

RECENTLY SIGNED TENANTS!



TED WILLIAMS PARKWAY  
32,849 CARS PER DAY MPSI



AVAILABLE  
1,209 SF & 1,203 SF



Rancho Carmel Drive | 17,319 Cars per Day MPSI

# RANCHO CARMEL PLAZA

10155-10195 RANCHO CARMEL DR | SAN DIEGO, CA 92128





# PROPERTY HIGHLIGHTS

**Rancho Carmel Plaza** is a dynamic hub in San Diego, offering a mix of **local charm** and **convenience**. With a variety of options ranging from dining and coffee, to fitness, and everyday essentials all in one place, it's a **go-to spot** for both quick errands and relaxed weekends.

The plaza's welcoming atmosphere and **easy access** from nearby communities make it a **useful gathering place** for residents and visitors alike.

# SITE PLAN

# RANCHO CARMEL PLAZA

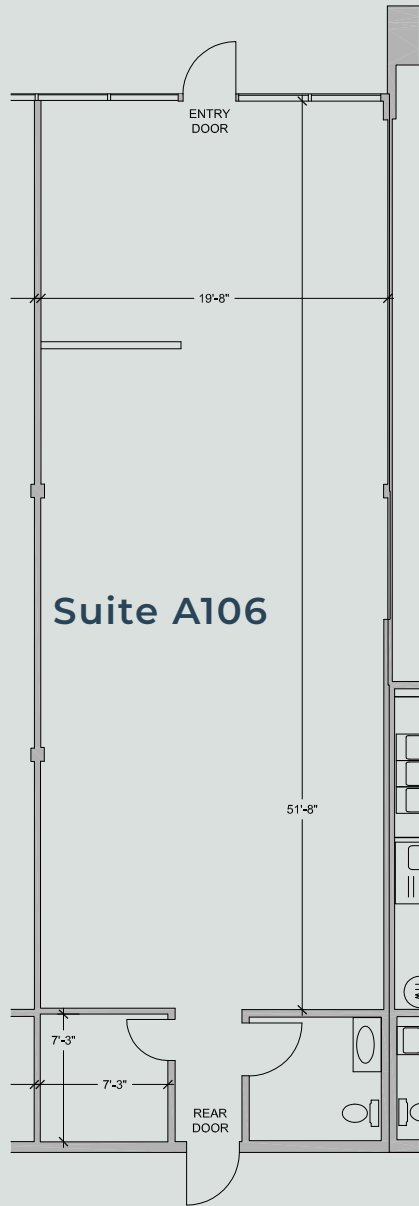


Suite	Tenant	SF
A100	SalonCentric	2,708
A102	Hair Dynamics	1,204
A104	Quik Wok	1,264
A106	Available	1,209
A108	Available	1,203
A110	Nova Nail Spa	1,270
A112	Impact X	1,014
A114	Impact X	2,233
A116	Impact X	1,080
A118	Red Light Method	1,268
A120	DHL Express	720
A122-A124	Brain Balance	2,957
A126	Carmel Mountain Dentistry	1,604
A128	Mayor Veterinarian	2,585
B100	Oggi's Pizza & Brewing	5,090
C100	James Coffee	1,869
C102	Huntington Learning	1,234

