

for lease

PLAZA RANCHO PENASQUITOS

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



CUSHMAN &
WAKEFIELD



±165,940 SF SHOPPING CENTER

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
Rancho Penasquitos Blvd.:	37,502 ADT
Carmel Mountain Rd.:	16,587 ADT

(CalTrans)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	15,126	116,410	284,603
AHH Income	\$181,686	\$202,127	\$202,640
Daytime Pop.	2,703	24,299	105,780

TENANTS



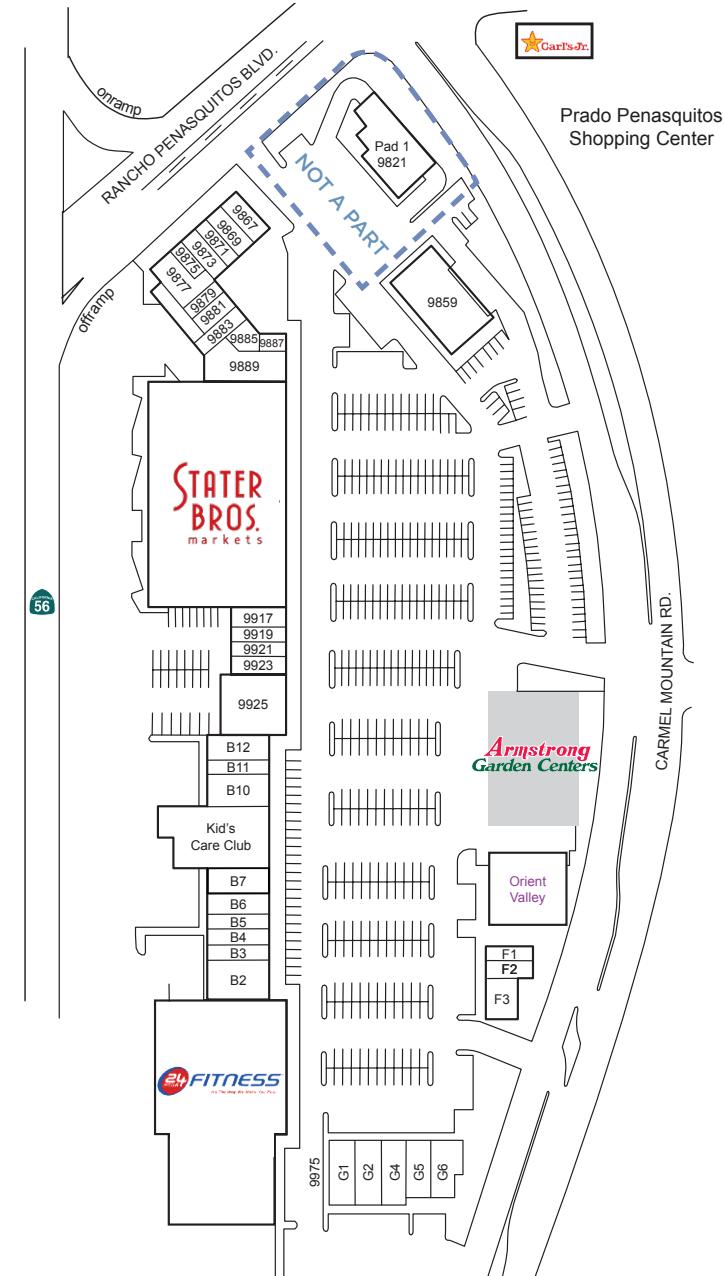
AVAILABILITIES

PLAZA RANCHO PENASQUITOS



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Suite	Tenant	Sq.Ft.
10021-10025	24-Hour Fitness	33,916
9859	Discount Tire	7,620
9867-9869	Sushi Hana	2,475
9871	Hair Fairies	824
9873	Maryam Tailor Shop	825
9875-9877	1st Commercial Management Group	2,629
9879	The Coder School	1,100
9881	Bricks & Minifigs	1,592
9883	Selfie Salon	900
9885	Healthy Water	845
9887	Mary's Threading	632
9889	Domino's Pizza	2,919
9909	Stater Brothers	35,250
9917	Big Frog T-Shirts & More	1,200
9919	Expedia Travel	900
9921	The UPS Store	900
9923	Hair Cut Place	1,200
9925	Play It Again Sports	4,200
9939	Armstrong Garden Centers	6,400
9951	Orient Valley Filipino Cuisine	3,250
9955-F1	Wigandhat.com	833
9955-F2	Keepet Groomed	833
9955-F3	Penasquitos Dental	1,592
9975-G1	Aaharn 56 Thai Cuisine	1,675
9975-G2	Piece of Cake Bakery	2,310
9975-G4	Sunright Tea Studio	1,150
9975-G5	Mathnasium	1,488
9975-G6	Excel Eyecare	1,900
9995-B2	Cheers Bar & Grill	2,400
9995-B3	Studio Med Spa	1,039
9995-B4	Happiness Nails & Spa	1,009
9995-B5	Warhammer	991
9995-B6	Chef Wong Chinese Cuisine	1,324
9995-B7	Champion Tae Kwan Do	1,611
9995-B8	Kid's Care Club	7,000
9995-B10	Operation Samahan	2,000
9995-B11	Operation Samahan	1,089
9995-B12	Maytag Coin Laundry	1,511



