

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 (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

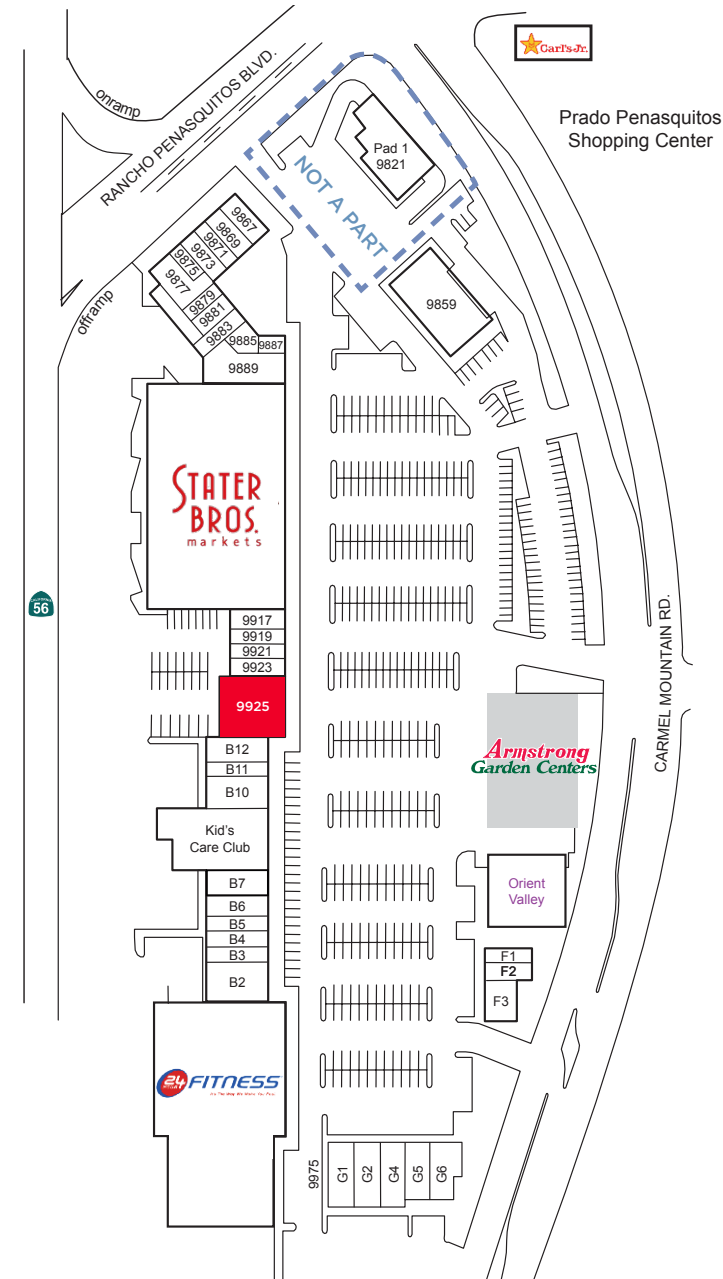
10021-10025
9859
9867-9869
9871
9873
9875-9877
9879
9881
9883
9885
9887
9889
9909
9917
9919
9921
9923
9925
9939
9951
9955-F1
9955-F2
9955-F3
9975-G1
9975-G2
9975-G4
9975-G5
9975-G6
9995-B2
9995-B3
9995-B4
9995-B5
9995-B6
9995-B7
9995-B8
9995-B10
9995-B11
9995-B12

