

# The Boulevard At The Crossroads-Carmel

243 CROSSROADS BLVD CARMEL BY THE SEA, CA 93923



## Offering Summary

Lease Rate:	Negotiable
Building Size:	207,319 SF
Available SF:	14,680 SF
Lot Size:	37.47 Acres
Year Built:	1973
Renovated:	1987
Market:	Carmel

## Property Overview

The Boulevard at The Crossroads is a quaint streetscape that embodies a collection of unique shops, studios, tasting rooms and restaurants. The Boulevard benefits from the high traffic and daily needs attraction of The Crossroads Shopping Center and the busiest Safeway and CVS on the Monterey Peninsula, yet is a separate entity to draw a more refined local and visitor that is seeking better quality and a unique selection. The Boulevard will be undergoing a dramatic renovation to include identifying archways at each end as well as landscaping and hardscaping enhancements to include better seating, pet and child play areas and elevated furniture throughout. Come discover what promises to become a unique destination!

## Property Highlight

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

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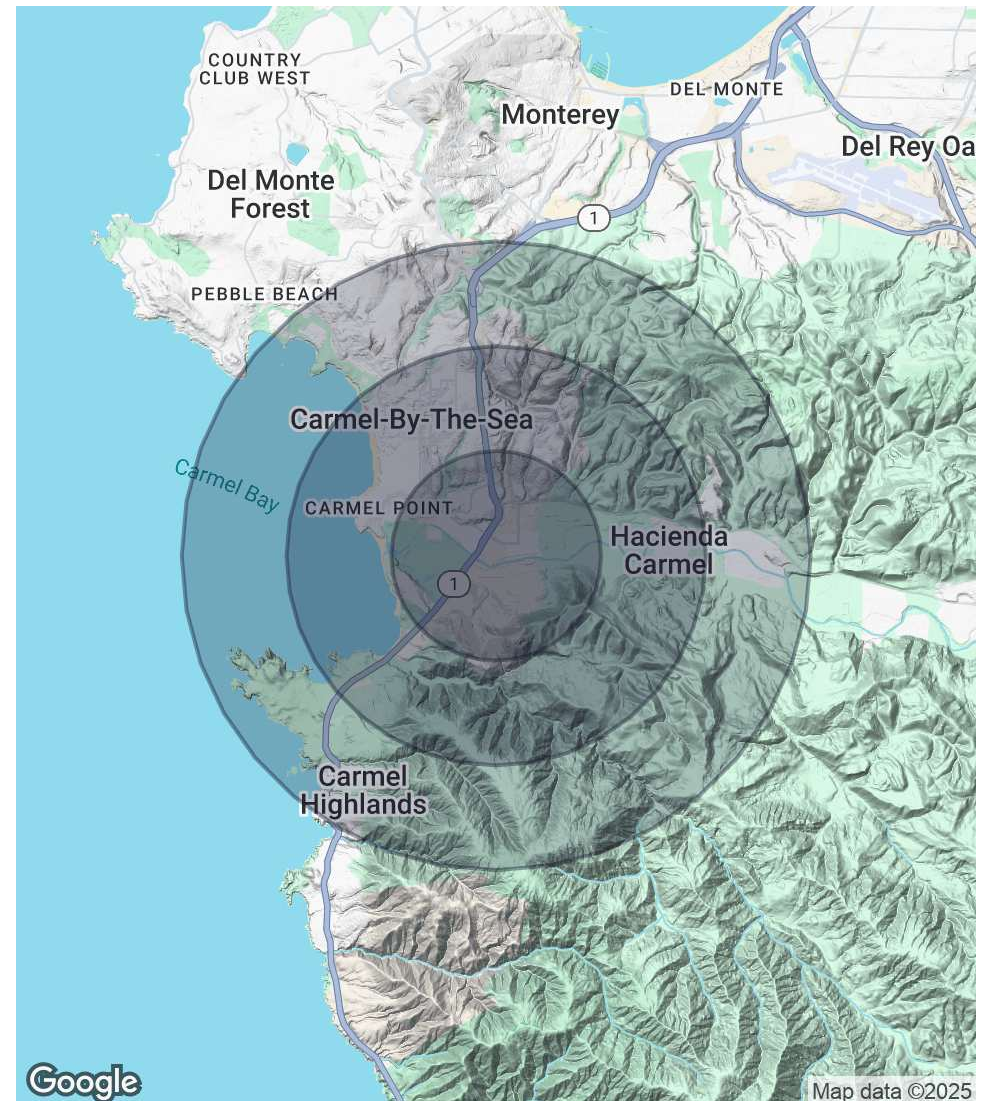
# The Boulevard At The Crossroads-Carmel

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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	-	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	-	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	-	5,672 SF	NNN	Negotiable	Currently occupied by Animal Hospital of the Crossroads
C-108	-	2,645 SF	NNN	Negotiable	Great space with visibility to the main drive way into the shopping center.
C-120	C-120	1,199 SF	NNN	Negotiable	-
C-224	-	1,118 SF	NNN	Negotiable	Great glasslike within the paseo. Great for boutique fitness or personal services.
C-228	C-228	865 SF	NNN	Negotiable	-
C-232	C-232	2,566 SF	NNN	Negotiable	-
D-235	-	815 SF	NNN	Negotiable	Water service available for this space.
E-133	-	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-169	-	1,156 SF	NNN	Negotiable	Formerly a Tasting Room. Fully built out for a wine tasting or tap room.
E-173	E-173	673 SF	NNN	Negotiable	Water service available to the space.

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