

MAHONEY
& ASSOCIATES

the **economic**
company®

MONTEREY

CARMEL BAY

CARMEL RANCHO

shopping center

DOWNTOWN
CARMEL-BY-THE-SEA

CABRILLO HIGHWAY
1

CARMEL VALLEY ROAD

CARMEL RANCHO BOULEVARD

CARMEL RANCHO

Can be combined for a total of: **±22,922**

RETAIL SPACES
AVAILABLE

E103
1,400 SF

E104
600 SF

F24-F25
1,042 SF

A1
5,840 SF

A2
17,082 SF
Grocery Anchored Space

A3
2,531 SF
Coffee Space

B3
2,221 SF
2nd Gen Coffee Space

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PROPERTY HIGHLIGHTS



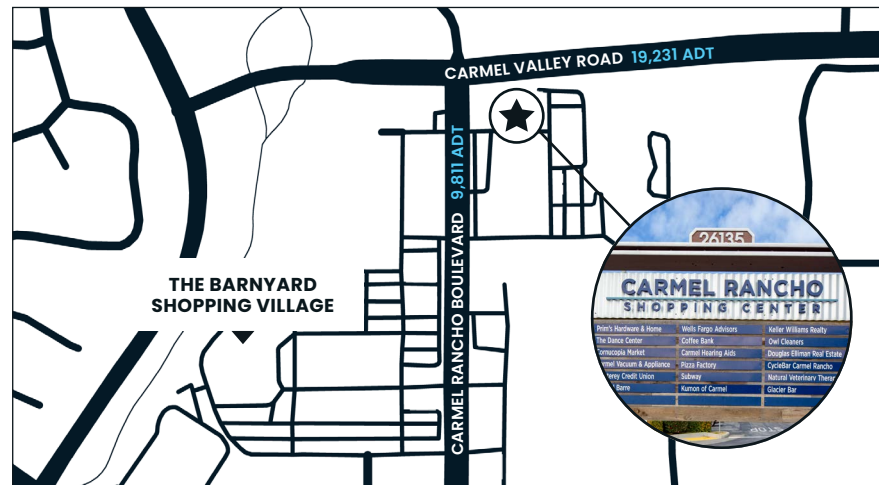
Strategically positioned in main retail node



Strong national and regional co-tenancy



Ample parking field (324 spaces, 4.8 per thousand SF)



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	2,858	10,246	14,448
Avg. Household Income	\$209,653	\$197,669	\$196,190
Daytime Population	4,160	8,391	15,017

Source: 2022 Esri.