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

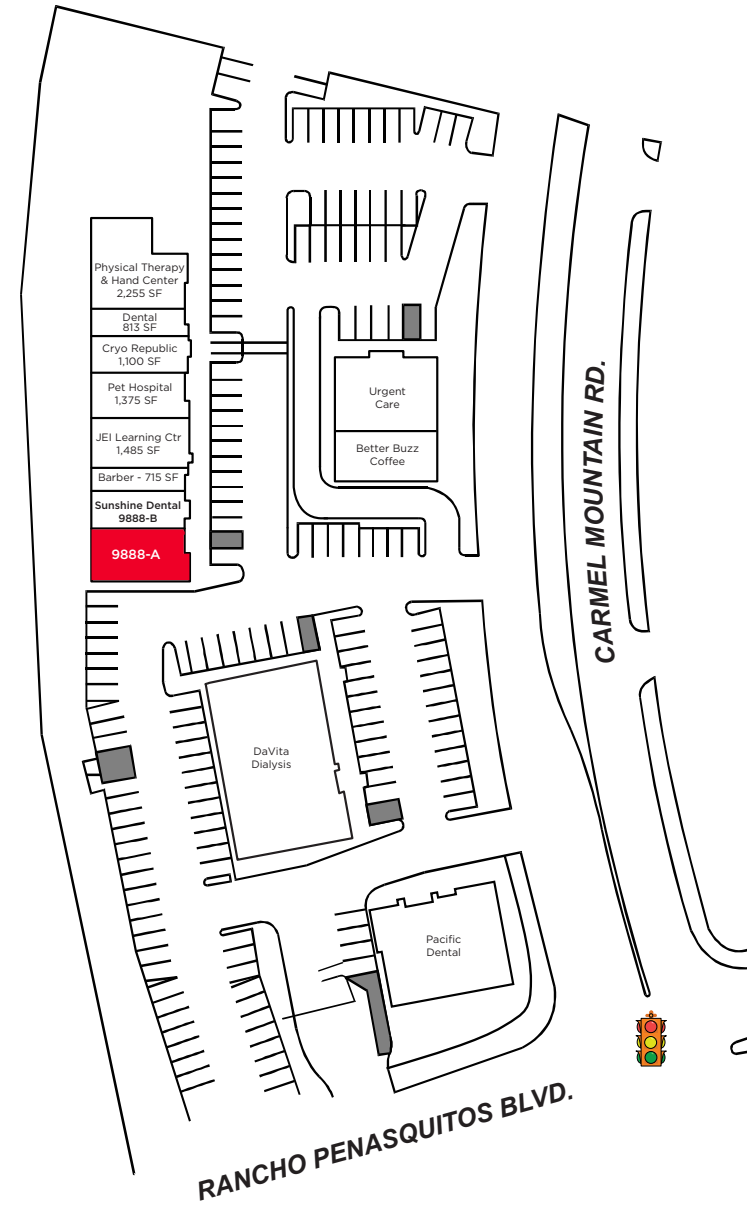


AVAILABILITIES

PRADO RANCHO PENASQUITOS

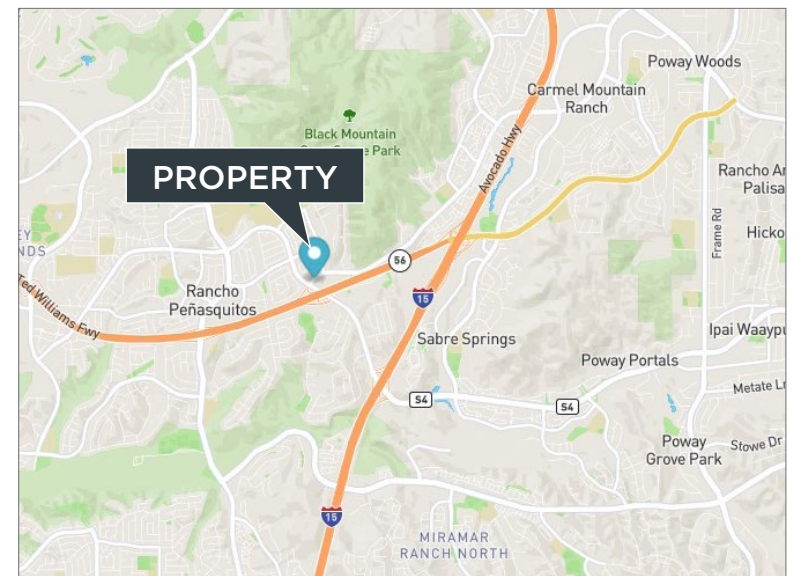
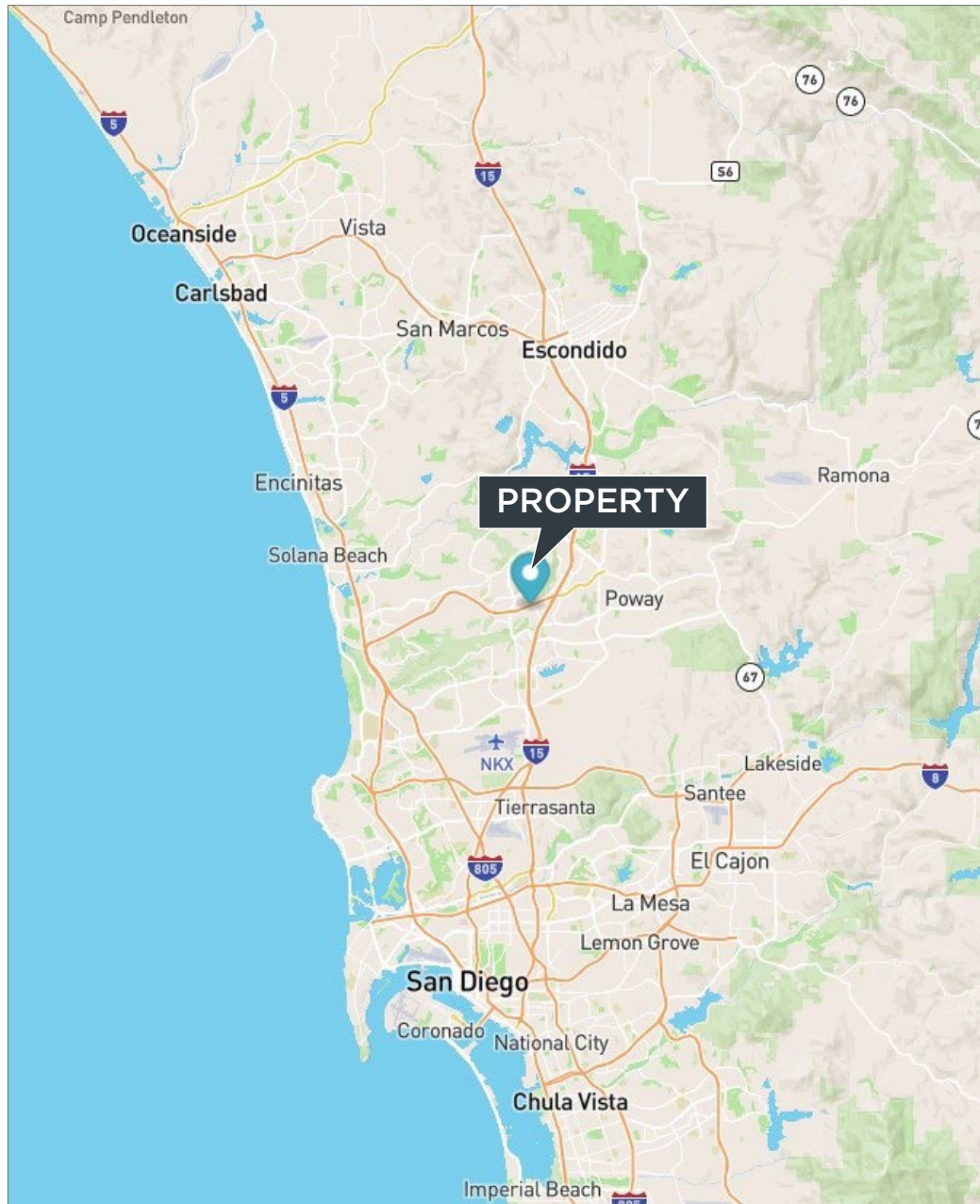