AVAILABILITIES

PRADO RANCHO PEÑASQUITOS

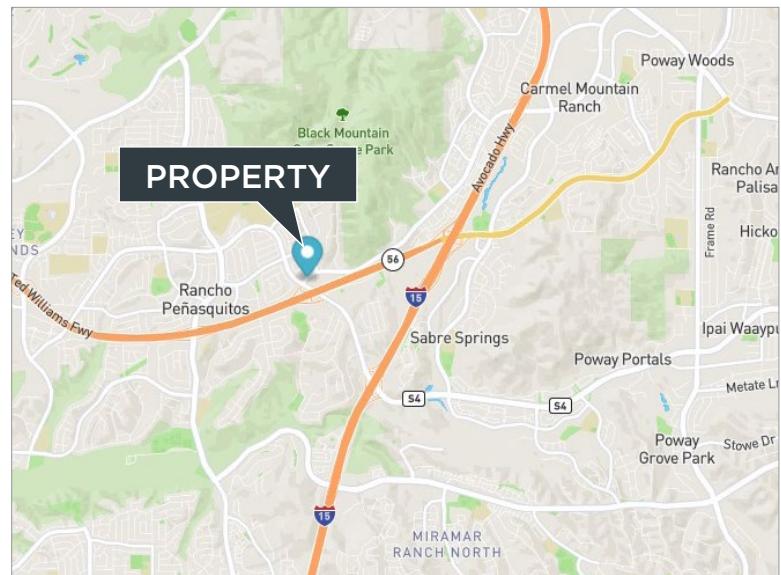
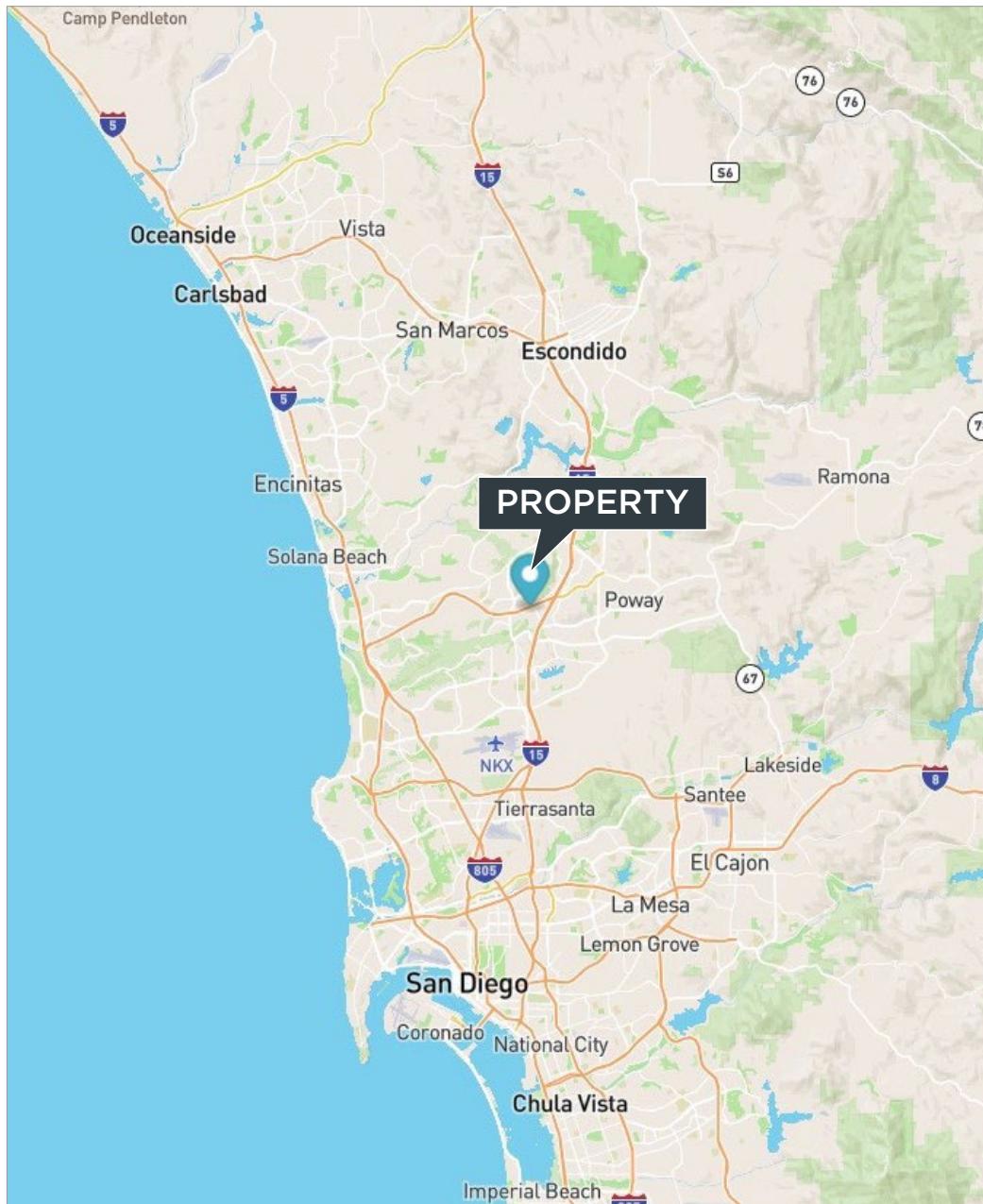