TRAFFIC COUNTS

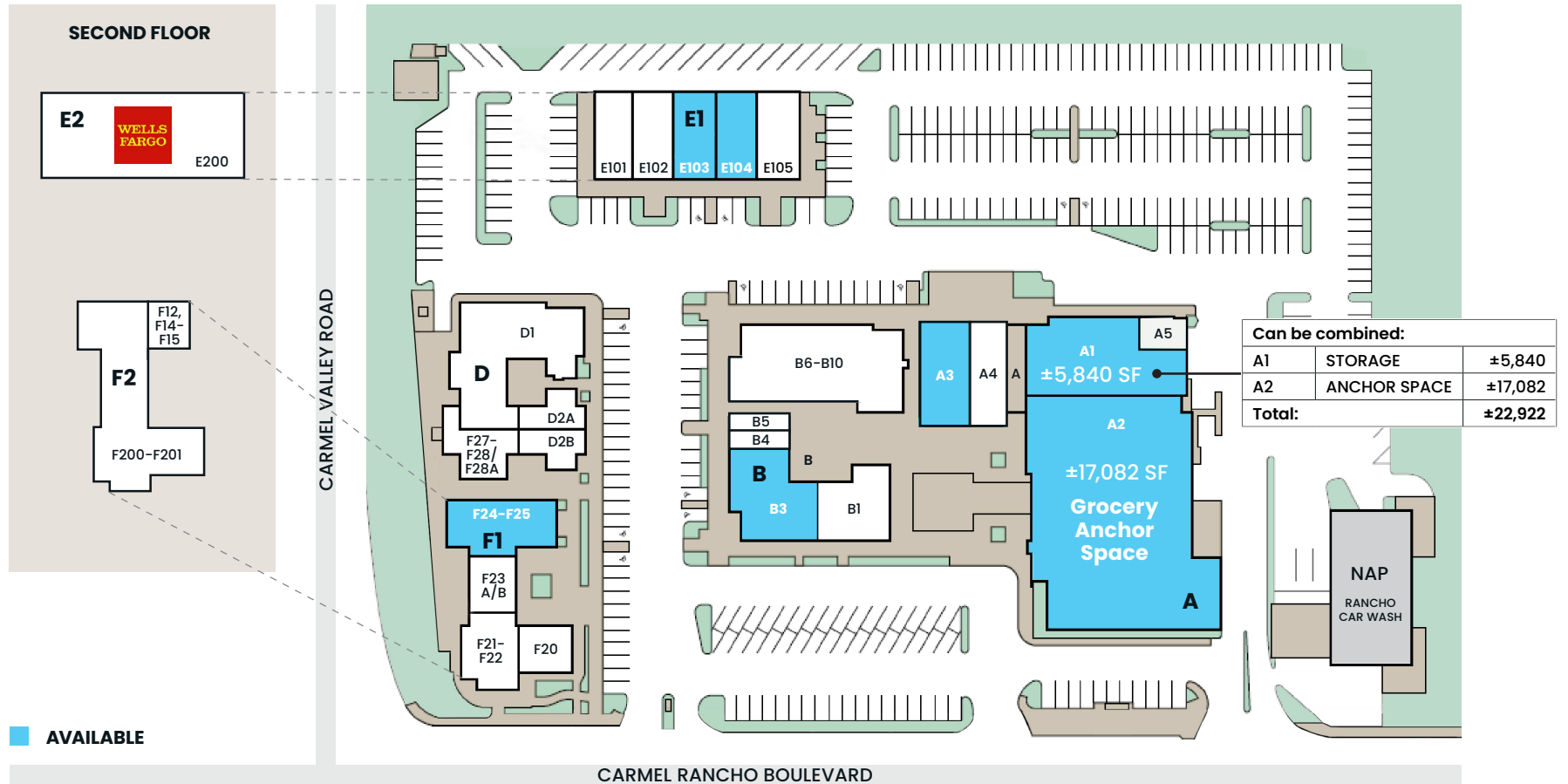
Carmel Rancho Boulevard	9,811 ADT
Carmel Valley Road	19,231 ADT
Cabrillo Highway	20,437 ADT

Source: 2022 Placer.ai.



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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
A	Garden Center/Breezeway	855	B1	Montage Urgent Care	3,200	D2B	Subway	981	F27-F28/F28A	Storage	1,951
A1	AVAILABLE	5,840	B3	2nd Gen Coffee Space	2,221	F12, F14-F15	Management Office	1,000	E101	Carmel Vacuum	1,632
A2	AVAILABLE	17,082	B4	Monterey Credit Union Inc.	875	F200-F201	Keller Williams	5,940	E102	Owl Dry Cleaners	775
A3	AVAILABLE	2,531	B5	Carmel Nails Spa	871	F20	Gonzales Hardwood Fl	277	E103	AVAILABLE	1,400
A4	Dance Studio	1,410	B6-B10	Dance Studio	5,470	F21-F22	Glacier Bar T.	978	E104	AVAILABLE	600
A5	Leased	190	D1	Cornucopia	5,855	F23 A/B	Realear Inc.	1,067	E105	StretchLab	1,500
B	Courtyard Coffee Co.	1,213	D2A	Chopstix LLC	1,093	F24-F25	AVAILABLE	1,042	E200	Wells Fargo	9,160

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COACH OUTLET

CARMEL BEACH

CARMEL PLAZA

ANTHROPOLOGIE pure barre
kate spade NEW YORK vineyard vines LAND & SEA HNL GOLF HI
TIFFANY & CO. COS BAR EST. 1974

CARMEL HIGH SCHOOL
845 STUDENTS

Lucky MOUNTAIN NICK'S PIZZA
ANYTIME FITNESS BevMo! Peet's COFFEE

CARMEL RANCHO

Prim's CARMEL GENERAL STORE KUMON
SUBWAY CORNUCOPIA COMMUNITY MARKET WELLS FARGO
coffee bank CYCLEBAR

HATTON CANYON

THE CROSSROADS CARMEL

SAFEWAY. CVS pharmacy pet food express ACE Hardware

CARMEL MIDDLE SCHOOL
625 STUDENTS

PALO CORONA
REGIONAL
PARK

CARMEL RIVER
ELEMENTARY SCHOOL
845 STUDENTS

THE BARNYARD SHOPPING VILLAGE

cb CarmelBarre BUNS, THIGHS, CORE TWIG AND PETALS
Lafayette BAKERY & CAFE CARMEL VALLEY COFFEE From Scratch RESTAURANT

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