

11620 Carmel Mountain Road San Diego, CA 92128

Retail Anchor Opportunity Available for SUB-LEASE



View of the Front of Existing Reading Cinemas



Bird's Eye View of Site in Relation to Interstate 15 and Rancho Carmel Drive

PROPERTY DESCRIPTION & FEATURES

This site is part of Carmel Mountain Plaza - a 535,210 SF, 50 acre power center.

- ±34,561 SF (divisible) retail anchor opportunity available (currently Reading Cinemas)
- Long term/flexible sub-lease available
- Monument signage available
- Surrounded by the upscale trade area of Carmel Mountain Ranch, Rancho Bernardo, and Poway
- Traffic Counts:
 - Interstate 15 (Avocado Highway) 226,000 VPD
 - Carmel Mountain Road 43,800 VPD
 - Rancho Carmel Drive 12,300 VPD

CENTER & AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	16,039	98,953	216,364
Households	5,788	35,198	74,688
Average Household Income	\$101,065	\$107,185	\$115,206
Daytime Employees	9,946	47,065	78,372

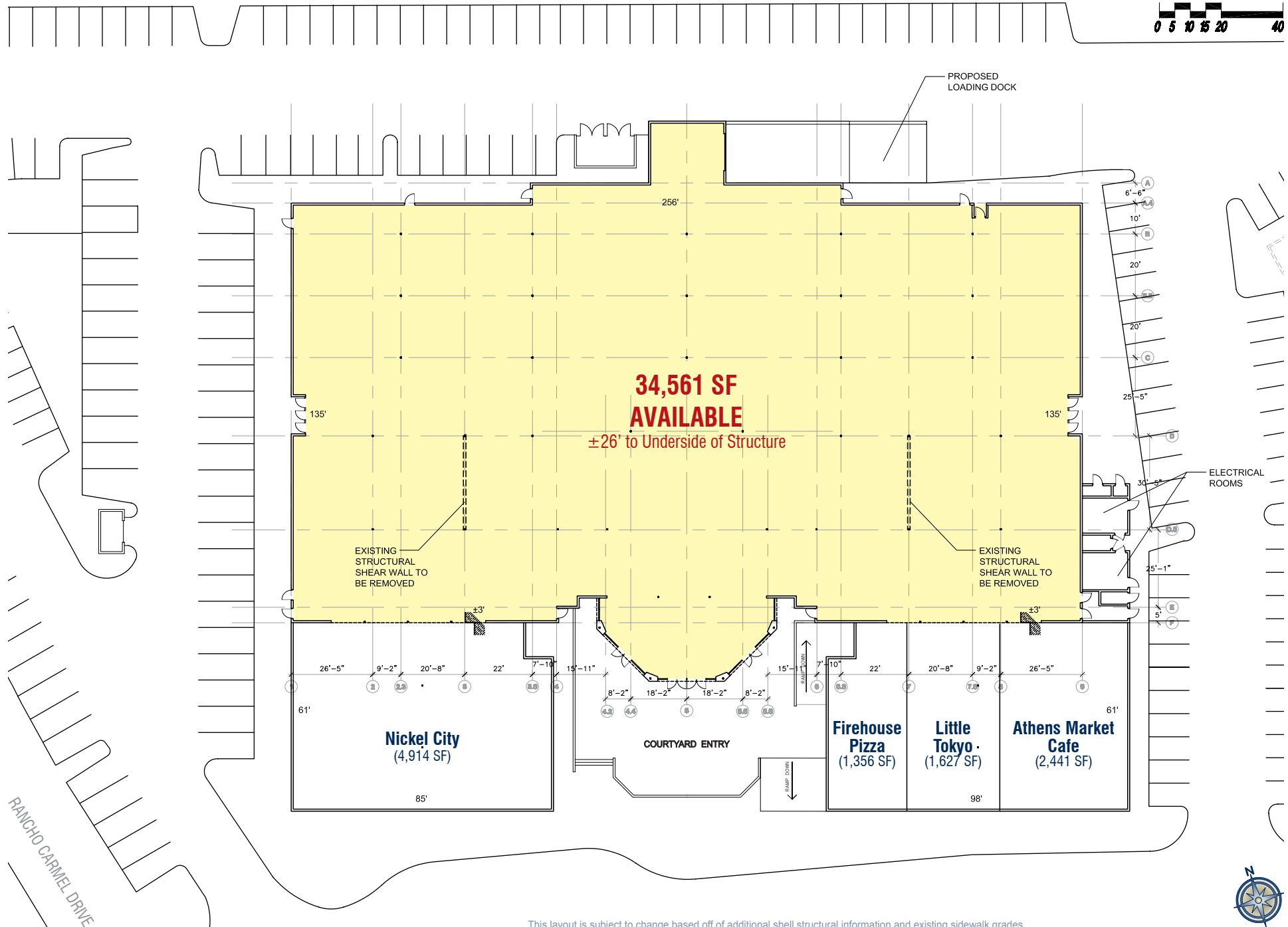
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FLOOR PLAN