<u>Suite</u>	<u>Tenant</u>	<u>Sq.Ft.</u>
9840	Pacific Dental Group	3,172
9850-A-D	DaVita Dialysis	6,480
9878-A	Better Buzz Coffee	1,400
9878-B/C	Urgent Care	2,506
9888-A	AVAILABLE	1,549
9888-B	Sunshine Dental	1,145
9888-C	Teo's Barber	715
9888-D	JEI Learning	1,485
9888-F	Rancho Peñasquitos Pet Hospital	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 Road, San Diego, California, 92129

Ring: 1 mile radius

Latitude: 32.95984, Longitude: -117.11572



Summary	Census 2010	Census 2020	2025	2030
Population	14,712	15,466	15,126	14,862
Households	5,309	5,507	5,460	5,420
Families	4,016	-	4,084	4,059
Average Household Size	2.76	2.78	2.74	2.72
Owner Occupied Housing Units	3,696	-	3,736	3,748
Renter Occupied Housing Units	1,613	-	1,724	1,672
Median Age	38.1	-	41.5	42.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.35%	0.07%	0.30%	
Households	-0.15%	0.33%	0.49%	
Families	-0.12%	0.32%	0.44%	
Owner HHs	0.06%	0.49%	0.66%	
Median Household Income	2.24%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	196	3.6%	176	3.2%
\$15,000 - \$24,999	62	1.1%	44	0.8%
\$25,000 - \$34,999	149	2.7%	107	2.0%
\$35,000 - \$49,999	193	3.5%	142	2.6%
\$50,000 - \$74,999	473	8.7%	379	7.0%
\$75,000 - \$99,999	663	12.1%	551	10.2%
\$100,000 - \$149,999	1,055	19.3%	1,008	18.6%
\$150,000 - \$199,999	959	17.6%	935	17.3%
\$200,000+	1,710	31.3%	2,078	38.3%
Median Household Income	\$145,765		\$162,852	
Average Household Income	\$181,686		\$204,471	
Per Capita Income	\$65,362		\$74,329	
Census 2010	2025	2030		
Population by Age	Number	Percent	Number	Percent
0 - 4	882	6.0%	769	5.1%
5 - 9	868	5.9%	927	6.1%
10 - 14	1,001	6.8%	1,013	6.7%
15 - 19	1,073	7.3%	920	6.1%
20 - 24	873	5.9%	736	4.9%
25 - 34	2,001	13.6%	1,797	11.9%
35 - 44	2,187	14.9%	2,287	15.1%
45 - 54	2,512	17.1%	2,166	14.3%
55 - 64	1,991	13.5%	1,847	12.2%
65 - 74	806	5.5%	1,508	10.0%
75 - 84	347	2.4%	906	6.0%
85+	172	1.2%	249	1.6%

