



Retail that resonates



NewMark Merrill
COMPANIES



PIAZZA • CARMEL

Located at the Northwest corner of Valley Centre Dr. & Carmel Creek Rd. • San Diego, CA
www.piazza-carmel.com



Major Retailers:

PAVILIONS
A WORLD OF DIFFERENCE



ACE
Hardware



SUBWAY

POSTALANNEX+
Your Home Office®

verizon
authorized retailer

CHASE



A Masterful Mix

Over 40 Tenants also including:

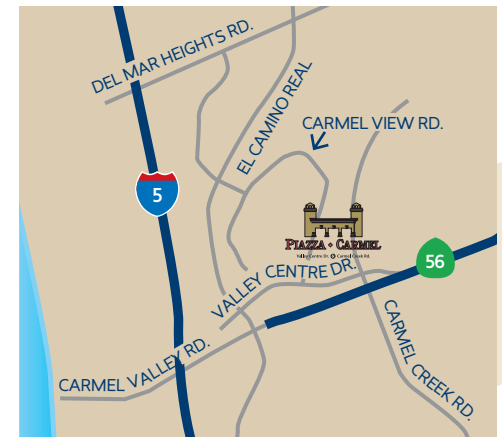
Nico's Taco Shop, San Diego Blood Bank, C2 Education, Spices Thai Cafe, Flippin' Pizza, Highlands Jewelers, Avis Rent A Car

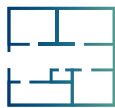


12-1 pm
Busiest Time
of Day



60 min.
Avg. Length
of Visit





144,576
SF OF RETAIL SPACE



#	TENANT	SF
101	Torrey Pines Animal Hospital	2,383
103	Avis Rent A Car	1,000
104-06	F45 Training	2,067
201	Scripps Performing Arts Cntr.	4,500
202	POTENTIALLY AVAILABLE	5,095
203	Griffin Ace Hardware	9,662
209	San Diego Blood Bank	3,072
301	Villa Capri	2,118

#	TENANT	SF
302	Gami Sushi	1,298
303	Marketplace Grille	863
401	Royal India	2,141
403	Subway	999
404	Nico's Taco Shop	1,206
405	Verizon Authorized Retailer	1,197
406	California Cuts	1,205
407-08	Allurant Aesthetics	2,249



#	TENANT	SF
409	Dan Conway & Associates	458
501	Pavilions	49,347
600	Jon's Tailor	449
601	Lease Pending	1,033
602	Empire Beauty Supply	1,244
603	Nails Spa On 56	1,202
604	Seabreeze Craft Chocolates	1,119
605	Beasley Cleaners	1,683
606	Amazing Lash Studio	1,650
701	AVAILABLE	1,552
702	MD Today Urgent Care	1,724
703	Vision Boutique	1,156
704	Carmel Valley Chiro. Center	1,223
705	Postal Annex +	1,223
706	Highlands Jewelers	685
707-08	Chase Bank	3,404
801	Wells Fargo Bank	4,524
901	Massage Heights	2,072
902A	My Smile Orthodontics	1,556
902B	Flippin' Pizza	1,438
903	Spices Thai Cafe	2,701
904	Church's Martial Arts	2,600
905A	AVAILABLE	5,111
1001	AVAILABLE	6,648
3775	Starbucks	1,667
3881	Chipotle	2,650
3885	AVAILABLE 12/01/22	2,650

For Leasing Information
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DRE LIC# 01504403



Flower Hill Promenade

WHOLE FOODS MARKET

Starbucks

Del Mar Center

Gelson's petco

Beachside Del Mar

VONS CVS pharmacy

One Paseo

lululemon SHAKE SHACK

Del Mar Highlands

Ralphs JIMBO'S

Torrey Hills Center

VONS Starbucks

Village North at Pacific Highlands Ranch
Proposed Retail

The Village at Pacific Highlands Ranch

TRADER JOE'S RITE AID

The Merge

COPA VIDA

In the vicinity

Major Employers

- Qualcomm
- UC San Diego
- Illumina
- US Marine Corps
- US Navy
- General Atomics
- Intuit
- Salk Institute
- San Diego State University
- Apple

Trade Area Population

239,540

Daytime Population

83,814

Employee Population

48,166

2.09M Annual Visits



83rd & 78th percentiles
for California and US
Shopping Center Traffic



Dynamic Location

23,434 VPD Traffic Count



2 Monument Signs



Demographics

	1 MILE	2 MILE	3 MILE
POPULATION			
2020 Population	15,998	48,029	68,983
2010-2020 Annual Population Growth Rate	3.1%	3.6%	3.9%
HOUSEHOLDS			
2020 Households	4,842	12,502	15,818
2010-2020 Annual Household Growth Rate	2.9%	3.2%	3.5%
HOUSEHOLD INCOME			
2020 Average Household Income	\$165,690	\$200,200	\$209,095
2020 Per Capita Income	\$67,138	\$75,778	\$77,412
HOUSING UNITS			
2020 Housing Units	6,959	18,939	26,710
AGE			
2020 Median Age	37.1	40.0	40.3





When you love shopping centers, it shows.

www.piazza-carmel.com • www.newmarkmerrill.com

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