RANCHO CARMEL DRIVE

This layout is subject to change based off of additional shell structural information and existing sidewalk grades.

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CENTER SITE PLAN



BUILDING	SUITE	TENANT	SF	BUILDING	SUITE	TENANT	SF
11602		California Pizza Kitchen	5,500	11860	210	Styles for Less	3,500
11608	100-104	Comerica Bank	3,200	11860	212	Totally Thomas Toys	2,500
	106-108	Home Trends	2,400	11880		In-N-Out Burger	2,912
11610		Nickel City	4,914	11910	214-218	vacant	6,333
11620		AVAILABLE	34,561	11940		vacant	78,756
11630		Chevy's Mexican	6,598	11946	220	Prestige Nails	1,200
11640	120	Firehouse Pizza	1,356		222-224	Payless Shoe Source	2,700
	122	Little Tokyo	1,627	11950	226	Sally Beauty Company	1,500
	124-126	Athens Market Café	2,441		228	After Hours Formal Wear	900
11650		TGI Friday's	5,958		230	University Cleaners	1,200
11658	130	Contract Carpet	1,500	11954	232-234	AT&T Wireless	2,400
	132-134	Waveline Surf Shop	3,485		236	General Nutrition Centers	1,200
11670		Sleep Train Mattress Centers	5,000	11980	240-242	Urban Tanning Salon	2,400
11688		Taco Bell	1,974		244	T-Mobile Wireless	1,200
11690		The Sports Authority	42,000	11990	246-248	Jade Beauty Supply & Salon	5,100
11704	140-142	Diamonds Jewelry	1,950	12002	260-262	Rubio's Restaurant	2,800
11710		Sprouts Farmers Market	30,973		264-266	Cheeburger Cheeburger	2,400
11720	150-156	vacant	6,048		268	Joey's Smokin' BBQ	1,800
	158	Thai Go	2,658	12004		Pier 1 Imports	14,000
11730		Marshalls	28,760	12060		Michaels Store	22,841
11738	170-174	Carmel Plaza Dental Center	3,247	12070	290	Carmel Plaza Chiropractic	1,200
	176	Bobbie's Travel Agency	1,100		292	Eyesite Optometric	1,200
	178	Jamba Juice	1,200		294	Haircut Place	1,200
	180	Claire's Etc.	1,200		296	Coffee Bean & Tea Leaf	1,500
	182	Tutti Frutti Yogurt	1,830	12080		Sears Essentials	107,870
	190	Scotttrade	2,065	12120		Oilmax	2,694
	192	Quiznos	1,200		300	Panera Bread Co.	4,800
	194-198	Joelle's Day Spa & Salon	3,622		308	Citi Financial	1,800
11744		Barnes & Noble Bookstore	13,899	12174		Shell Oil	2,538
11846		Boston Market	6,500			TOTAL CENTER RBA:	535,210
11850		Ross Dress for Less	24,000				

