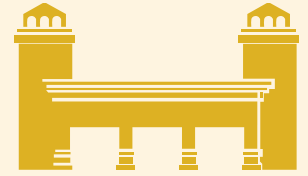




NewMark Merrill

COMPANIES

When you love shopping centers it shows.



PIAZZA • CARMEL

LOCATED AT THE CORNER OF VALLEY CENTRE DR & CARMEL CREEK RD, SAN DIEGO, CA



map not to scale

Project Size 144,576 Sq. Ft. of Retail Space
Demographics



Total Daytime Population*
1 Mile ... 24,162
3 Miles .. 64,664



Population*
1 Mile ... 16,152
3 Miles .. 64,664



Household Income*
1 Mile ... \$139,699
3 Miles .. \$179,090



Traffic Count*
Intersection... 25,400 ADT
(SANDAG 2010)



NewMark Merrill
COMPANIES

For Lease Prime Retail Space Available

- Well located off Highway 56 (near Interstate 5) in the desirable Carmel Valley community of San Diego.
- Anchored by a high-volume Vons and historically over 95% leased.
- Perfect tenant mix of grocery, hardware, restaurant (including a food court), service and retail to be a one-stop shopping center for the community.
- Ideally positioned near a substantial number of households, businesses and hotels.
- Thoughtful design and architecture make this a very recognized and popular center in this trade area.
- Area is close to several affluent markets including Carmel Valley, Del Mar and Rancho Santa Fe.

* Estimates are based on 2016 demographics for population and average income per household. Traffic count is based upon 2010 SANDAG counts. The information herein is not guaranteed and should be independently verified.

For additional information, please contact:

John Hickman
jhickman@newmarkmerrill.com
(Lic #00950529)

or **Jaе Chung**
jchung@newmarkmerrill.com
(Lic #01504403)

Tel: (760) 630-8247
Fax: (760) 630-4693

427 College Blvd
Suite K
Oceanside, CA 92057

www.newmarkmerrill.com

PIAZZA • CARMEL

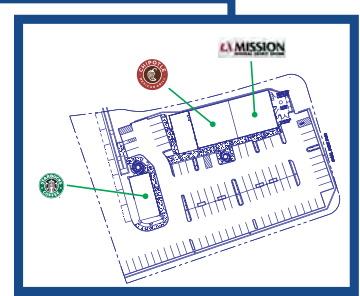
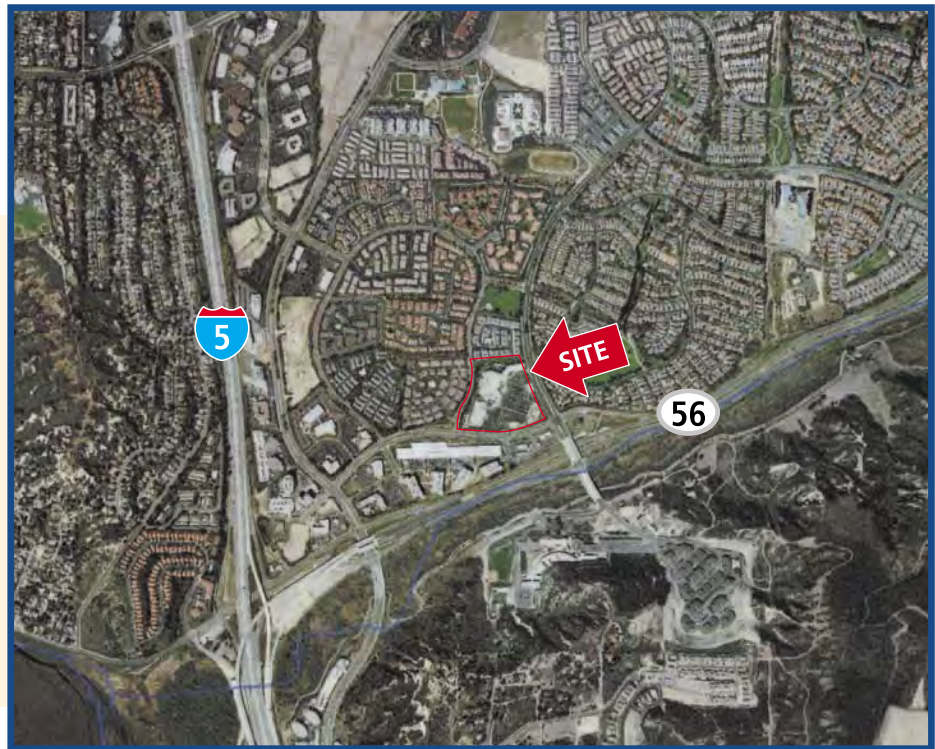


