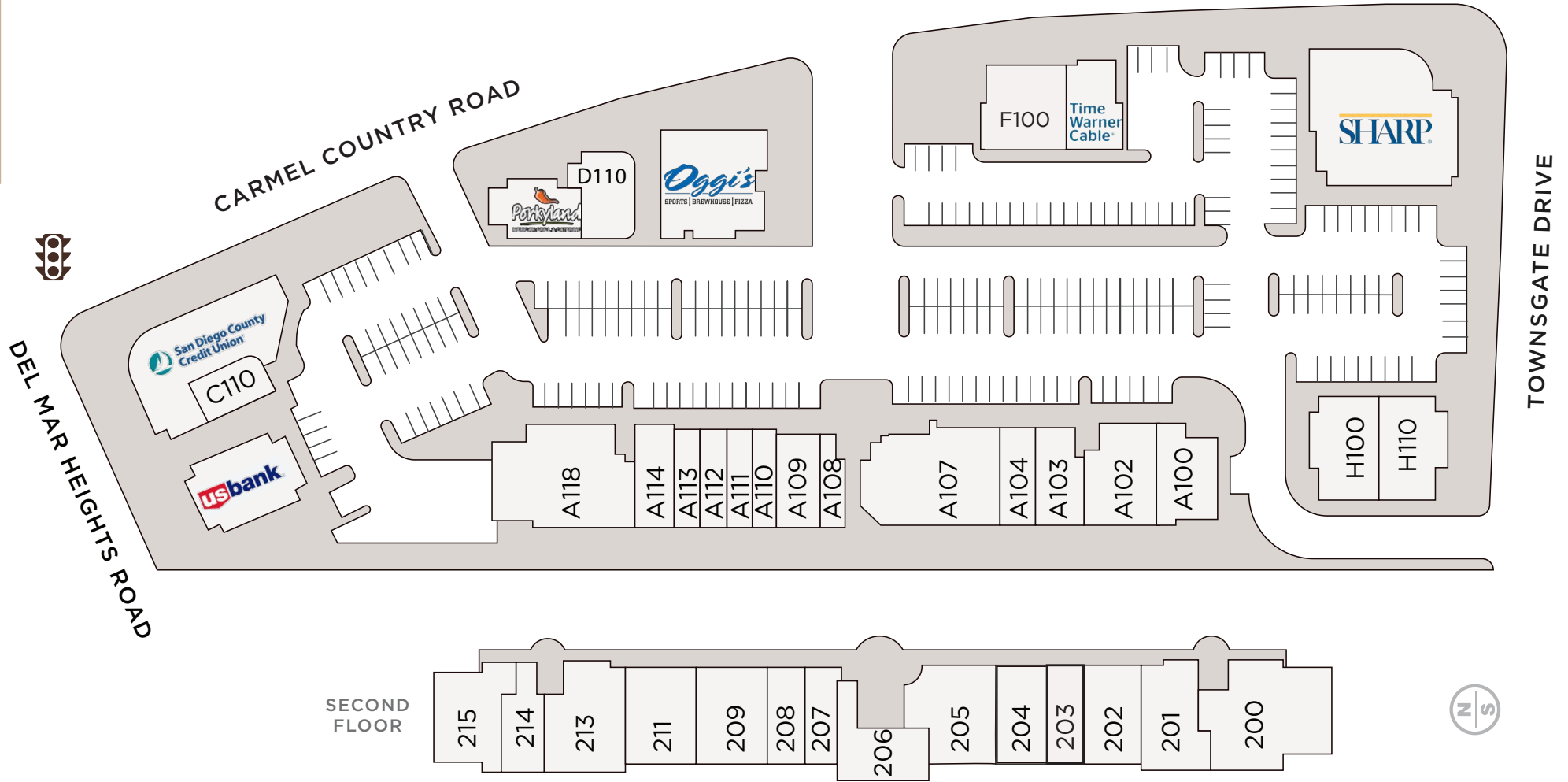
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Plaza
 Del Mar / Carmel Valley, CA