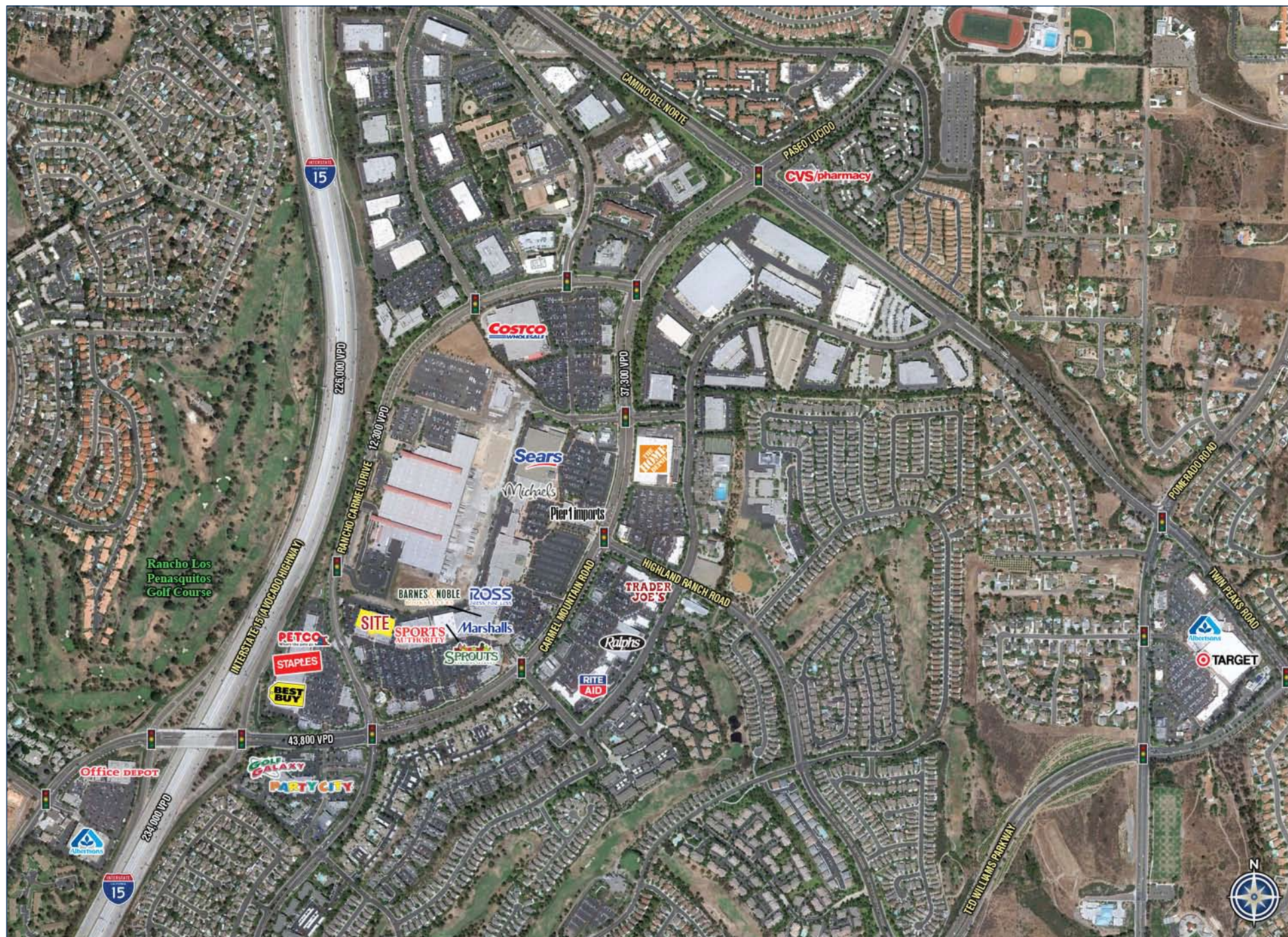


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RETAILER AERIAL

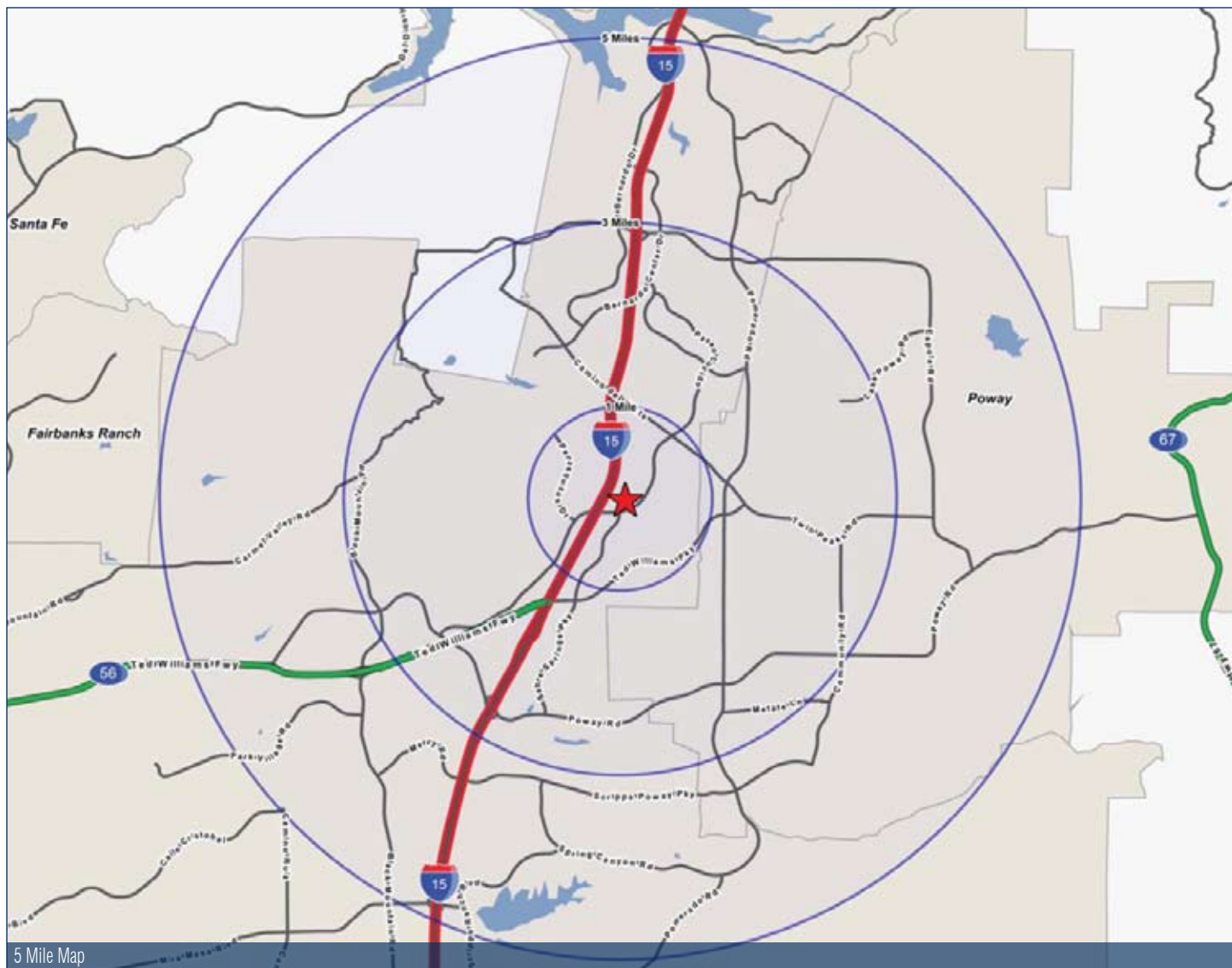