FOR LEASE
Prime Retail
Space Available

LOCATED AT THE CORNER OF VALLEY CENTRE DR & CARMEL CREEK RD, SAN DIEGO, CA



LOCATED AT THE CORNER OF
VALLEY CENTRE DRIVE &
CARMEL CREEK ROAD, CA



NewMark Merrill
COMPANIES

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PIAZZA CARMEL

Located at the Northwest corner of
Valley Centre Drive & Carmel Creek Road
San Diego, California



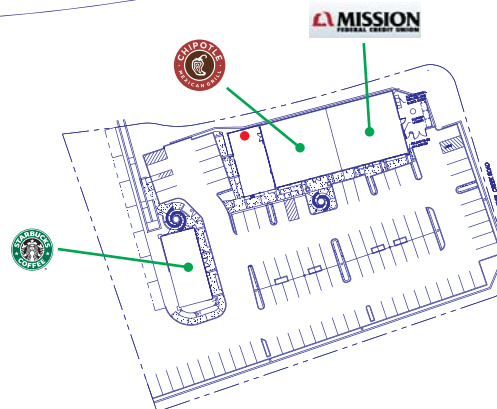
For additional information, please contact:

John Hickman or Jae Chung
(DRE #00950529) (DRE #01504403)

NewMark Merrill Companies

Tel: 760.630.8247 Fax: 760.630.4693

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



Unit	Tenant	SF
101/102	Torrey Pines Animal Hospital	2,383
103	Avis Rent A Car	1,000
104/106	F45 Training	2,067
201	Scripps Performing Arts Center	4,500
202	Elam's Hallmark	5,095
203	Griffin Ace Hardware	9,662
204	San Diego Blood Bank	3,072
301	Villa Capri	2,118
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 4G Wireless	1,197
406	California Cuts	1,205
407	Cameo Dress Boutique	1,212
408	Fred's Shoes	1,037
409	Sotheby's	458
501	Vons/Safeway	49,347
600	Jon's Tailor	449
601	Dirty Dogs	1,033
602	Empire Beauty Supply	1,244
603	Color Nails & Spa	1,202
604	Baskin Robbins	1,119
605	Beasley Cleaners	1,683
606	Amazing Lash Studio	1,650
701	C2 Education	1,552
702	MD Urgent Care	1,724
703	Vision Boutique	1,156
704	Carmel Valley Chiropractic	1,223
705	Postal Annex	1,223
706	Highland Jewelers	685
707/708	JP Morgan Chase	1,770
801	Wells Fargo Bank	4,524
901	Massage Heights	2,072
902A	Dr. Ron Greenspan DDS	1,556
902B	Papa John's Pizza	1,438
903	Spices Thai Café	2,701
904	Church's Martial Arts	2,600
905A	Coldwell Banker	5,111
1001	Souplantation	7,400
3775	Starbuck's	1,667
3881	Chipotle	2,650
3885	Mission Federal Credit Union	2,650



Executive Summary

712 Piazza Carmel
3850 Valley Centre Dr, San Diego, California, 92130
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.93886
Longitude: -117.23144

