

MAHONEY  
& ASSOCIATES

the **economic**  
company®

# CARMEL RANCHO

shopping center

Available

Grocery Anchor Space  
±23,112 SF

CARMEL RANCHO BOULEVARD





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## PROPERTY HIGHLIGHTS



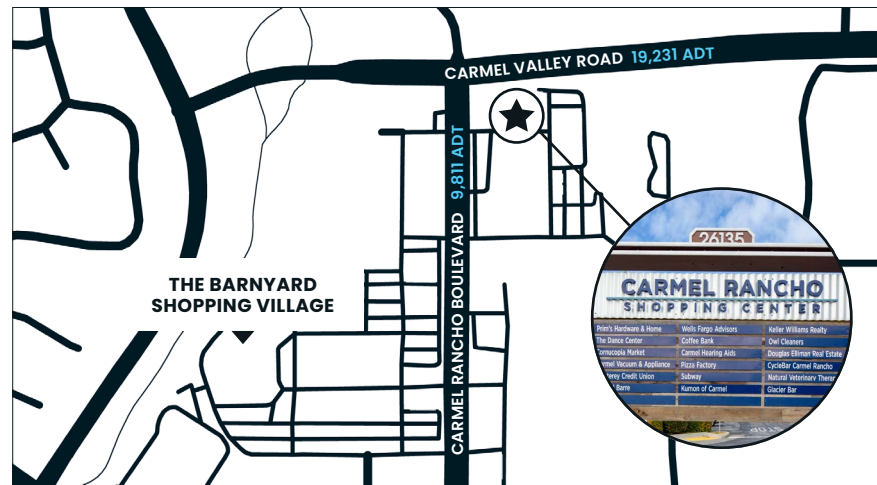
Strategically positioned in main retail node



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

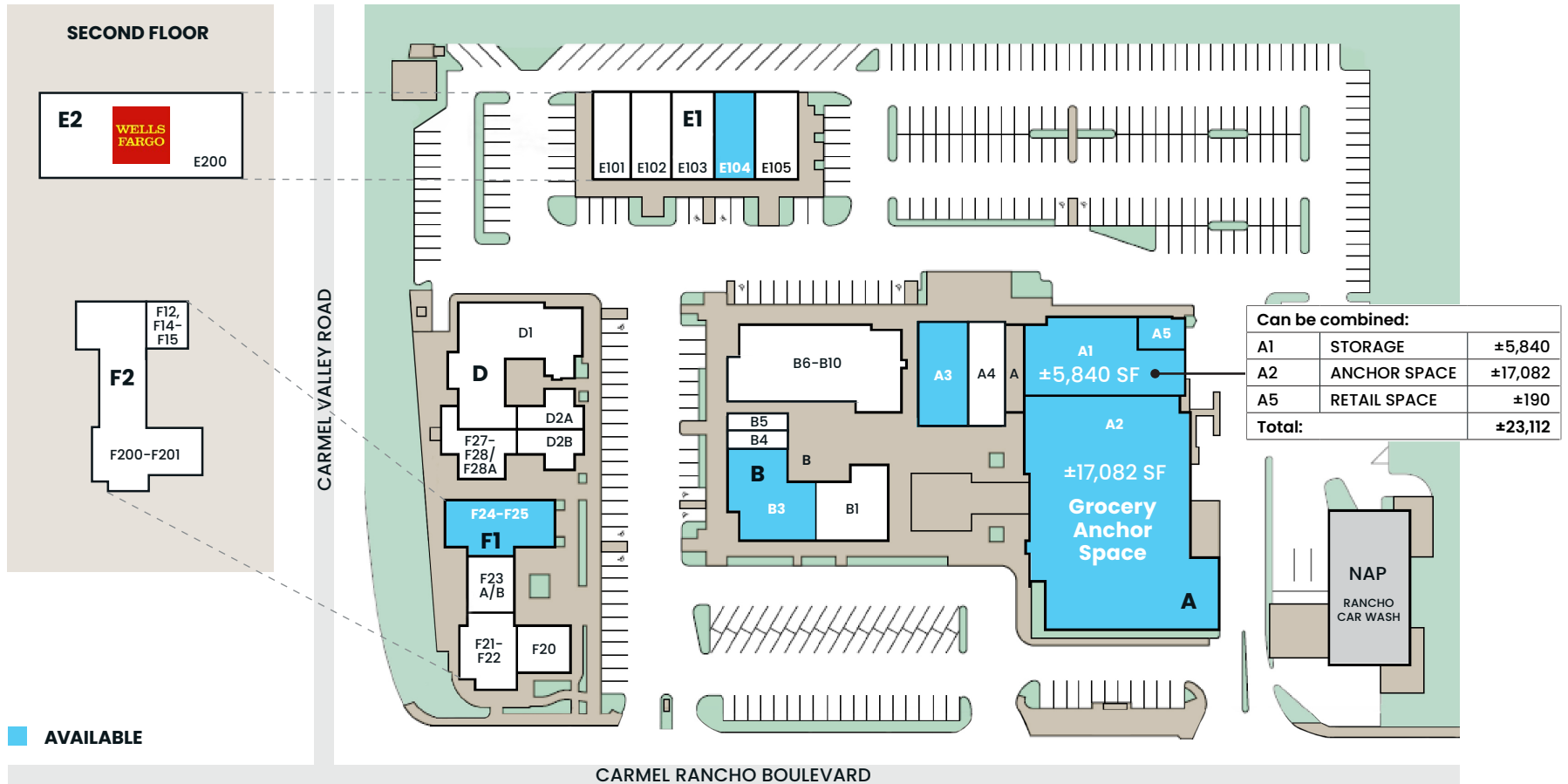
Carmel Rancho Boulevard	9,811 ADT
Carmel Valley Road	19,231 ADT
Cabrillo Highway	20,437 ADT

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	Vet Therapy	1,400
A4	Dance Studio	1,410	B6-B10	Dance Studio	5,470	F21-F22	Glacier Bar T.	978	E104	AVAILABLE	600
A5	AVAILABLE	190	D1	Cornucopia	5,855	F23 A/B	Relear 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





GROCERY  
ANCHOR SPACE  
±23,112 SF

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COACH OUTLET

CARMEL HIGH SCHOOL  
845 STUDENTS

CARMEL BEACH

**CARMEL PLAZA**

ANTHROPOLOGIE pure barre

kate spade NEW YORK vineyard vines LAND & SEA HNL GOLF HI

TIFFANY & CO. COS BAR EST. 1976

Lucky MOUNTAIN MIKE'S PIZZA

ANY TIME FITNESS Peet's COFFEE

BevMo!

**CARMEL RANCHO**

Prim's CARMEL GENERAL STORE KUMON

SUBWAY CORNUCOPIA COMMUNITY MARKET WELLS FARGO

coffee bank CYCLE BAR

HATTON CANYON

CARMEL MIDDLE SCHOOL  
625 STUDENTS

**THE CROSSROADS CARMEL**

SAFEWAY CVS pharmacy pet food express ACE Hardware

PALO CORONA REGIONAL PARK

CARMEL RIVER ELEMENTARY SCHOOL  
845 STUDENTS

**THE BARNYARD SHOPPING VILLAGE**

CarmelBarre BUNS, THIGHS, CORE TWIG AND PETALS

Lafayette BAKERY & CAFE CARMEL VALLEY COFFEE From Scratch RESTAURANT



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