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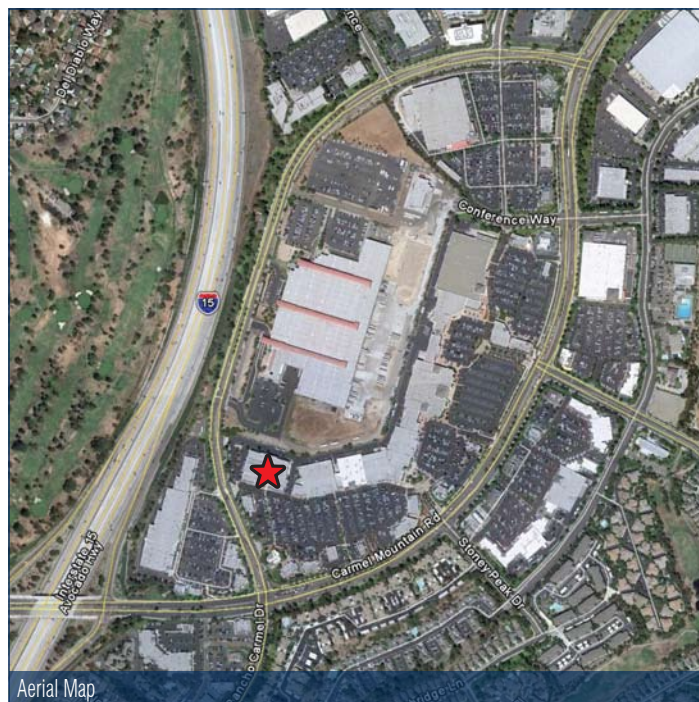
LOCATION STUDY



