

for lease

PLAZA RANCHO PENASQUITOS



9840-9888 & 9859-10025 CARMEL MOUNTAIN RD., SAN DIEGO, CA 92129



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- This freeway visible shopping center is located at the SEC of Rancho Penasquitos Blvd. and Carmel Mountain Rd., just north of Highway 56. Plaza Rancho Penasquitos is well positioned to service the high income community of Rancho Penasquitos.

LOCATION

- SEC Rancho Penasquitos Blvd., & Carmel Mountain Rd.

TRAFFIC COUNTS

- Highway 56: 72,000 ADT (CalTrans)
- Rancho Penasquitos Blvd.: 37,502 ADT
- Carmel Mountain Rd.: 16,587 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	15,215	115,755	285,545
AHH Income	\$186,270	\$194,829	\$195,244
Daytime Pop.	2,975	26,478	116,873

TENANTS



AVAILABILITIES

PLAZA RANCHO PENASQUITOS



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

Suite

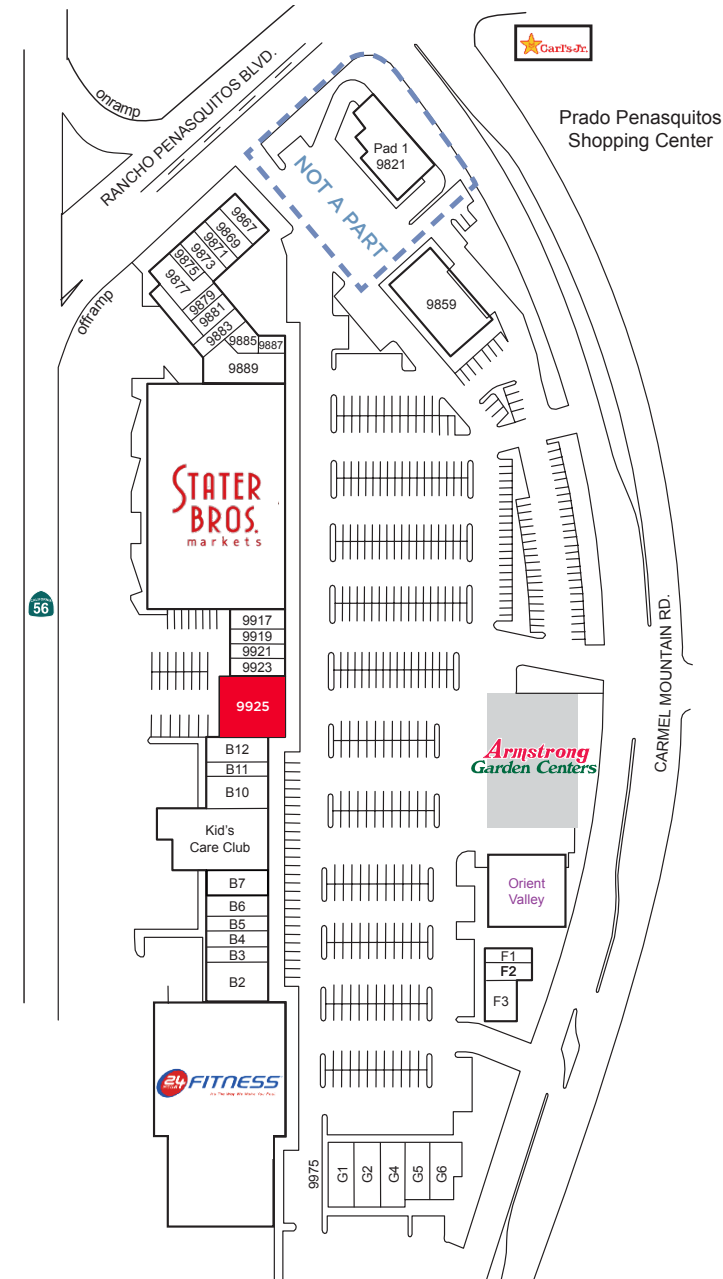
10021-10025
9859
9867-9869
9871
9873
9875-9877
9879
9881
9883
9885
9887
9889
9909
9917
9919
9921
9923
9925
9939
9951
9955-F1
9955-F2
9955-F3
9975-G1
9975-G2
9975-G4
9975-G5
9975-G6
9995-B2
9995-B3
9995-B4
9995-B5
9995-B6
9995-B7
9995-B8
9995-B10
9995-B11
9995-B12

