





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















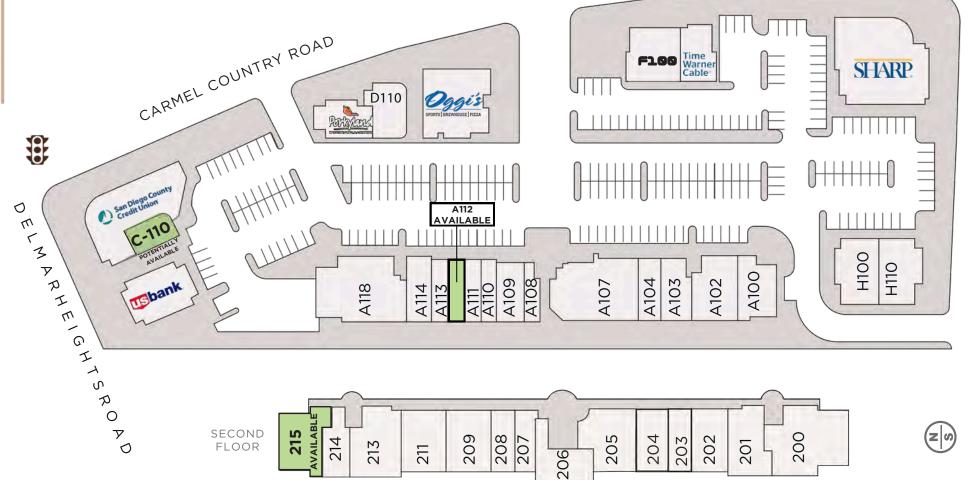








SUITE	TENANT	SF
A100	Carmel Liquor & Deli	2,130
A102	Sola Salons	2,308
A103	Sola Salons	2,124
A104	Sola Salons	1,320
A107	Katana Sushi	4,500
A108	Nails 2000+	640
A109	Dry Clean USA	1,682
A110	Del Mar Floral & Gifts	868
A111	Results Chiropractic	924
A112	AVAILABLE	930
A113	Sharetea	930
A114	Del Mar Country	1,465
A118	Sherwin Williams	5,053
A200	Sola Salons	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 Chiropractic	1,292
A207	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	1,587
B100	US Bank	3,005
C100	San Diego County Credit Union	5,285
C110	Steele Bodies (Potentially Available)	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	Royal Training Club	2,718









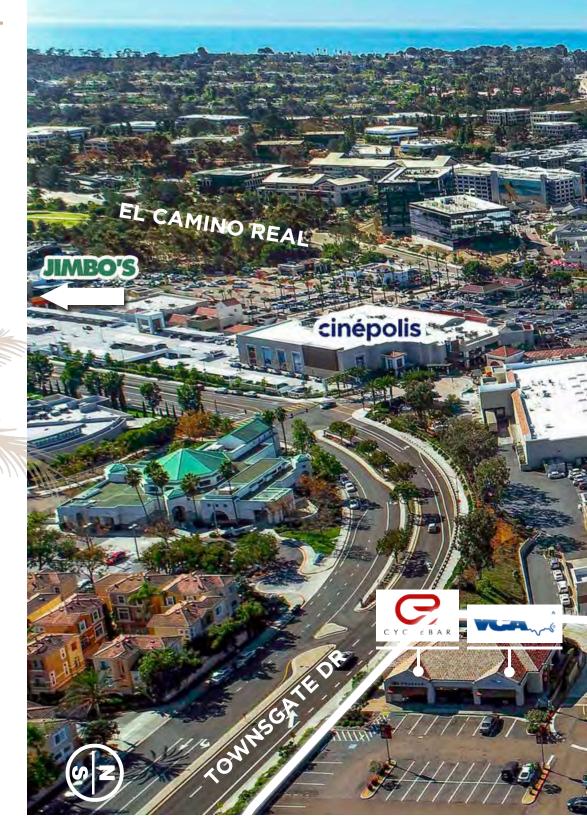




Site Aerial



Trade Area





Demographics



Traffic Counts

DELMAR 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











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BRAD WILLIAMS 858.875.4668

bwilliams@flockeavoyer.cor CA DRE No. 01802468

STEVE AVOYER

619.280.2600

savoyer@flockeavoyer.com CA DRF No. 00407899



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12720-12750 Carmel Country San Diego, CA 92130 carmelcountryplaza.com

FLOCKE & AVOYER