5 Mile Map



1 Mile Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 32.98101/-117.0818

11620 Carmel Mountain Rd. San Diego, CA		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	16,039	98,953	216,364
	2015 Projected Population	15,927	103,482	228,664
	2000 Census Population	16,032	88,893	184,757
	1990 Census Population	10,798	73,665	140,800
	Historical Annual Growth 1990 to 2010	2.4%	1.7%	2.7%
	Projected Annual Growth 2010 to 2015	-0.1%	0.9%	1.1%
HOUSEHOLDS	2010 Est. Households	5,788	35,198	74,688
	2015 Proj. Households	5,608	35,825	76,868
	2000 Census Households	5,898	32,424	65,312
	1990 Census Households	3,888	26,523	49,050
	Historical Annual Growth 1990 to 2010	2.4%	1.6%	2.6%
	Projected Annual Growth 2010 to 2015	-0.6%	0.4%	0.6%
AGE	2010 Est. Population 0 to 9 Years	15.8%	14.4%	14.9%
	2010 Est. Population 10 to 19 Years	13.2%	14.1%	14.1%
	2010 Est. Population 20 to 29 Years	13.0%	11.1%	10.7%
	2010 Est. Population 30 to 44 Years	26.7%	23.1%	23.5%
	2010 Est. Population 45 to 59 Years	20.4%	21.6%	22.0%
	2010 Est. Population 60 to 74 Years	7.4%	9.3%	9.2%
	2010 Est. Population 75 Years Plus	3.5%	6.5%	5.7%
	2010 Est. Median Age	33.6	37.0	37.0
MARITAL STATUS & SEX	2010 Est. Male Population	49.0%	48.2%	48.8%
	2010 Est. Female Population	51.0%	51.8%	51.2%
	2010 Est. Never Married	22.2%	22.2%	21.6%
	2010 Est. Now Married	58.0%	58.1%	61.6%
	2010 Est. Separated or Divorced	16.2%	14.8%	12.4%
	2010 Est. Widowed	3.6%	5.0%	4.3%
INCOME	2010 Est. HH Income \$200,000 or More	5.9%	7.8%	8.9%
	2010 Est. HH Income \$150,000 to \$199,999	11.0%	9.0%	11.2%
	2010 Est. HH Income \$100,000 to \$149,999	23.7%	23.5%	25.5%
	2010 Est. HH Income \$75,000 to \$99,999	18.6%	17.9%	18.6%
	2010 Est. HH Income \$50,000 to \$74,999	17.6%	17.9%	16.5%
	2010 Est. HH Income \$35,000 to \$49,999	9.1%	10.0%	8.5%
	2010 Est. HH Income \$25,000 to \$34,999	4.5%	5.5%	4.4%
	2010 Est. HH Income \$15,000 to \$24,999	4.5%	4.6%	3.5%
	2010 Est. HH Income \$0 to \$14,999	5.0%	3.8%	2.9%
	2010 Est. Average Household Income	\$101,065	\$107,185	\$115,206
	2010 Est. Median HH Income	\$84,918	\$86,605	\$95,176
2010 Est. Per Capita Income	\$36,600	\$38,408	\$39,974	
2010 Est. Number of Businesses	550	3,761	6,192	
2010 Est. Total Number of Employees	9,946	47,065	78,372	