<u>Suite</u>	<u>Tenant</u>	<u>Sq.Ft.</u>
9840	Pacific Dental Group	3,172
9850-A-D	DaVita Dialysis	6,480
9878-A	Better Buzz Coffee	1,400
9878-B/C	Urgent Care	2,506
9888-A	AVAILABLE	1,549
9888-B	Sunshine Dental	1,145
9888-C	Teo's Barber	715
9888-D	JEI Learning	1,485
9888-F	Rancho Pensasquitos Pet Hospital	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 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%			
Households by Income		2025		2030		
		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	Number	Percent
0 - 4	882	6.0%	769	5.1%	713	4.8%
5 - 9	868	5.9%	927	6.1%	824	5.5%
10 - 14	1,001	6.8%	1,013	6.7%	973	6.5%
15 - 19	1,073	7.3%	920	6.1%	916	6.2%
20 - 24	873	5.9%	736	4.9%	747	5.0%
25 - 34	2,001	13.6%	1,797	11.9%	1,648	11.1%
35 - 44	2,187	14.9%	2,287	15.1%	2,069	13.9%
45 - 54	2,512	17.1%	2,166	14.3%	2,268	15.3%
55 - 64	1,991	13.5%	1,847	12.2%	1,785	12.0%
65 - 74	806	5.5%	1,508	10.0%	1,516	10.2%
75 - 84	347	2.4%	906	6.0%	1,083	7.3%
85+	172	1.2%	249	1.6%	320	2.2%

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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%			
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	Number	Percent
0 - 4	7,565	7.0%	6,115	5.3%	5,993	5.1%
5 - 9	7,886	7.3%	7,061	6.1%	6,499	5.5%
10 - 14	8,006	7.4%	7,495	6.4%	7,415	6.3%
15 - 19	7,397	6.8%	7,021	6.0%	6,985	5.9%
20 - 24	6,100	5.6%	6,267	5.4%	6,205	5.3%
25 - 34	14,314	13.2%	16,129	13.9%	15,826	13.5%
35 - 44	18,030	16.6%	16,906	14.5%	16,505	14.0%
45 - 54	18,531	17.1%	16,360	14.1%	16,945	14.4%
55 - 64	12,164	11.2%	14,798	12.7%	14,409	12.2%
65 - 74	5,178	4.8%	11,092	9.5%	11,702	9.9%
75 - 84	2,349	2.2%	5,626	4.8%	7,196	6.1%
85+	921	0.8%	1,538	1.3%	1,971	1.7%

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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%	
Households by Income	2025	2030		
	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%
5 - 9	17,949	7.0%	17,141	6.0%
10 - 14	18,321	7.1%	19,007	6.7%
15 - 19	17,060	6.6%	18,123	6.4%
20 - 24	15,023	5.8%	16,324	5.7%
25 - 34	34,651	13.5%	36,435	12.8%
35 - 44	40,634	15.8%	40,320	14.2%
45 - 54	41,986	16.3%	40,006	14.1%
55 - 64	29,586	11.5%	35,713	12.5%
65 - 74	13,827	5.4%	27,272	9.6%
75 - 84	7,208	2.8%	15,241	5.4%
85+	3,225	1.3%	4,555	1.6%

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Source: Esri, U.S. Census



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