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Source: Esri, U.S. Census

Demographic and Income Profile

9840 Carmel Mountain Road, San Diego, California, 92129

Ring: 3 mile radius

Latitude: 32.95984, Longitude: -117.11572



Summary	Census 2010	Census 2020	2025	2030
Population	108,442	115,277	116,410	117,650
Households	36,393	39,308	40,727	41,746
Families	28,676	-	31,005	31,802
Average Household Size	2.97	2.92	2.84	2.80
Owner Occupied Housing Units	24,919	-	25,478	26,209
Renter Occupied Housing Units	11,474	-	15,249	15,537
Median Age	36.7	-	40.1	41.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.21%	0.07%	0.30%	
Households	0.50%	0.33%	0.49%	
Families	0.51%	0.32%	0.44%	
Owner HHs	0.57%	0.49%	0.66%	
Median Household Income	2.52%	2.33%	2.57%	
	2025	2030		
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,294	3.2%	1,151	2.8%
\$15,000 - \$24,999	908	2.2%	692	1.7%
\$25,000 - \$34,999	1,170	2.9%	945	2.3%
\$35,000 - \$49,999	1,459	3.6%	1,140	2.7%
\$50,000 - \$74,999	3,176	7.8%	2,657	6.4%
\$75,000 - \$99,999	3,771	9.3%	3,296	7.9%
\$100,000 - \$149,999	7,098	17.4%	6,542	15.7%
\$150,000 - \$199,999	6,657	16.3%	6,711	16.1%
\$200,000+	15,193	37.3%	18,609	44.6%
Median Household Income	\$158,605		\$179,663	
Average Household Income	\$202,127		\$224,366	
Per Capita Income	\$71,037		\$79,999	
Census 2010	2025	2030		
Population by Age	Number	Percent	Number	Percent
0 - 4	7,565	7.0%	6,115	5.3%
5 - 9	7,886	7.3%	7,061	6.1%
10 - 14	8,006	7.4%	7,495	6.4%
15 - 19	7,397	6.8%	7,021	6.0%
20 - 24	6,100	5.6%	6,267	5.4%
25 - 34	14,314	13.2%	16,129	13.9%
35 - 44	18,030	16.6%	16,906	14.5%
45 - 54	18,531	17.1%	16,360	14.1%
55 - 64	12,164	11.2%	14,798	12.7%
65 - 74	5,178	4.8%	11,092	9.5%
75 - 84	2,349	2.2%	5,626	4.8%
85+	921	0.8%	1,538	1.3%

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Source: Esri, U.S. Census

DEMOGRAPHICS

Demographic and Income Profile					
9840 Carmel Mountain Road, San Diego, California, 92129					
Ring: 5 mile radius					
Latitude: 32.95984, Longitude: -117.11572					
 CUSHMAN & WAKEFIELD					
Summary	Census 2010	Census 2020	2025	2030	
Population	256,971	284,807	284,603	286,259	
Households	88,063	97,245	99,332	101,137	
Families	67,794	-	75,236	76,721	
Average Household Size	2.89	2.89	2.83	2.80	
Owner Occupied Housing Units	60,140	-	64,448	65,842	
Renter Occupied Housing Units	27,923	-	34,884	35,296	
Median Age	37.0	-	40.5	41.5	
Trends: 2024-2029 Annual Rate	Area	State	National		
Population	0.12%	0.07%	0.30%		
Households	0.36%	0.33%	0.49%		
Families	0.39%	0.32%	0.44%		
Owner HHs	0.43%	0.49%	0.66%		
Median Household Income	2.60%	2.33%	2.57%		
		2025	2030		
Households by Income	Number	Percent	Number	Percent	
<\$15,000	3,091	3.1%	2,690	2.7%	
\$15,000 - \$24,999	2,016	2.0%	1,497	1.5%	
\$25,000 - \$34,999	2,588	2.6%	2,030	2.0%	
\$35,000 - \$49,999	4,069	4.1%	3,184	3.1%	
\$50,000 - \$74,999	8,281	8.3%	6,925	6.8%	
\$75,000 - \$99,999	8,968	9.0%	7,925	7.8%	
\$100,000 - \$149,999	17,249	17.4%	15,913	15.7%	
\$150,000 - \$199,999	15,500	15.6%	15,508	15.3%	
\$200,000+	37,571	37.8%	45,466	45.0%	
Median Household Income	\$158,515		\$180,196		
Average Household Income	\$202,640		\$224,165		
Per Capita Income	\$71,006		\$79,511		
Population by Age	Census 2010	2025	2030		
	Number	Percent	Number	Percent	
0 - 4	17,498	6.8%	14,466	5.1%	14,135 4.9%
5 - 9	17,949	7.0%	17,141	6.0%	15,703 5.5%
10 - 14	18,321	7.1%	19,007	6.7%	18,296 6.4%
15 - 19	17,060	6.6%	18,123	6.4%	17,821 6.2%
20 - 24	15,023	5.8%	16,324	5.7%	16,071 5.6%
25 - 34	34,651	13.5%	36,435	12.8%	36,301 12.7%
35 - 44	40,634	15.8%	40,320	14.2%	38,919 13.6%
45 - 54	41,986	16.3%	40,006	14.1%	41,321 14.4%
55 - 64	29,586	11.5%	35,713	12.5%	34,623 12.1%
65 - 74	13,827	5.4%	27,272	9.6%	28,690 10.0%
75 - 84	7,208	2.8%	15,241	5.4%	18,613 6.5%
85+	3,225	1.3%	4,555	1.6%	5,764 2.0%
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