Tenant

24-Hour Fitness
Discount Tire
Sushi Hana
Hair Fairies
Maryam Tailor Shop
1st Commercial Management Group
The Coder School
Bricks & Minifigs
Selfie Salon
Healthy Water
Mary's Threading
Domino's Pizza
Stater Brothers
Big Frog T-Shirts & More
Expedia Travel
The UPS Store
Hair Cut Place
AVAILABLE (can be demised)
Armstrong Garden Centers
Orient Valley Filipino Cuisine
Wigandhat.com
Keepet Groomed
Penasquitos Dental
Aaharn 56 Thai Cuisine
Piece of Cake Bakery
Sunright Tea Studio
Mathnasium
Excel Eyecare
Cheers Bar & Grill
Studio Med Spa
Happiness Nails & Spa
Warhammer
Chef Wong Chinese Cuisine
Champion Tae Kwan Do
Kid's Care Club
Operation Samahan
Operation Samahan
Maytag Coin Laundry

Sq.Ft.

33,916
7,620
2,475
824
825
2,629
1,100
1,592
900
845
632
2,919
35,250
1,200
900
900
1,200
4,200
6,400
3,250
833
833
1,592
1,675
2,310
1,150
1,488
1,900
2,400
1,039
1,009
991
1,324
1,611
7,000
2,000
1,089
1,511