	1 mile	2 miles	3 miles
Population			
2000 Population	11,272	31,449	40,147
2010 Population	15,314	44,586	58,789
2017 Population	16,105	48,649	66,067
2022 Population	16,901	51,653	70,757
2000-2010 Annual Rate	3.11%	3.55%	3.89%
2010-2017 Annual Rate	0.70%	1.21%	1.62%
2017-2022 Annual Rate	0.97%	1.21%	1.38%
2017 Male Population	47.9%	48.8%	49.0%
2017 Female Population	52.1%	51.2%	51.0%
2017 Median Age	36.9	39.6	40.0

In the identified area, the current year population is 66,067. In 2010, the Census count in the area was 58,789. The rate of change since 2010 was 1.62% annually. The five-year projection for the population in the area is 70,757 representing a change of 1.38% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	65.6%	67.8%	68.3%
2017 Black Alone	1.0%	0.8%	0.8%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	26.8%	25.1%	24.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.8%	1.5%	1.4%
2017 Two or More Races	4.5%	4.6%	4.6%
2017 Hispanic Origin (Any Race)	8.3%	7.8%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	4,842	12,502	15,818
2010 Households	6,421	17,116	22,206
2017 Total Households	6,691	18,437	24,534
2022 Total Households	6,977	19,451	26,078
2000-2010 Annual Rate	2.86%	3.19%	3.45%
2010-2017 Annual Rate	0.57%	1.03%	1.38%
2017-2022 Annual Rate	0.84%	1.08%	1.23%
2017 Average Household Size	2.41	2.64	2.69

The household count in this area has changed from 22,206 in 2010 to 24,534 in the current year, a change of 1.38% annually. The five-year projection of households is 26,078, a change of 1.23% annually from the current year total. Average household size is currently 2.69, compared to 2.65 in the year 2010. The number of families in the current year is 17,708 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

712 Piazza Carmel
3850 Valley Centre Dr, San Diego, California, 92130
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.93886
Longitude: -117.23144

	1 mile	2 miles	3 miles
Median Household Income			
2017 Median Household Income	\$114,203	\$133,673	\$139,943
2022 Median Household Income	\$124,030	\$148,246	\$153,805
2017-2022 Annual Rate	1.66%	2.09%	1.91%
Average Household Income			
2017 Average Household Income	\$142,539	\$177,951	\$186,168
2022 Average Household Income	\$161,570	\$198,202	\$206,970
2017-2022 Annual Rate	2.54%	2.18%	2.14%
Per Capita Income			
2017 Per Capita Income	\$57,858	\$67,443	\$69,456
2022 Per Capita Income	\$65,081	\$74,619	\$76,646
2017-2022 Annual Rate	2.38%	2.04%	1.99%

Households by Income

Current median household income is \$139,943 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$153,805 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$186,168 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$206,970 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$69,456 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$76,646 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	5,115	13,323	17,076
2000 Owner Occupied Housing Units	3,363	9,263	11,768
2000 Renter Occupied Housing Units	1,479	3,240	4,050
2000 Vacant Housing Units	273	820	1,258
2010 Total Housing Units	6,798	18,029	23,663
2010 Owner Occupied Housing Units	4,116	11,433	15,003
2010 Renter Occupied Housing Units	2,305	5,683	7,203
2010 Vacant Housing Units	377	913	1,457
2017 Total Housing Units	6,979	19,117	25,708
2017 Owner Occupied Housing Units	4,154	11,950	16,171
2017 Renter Occupied Housing Units	2,537	6,487	8,363
2017 Vacant Housing Units	288	680	1,174
2022 Total Housing Units	7,304	20,225	27,392
2022 Owner Occupied Housing Units	4,372	12,616	17,195
2022 Renter Occupied Housing Units	2,605	6,835	8,883
2022 Vacant Housing Units	327	774	1,314

Currently, 62.9% of the 25,708 housing units in the area are owner occupied; 32.5%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 23,663 housing units in the area - 63.4% owner occupied, 30.4% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 3.75%. Median home value in the area is \$992,523, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.15% annually to \$1,000,001.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.