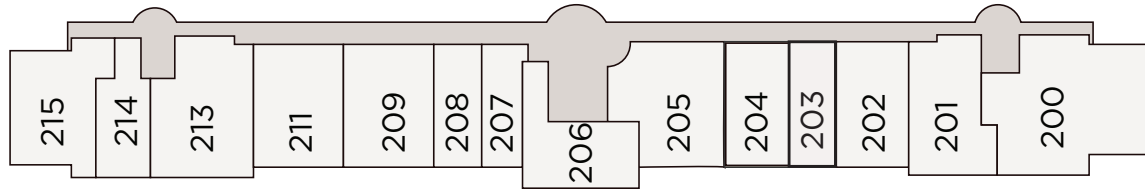


SUITE	TENANT	SF
A100	Carmel Liquor & Deli	2,130
A102	AVAILABLE 1/1/25	2,308
A103	AVAILABLE	2,124
A104	AVAILABLE	1,320
A107	Katana Sushi	4,500
A108	Nails 2000+	640
A109	Dry Clean USA	1,682
A110	Del Mar Floral & Gifts	868
A111	Results Chiropractic	924
A112	Everbowl	930
A113	Sharetea	930
A114	Del Mar Country	1,465
A118	Sherwin Williams	5,053
A200	AVAILABLE	2,960
A201	Carmel Valley Pharmacy	1,588
A202	Busy Bee Pediatric Dentistry	1,366
A203	Anna Tailors & Formal Wear	955
A204	Joann Art Studio	971
A205	Dr. Paul Gimby, DDS	1,878
A206	Carmel Valley Dental	1,292
A207	Chiropractic Center of Carmel Valley	855
A208	Edward Jones Investments	793
A209	Carmel Heights Dental	1,672
A211	LEASED	1,710
A213	Del Mar Dental Arts	2,153
A214	Kumon Math & Learning Center	1,132
A215	Available 1/1/25	1,587
B100	US Bank	3,005
C100	San Diego County Credit Union	5,285
C110	Steele Bodies	1,092
D100	Porkyland	1,694
D110	Total Vision	1,723
E100	Oggi's Pizza & Brewing Company	3,151
F100	Achilles Coffee	1,678
F110	Spectrum Time Warner	1,392
G110	Sharp Rees-Stealy	6,987
H100	VCA Pacific Petcare	2,392
H110	Cycle Bar	2,718

Site Plan



SECOND FLOOR



A woman with long dark hair, wearing large aviator sunglasses and a black and white vertically striped button-down shirt, is sitting on a wooden bench. She is smiling and looking at her smartphone in her left hand, while holding a white coffee cup with a black lid in her right hand. The background features lush green plants and a wooden railing, suggesting an outdoor cafe or park setting.

EVERYDAY

Essentials



Site Aerial

VIBRANT RETAIL
Trade Area



*Disclaimer on Page. 14



Sweetfin NORTH ITALIA SHAKE SHACK

lululemon SOULCYCLE BLUE BOTTLE COFFEE

drybar SALT & STRAW SEPHORA

CAVA

jamba Domino's Pizza PANDA EXPRESS CHINESE KITCHEN EINSTEIN BROS. BAGELS

nékter McDonald's MENDOCINO FARMS sandwich market Pollo Loco

CEPPEPPO'S rubio's COASTAL GRILL URBAN PLATES Davanti Enoteca

unleashed by PRECICO Starbucks TILLYS SUPERCUTS

Philz Coffee Snooze AN A.M. EATERY

Ralphs

RITE AID

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DEL MAR HEIGHTS RD

SHERWIN WILLIAMS

AVAILABILITIES

Demographics



Traffic Counts

DEL MAR HEIGHTS RD
±40,000 ADT
CARMEL COUNTRY RD
±14,200 ADT



Average HHI

1 MILE: \$165,545
3 MILES: \$204,325
5 MILES: \$198,291



Population

1 MILE: 21,744
3 MILES: 75,617
5 MILES: 124,712



Daytime Population

1 MILE: 15,923
3 MILES: 58,572
5 MILES: 139,807



**±4.5 Million SF of
Class A Office Space
within 2 Miles**



PRIME

Retail location



*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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