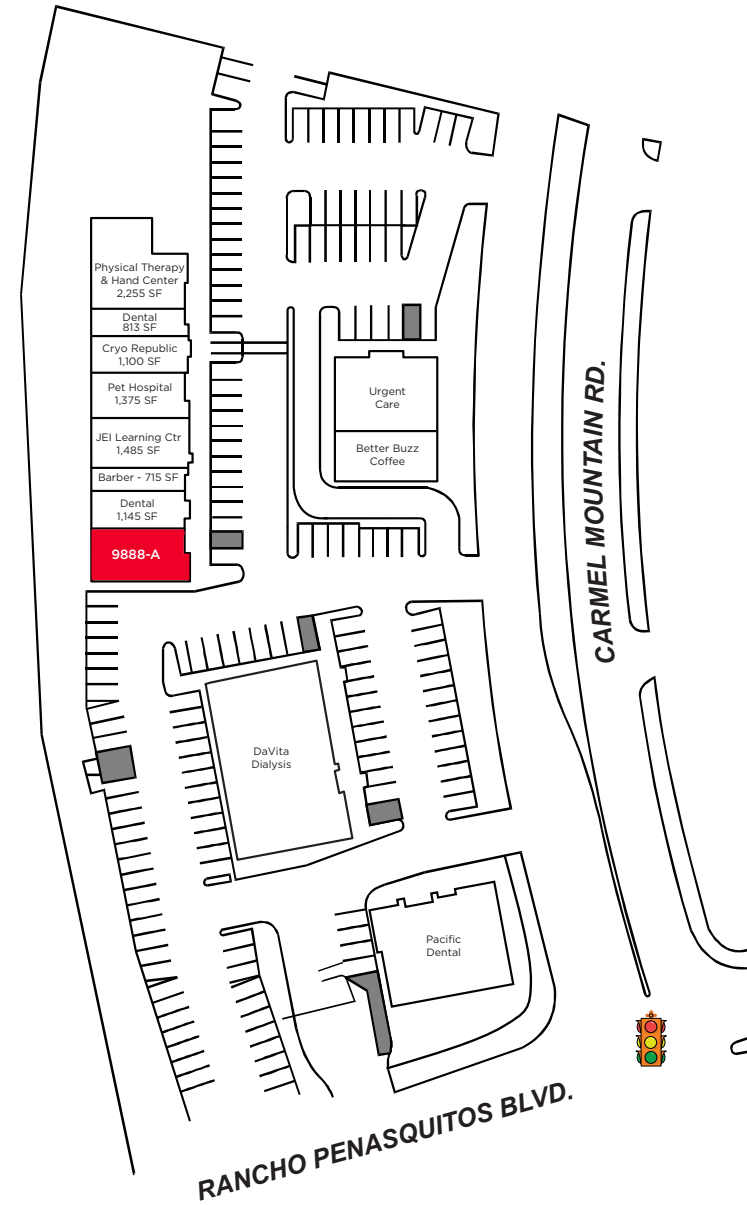


AVAILABILITIES

PRADO RANCHO PENASQUITOS

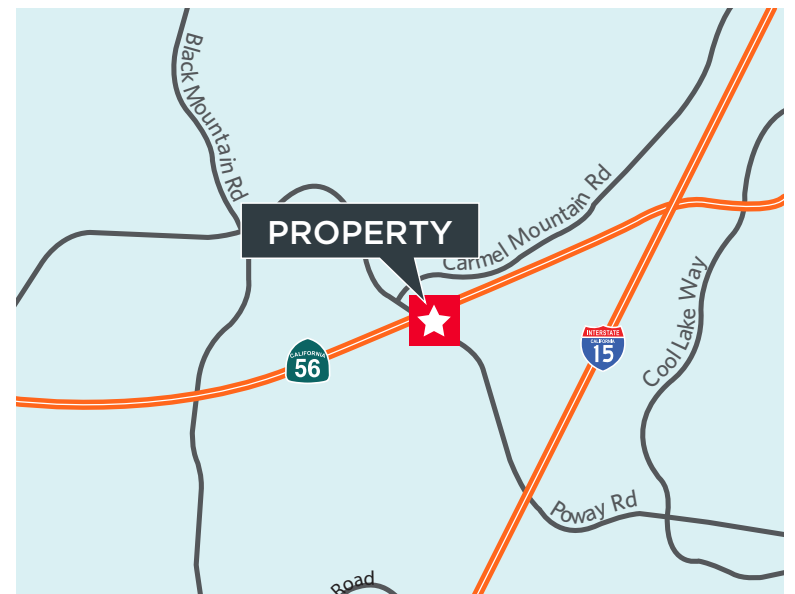
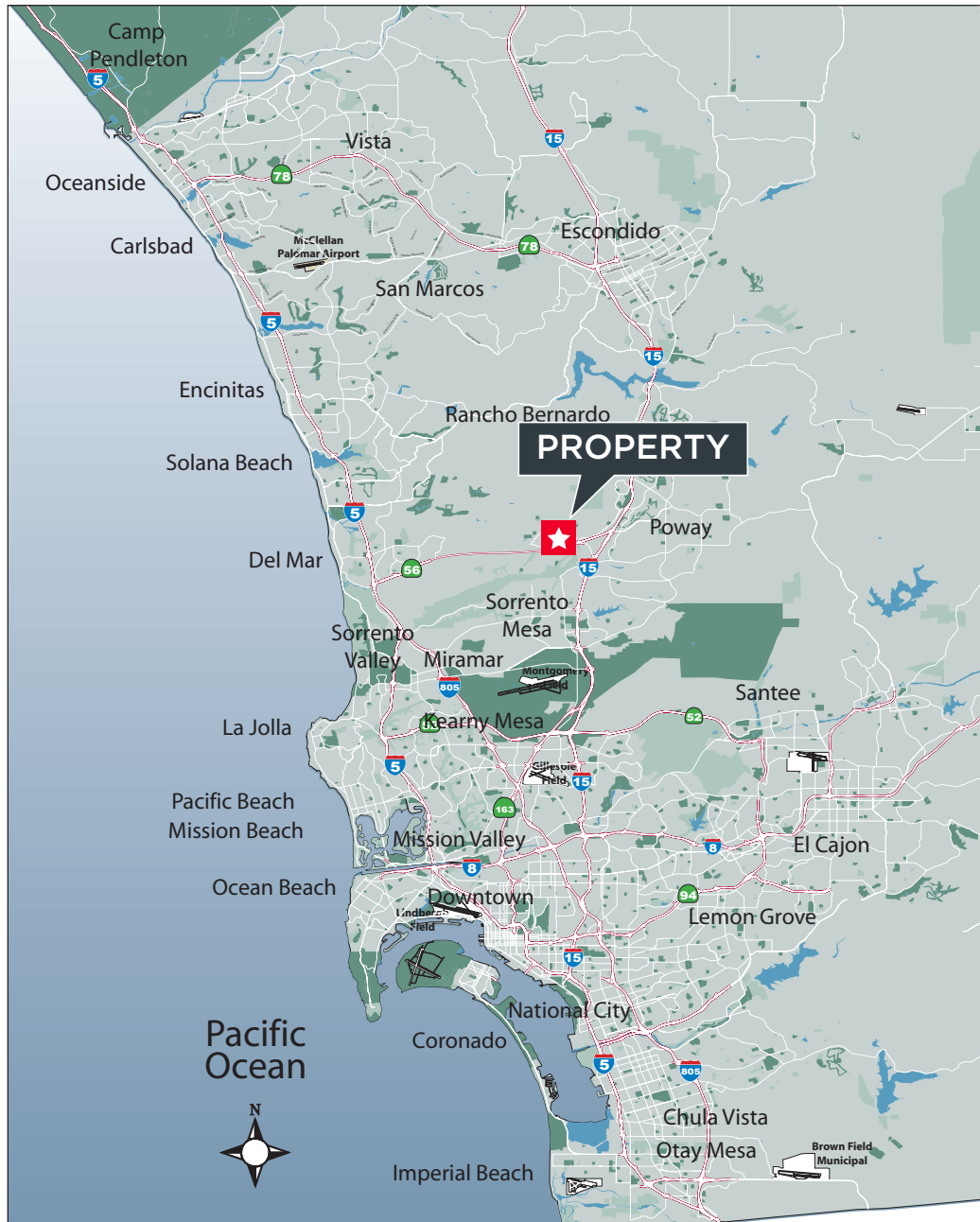


