

The Crossroads Carmel

243 CROSSROADS BLVD CARMEL BY THE SEA, CA 93923



Offering Summary

Lease Rate:	Negotiable
Building Size:	207,319 SF
Available SF:	815 - 5,672 SF
Lot Size:	37.47 Acres
Year Built:	1973
Renovated:	1987
Market:	Carmel

Property Overview

The Crossroads is the dominant Market/Drug shopping center in the area. It serves the broad community of Carmel and Monterey. Located at the intersection of Rio Road and Highway 1. Everyone heading in and out of Carmel Valley visits this shopping center. A high volume Safeway and CVS coupled with Ace Hardware and Pet Food Express bring in a strong daily needs customer. The eclectic collection of shops and services entices the local customer while also attracting the tourist visitor to the restaurants and tasting rooms.

Property Highlight

- Great Visibility
- Easy Access
- Dominant Anchors
- Dynamic Tenant Mix
- Great Demographics

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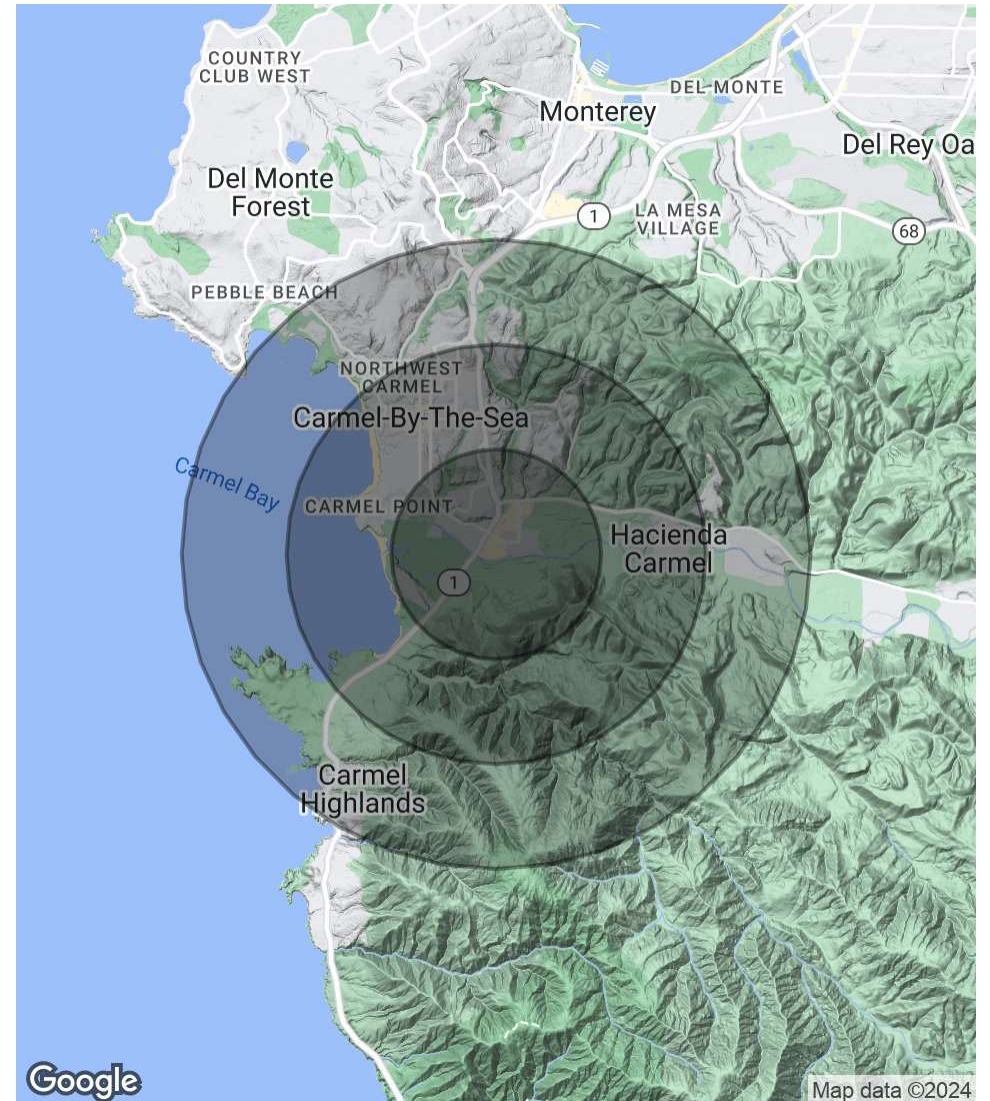
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Population	1 Mile	2 Miles	3 Miles
Total Population	3,028	9,395	12,298
Average Age	53.2	58.3	59.8
Average Age (Male)	53.1	58.6	59.8
Average Age (Female)	52.4	58.0	59.5

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,783	6,730	8,554
# of Persons per HH	1.7	1.4	1.4
Average HH Income	\$144,654	\$106,886	\$108,706
Average House Value	\$1,406,048	\$1,405,668	\$1,399,584

2020 American Community Survey (ACS)



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,680	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
A-242	Available	1,120 SF	NNN	Negotiable	Adjacent to Carmel Roasting Company and Lula's Chocolates. Nice courtyard in front and River House Books across the sidewalk.
A-250	Available	1,287 SF	NNN	Negotiable	Very nice space with high ceilings, rear door for deliveries and a patio space on the side for outdoor seating.
A-252	Available	5,672 SF	NNN	Negotiable	Currently occupied by Animal Hospital of the Crossroads
C-108	Available	2,645 SF	NNN	Negotiable	Great space with visibility to the main drive way into the shopping center.
D-235	Available	815 SF	NNN	Negotiable	Water service available for this space.
E-133	Available	1,881 SF	NNN	Negotiable	Interesting space with rear exit, great light and high ceilings. Located on the breezeway in between Rio Grill and Debra C.
E-153	Available	1,760 SF	NNN	Negotiable	Very broad storefront adjacent to China Delight restaurant. No water to the space.

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