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

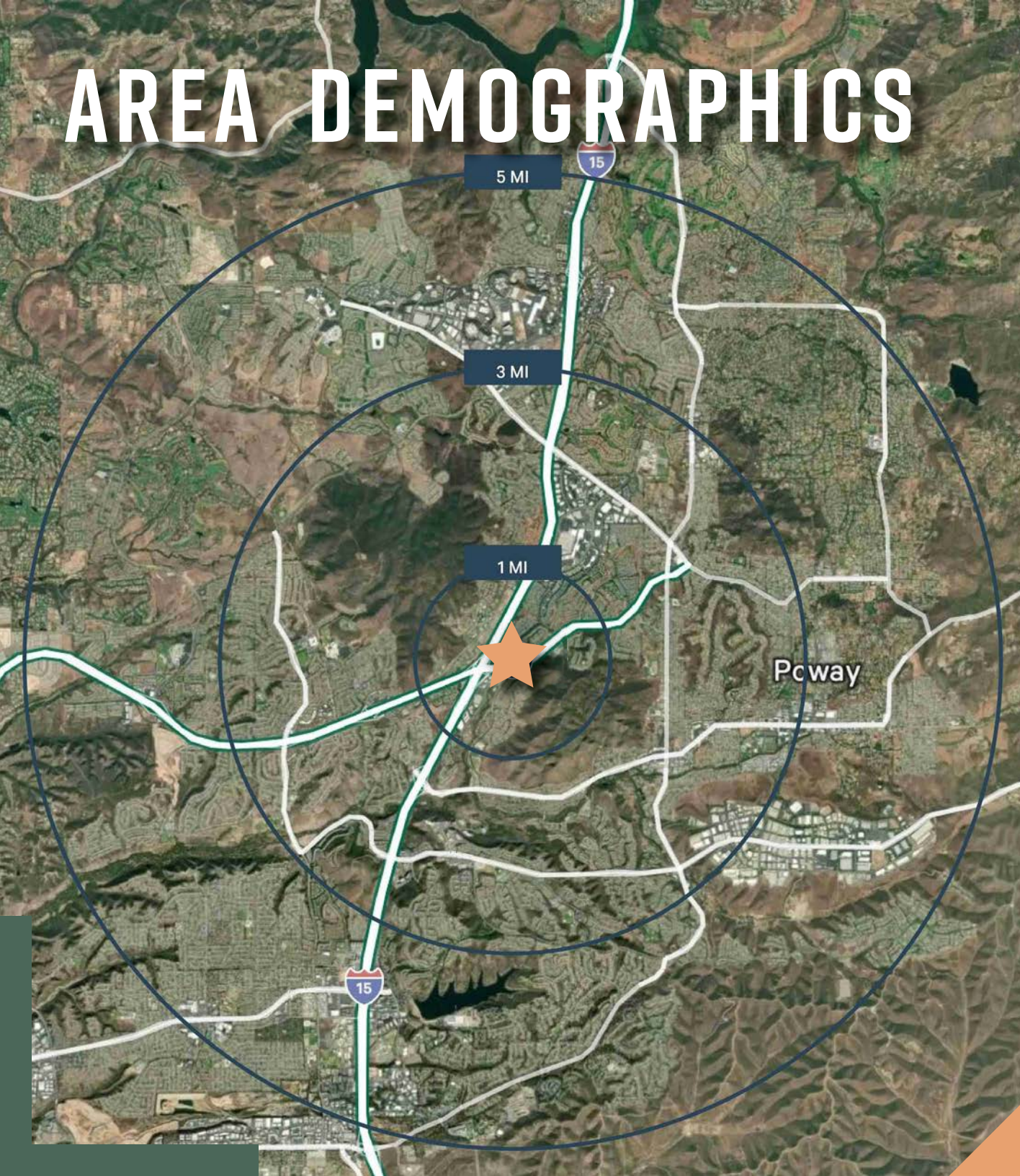


# FLOOR PLANS



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# AREA DEMOGRAPHICS



## POPULATION



Current

1-MILE

3-MILES

5-MILES

14,996

110,086

273,410



Projected

14,901

111,745

273,865

## HOUSEHOLDS



Current

1-MILE

3-MILES

5-MILES

5,782

39,304

95,326



Projected

5,856

40,695

97,784

## INCOME



Current

1-MILE

3-MILES

5-MILES

\$143,995

\$188,780

\$195,474



Projected

\$168,358

\$214,863

\$222,128



# MEET YOUR NEIGHBORS



James Coffee Co. is a trendy, locally owned San Diego coffee roaster known for its artisan brews, cool industrial vibe, and community-focused atmosphere.



Red Light Method is a boutique fitness studio that combines strength training, low-impact movement, and red light therapy to deliver a full-body workout focused on sculpting, recovery, and overall wellness.



Impact X is a high-energy fitness studio offering functional training workouts designed to build strength, endurance, and community through challenging, coach-led group sessions.

## SITE STATISTICS

**296.3K**

ANNUAL VISITS

**96.2K**

UNIQUE VISITORS

**3.08**

VISIT FREQUENCY

**61 MIN**

AVERAGE DWELL TIME

SOURCE: PLACER.AI



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## CONTACTS

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CAPSTONE  
ADVISORS

**CBRE**

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