<u>Suite</u>	<u>Tenant</u>	<u>Sq.Ft.</u>
9840	Pacific Dental Group	3,172
9850-A-D	DaVita Dialysis	6,480
9878-A	Better Buzz Coffee	1,400
9878-B/C	Urgent Care	2,506
9888-A	AVAILABLE	1,549
9888-B	Sunshine Dental	1,145
9888-C	Teo's Barber	715
9888-D	JEI Learning	1,485
9888-F	Rancho Pensasquitos Pet Hospital	1,375
9888-G	Cryo Republic Wellness & Recovery	1,100
9888-H	Adrian F. Naguit DMD	813
9888-I/J	Physical Therapy & Hand Center	2,255



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LOCATION



DEMOGRAPHICS

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 1 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010	Census 2020	2024	2029	
Population	14,712	15,466	15,215	14,986	
Households	5,309	5,507	5,448	5,456	
Families	4,016	-	4,076	4,086	
Average Household Size	2.76	2.78	2.77	2.72	
Owner Occupied Housing Units	3,696	-	3,735	3,799	
Renter Occupied Housing Units	1,613	-	1,713	1,657	
Median Age	38.1	-	40.9	42.4	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	-0.30%	0.09%	0.30%		
Households	0.03%	0.38%	0.49%		
Families	0.05%	0.37%	0.44%		
Owner HHs	0.34%	0.58%	0.66%		
Median Household Income	2.45%	2.70%	2.57%		
Households by Income	Number	Percent	2024	2029	
	<\$15,000	219	4.0%	186	3.4%
	\$15,000 - \$24,999	89	1.6%	58	1.1%
	\$25,000 - \$34,999	147	2.7%	109	2.0%
	\$35,000 - \$49,999	213	3.9%	157	2.9%
	\$50,000 - \$74,999	481	8.8%	393	7.2%
	\$75,000 - \$99,999	636	11.7%	569	10.4%
	\$100,000 - \$149,999	1,191	21.9%	1,165	21.4%
	\$150,000 - \$199,999	940	17.3%	1,033	18.9%
	\$200,000+	1,531	28.1%	1,786	32.7%
	Median Household Income		\$135,687		\$153,135
Average Household Income		\$186,270		\$211,106	
Per Capita Income		\$66,422		\$76,555	
Population by Age	Census 2010		2024	2029	
	Number	Percent	Number	Percent	
	0 - 4	882 6.0%	804 5.3%	733 4.9%	
	5 - 9	868 5.9%	984 6.5%	883 5.9%	
	10 - 14	1,001 6.8%	966 6.4%	1,018 6.8%	
	15 - 19	1,073 7.3%	869 5.7%	865 5.8%	
	20 - 24	873 5.9%	811 5.3%	700 4.7%	
	25 - 34	2,001 13.6%	1,813 11.9%	1,721 11.5%	
	35 - 44	2,187 14.9%	2,441 16.0%	2,157 14.4%	
	45 - 54	2,512 17.1%	2,180 14.3%	2,345 15.6%	
	55 - 64	1,991 13.5%	1,828 12.0%	1,754 11.7%	
	65 - 74	806 5.5%	1,478 9.7%	1,501 10.0%	
	75 - 84	347 2.4%	788 5.2%	1,015 6.8%	
	85+	172 1.2%	250 1.6%	295 2.0%	

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 3 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010		Census 2020		2024	2029
Population	108,442		115,277		115,755	117,245
Households	36,393		39,308		40,087	41,504
Families	28,676		-		30,537	31,657
Average Household Size	2.97		2.92		2.87	2.81
Owner Occupied Housing Units	24,919		-		25,296	26,258
Renter Occupied Housing Units	11,474		-		14,791	15,246
Median Age	36.7		-		39.9	41.1
Trends: 2023-2028 Annual Rate	Area		State		National	
Population	0.26%		0.09%		0.30%	
Households	0.70%		0.38%		0.49%	
Families	0.72%		0.37%		0.44%	
Owner HHs	0.75%		0.58%		0.66%	
Median Household Income	2.07%		2.70%		2.57%	
Households by Income			2024	2029		
			Number	Percent	Number	Percent
<\$15,000			1,514	3.8%	1,282	3.1%
\$15,000 - \$24,999			966	2.4%	686	1.7%
\$25,000 - \$34,999			1,132	2.8%	915	2.2%
\$35,000 - \$49,999			1,447	3.6%	1,123	2.7%
\$50,000 - \$74,999			3,332	8.3%	2,754	6.6%
\$75,000 - \$99,999			3,722	9.3%	3,339	8.0%
\$100,000 - \$149,999			8,076	20.1%	7,962	19.2%
\$150,000 - \$199,999			6,516	16.3%	7,318	17.6%
\$200,000+			13,384	33.4%	16,125	38.9%
Median Household Income			\$148,714		\$164,741	
Average Household Income			\$194,829		\$221,294	
Per Capita Income			\$67,773		\$78,695	
	Census 2010					
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,565	7.0%	6,228	5.4%	5,993	5.1%
5 - 9	7,886	7.3%	7,311	6.3%	6,773	5.8%
10 - 14	8,006	7.4%	7,293	6.3%	7,760	6.6%
15 - 19	7,397	6.8%	6,861	5.9%	6,732	5.7%
20 - 24	6,100	5.6%	6,525	5.6%	5,870	5.0%
25 - 34	14,314	13.2%	15,235	13.2%	14,946	12.7%
35 - 44	18,030	16.6%	18,015	15.6%	17,472	14.9%
45 - 54	18,531	17.1%	16,837	14.5%	17,378	14.8%
55 - 64	12,164	11.2%	14,451	12.5%	14,429	12.3%
65 - 74	5,178	4.8%	10,412	9.0%	11,385	9.7%
75 - 84	2,349	2.2%	5,030	4.3%	6,624	5.6%
85+	921	0.8%	1,556	1.3%	1,882	1.6%

DEMOGRAPHICS

Demographic and Income Profile

9840 Carmel Mountain Rd, San Diego, California, 92129

Ring: 5 mile radius



Latitude: 32.95984, Longitude: -117.11569

Summary	Census 2010		Census 2020		2024	2029
Population	256,971		284,807		285,545	287,708
Households	88,063		97,245		98,693	101,402
Families	67,794		-		74,778	76,960
Average Household Size	2.89		2.89		2.86	2.81
Owner Occupied Housing Units	60,140		-		64,349	66,550
Renter Occupied Housing Units	27,923		-		34,344	34,852
Median Age	37.0		-		40.4	41.5
Trends: 2023-2028 Annual Rate	Area		State		National	
Population	0.15%		0.09%		0.30%	
Households	0.54%		0.38%		0.49%	
Families	0.58%		0.37%		0.44%	
Owner HHs	0.67%		0.58%		0.66%	
Median Household Income	2.20%		2.70%		2.57%	
Households by Income			Number	Percent	Number	Percent
	<\$15,000		3,662	3.7%	3,101	3.1%
	\$15,000 - \$24,999		2,280	2.3%	1,580	1.6%
	\$25,000 - \$34,999		2,675	2.7%	2,046	2.0%
	\$35,000 - \$49,999		3,929	4.0%	2,948	2.9%
	\$50,000 - \$74,999		8,721	8.8%	7,082	7.0%
	\$75,000 - \$99,999		8,830	8.9%	7,969	7.9%
	\$100,000 - \$149,999		19,535	19.8%	19,297	19.0%
	\$150,000 - \$199,999		15,012	15.2%	16,942	16.7%
	\$200,000+		34,048	34.5%	40,438	39.9%
	Median Household Income		\$148,949		\$166,063	
Average Household Income		\$195,244		\$221,565		
Per Capita Income		\$67,729		\$78,368		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	17,498 6.8%	14,853 5.2%	14,303 5.0%		
	5 - 9	17,949 7.0%	17,790 6.2%	16,391 5.7%		
	10 - 14	18,321 7.1%	18,905 6.6%	19,029 6.6%		
	15 - 19	17,060 6.6%	18,114 6.3%	17,604 6.1%		
	20 - 24	15,023 5.8%	16,761 5.9%	15,401 5.4%		
	25 - 34	34,651 13.5%	34,553 12.1%	34,579 12.0%		
	35 - 44	40,634 15.8%	43,329 15.2%	41,599 14.5%		
	45 - 54	41,986 16.3%	41,440 14.5%	42,707 14.8%		
	55 - 64	29,586 11.5%	34,848 12.2%	34,477 12.0%		
	65 - 74	13,827 5.4%	26,278 9.2%	28,306 9.8%		
	75 - 84	7,208 2.8%	14,035 4.9%	17,752 6.2%		
	85+	3,225 1.3%	4,639 1.6%	5,558 1.9%		



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