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FULL PROFILE

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Lat/Lon: 32.98101/-117.0818

11620 Carmel Mountain Rd.

San Diego, CA

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	71.9%	79.3%	77.9%
	2010 Est. Black Population	3.0%	2.6%	2.3%
	2010 Est. Asian & Pacific Islander	23.2%	16.3%	18.1%
	2010 Est. American Indian & Alaska Native	0.4%	0.5%	0.4%
	2010 Est. Other Races Population	1.5%	1.4%	1.3%
HISPANIC	2010 Est. Hispanic Population	2,363	15,151	31,066
	2010 Est. Hispanic Population Percent	14.7%	15.3%	14.4%
	2015 Proj. Hispanic Population Percent	17.5%	18.0%	17.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	10,469	65,790	143,419
	2010 Est. Elementary (0 to 8)	2.4%	2.2%	2.0%
	2010 Est. Some High School (9 to 11)	3.3%	4.0%	3.2%
	2010 Est. High School Graduate (12)	13.9%	16.1%	14.0%
	2010 Est. Some College (13 to 16)	18.4%	20.8%	19.8%
	2010 Est. Associate Degree Only	7.5%	8.7%	9.0%
	2010 Est. Bachelor Degree Only	36.5%	31.4%	32.8%
	2010 Est. Graduate Degree	17.9%	16.9%	19.2%
HOUSING	2010 Est. Total Housing Units	6,193	37,561	79,550
	2010 Est. Owner Occupied Percent	51.0%	62.3%	69.4%
	2010 Est. Renter Occupied Percent	42.5%	31.4%	24.5%
	2010 Est. Vacant Housing Percent	6.5%	6.3%	6.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.4%	1.5%	2.9%
	2000 Homes Built 1995 to 1998	8.5%	7.0%	10.9%
	2000 Homes Built 1990 to 1994	26.1%	15.3%	14.4%
	2000 Homes Built 1980 to 1989	34.5%	37.5%	33.5%
	2000 Homes Built 1970 to 1979	21.8%	26.1%	27.6%
	2000 Homes Built 1960 to 1969	5.9%	9.6%	8.3%
	2000 Homes Built 1950 to 1959	0.6%	2.1%	1.7%
	2000 Homes Built Before 1949	1.2%	1.0%	0.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.5%	0.6%	0.9%
	2000 Home Value \$500,000 to \$999,999	0.4%	5.0%	7.1%
	2000 Home Value \$400,000 to \$499,999	2.1%	6.8%	10.3%
	2000 Home Value \$300,000 to \$399,999	30.2%	23.1%	24.4%
	2000 Home Value \$200,000 to \$299,999	55.0%	43.9%	39.4%
	2000 Home Value \$150,000 to \$199,999	7.0%	13.6%	12.5%
	2000 Home Value \$100,000 to \$149,999	4.0%	6.1%	4.4%
	2000 Home Value \$50,000 to \$99,999	0.2%	0.4%	0.5%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.4%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.1%
	2000 Median Home Value	\$274,223	\$277,524	\$300,577
	2000 Median Rent	\$910	\$989	\$1,040

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11620 Carmel Mountain Rd.		1 Mile	3 Miles	5 Miles
San Diego, CA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	12,156	75,984	164,940
	2010 Est. Civilian Employed	63.8%	61.0%	61.6%
	2010 Est. Civilian Unemployed	5.8%	5.5%	5.4%
	2010 Est. in Armed Forces	2.2%	1.9%	2.0%
	2010 Est. not in Labor Force	28.2%	31.6%	31.0%
	2010 Labor Force: Males	48.4%	47.5%	48.2%
	2010 Labor Force: Females	51.6%	52.5%	51.8%
OCCUPATION	2000 Occupation: Population Age 16+	8,217	43,453	90,007
	2000 Mgmt, Business, & Financial Operations	20.8%	20.3%	21.4%
	2000 Professional & Related	27.1%	29.2%	30.3%
	2000 Service	11.2%	11.3%	10.5%
	2000 Sales and Office	28.9%	26.9%	26.0%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	4.8%	5.5%	5.1%
	2000 Production, Transport, & Material Moving	7.3%	6.8%	6.6%
	2000 Percent White Collar Workers	76.7%	76.4%	77.8%
2000 Percent Blue Collar Workers	23.3%	23.6%	22.2%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	82.7%	82.7%	82.6%
	2000 Drive to Work in Carpool	10.9%	10.2%	10.0%
	2000 Travel to Work by Public Transportation	1.0%	1.3%	1.1%
	2000 Drive to Work on Motorcycle	0.3%	0.3%	0.2%
	2000 Walk or Bicycle to Work	1.0%	1.2%	1.2%
	2000 Other Means	0.3%	0.4%	0.4%
	2000 Work at Home	3.8%	3.9%	4.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	21.9%	24.1%	20.6%
	2000 Travel to Work in 15 to 29 Minutes	38.2%	33.7%	37.2%
	2000 Travel to Work in 30 to 59 Minutes	36.2%	38.2%	38.2%
	2000 Travel to Work in 60 Minutes or More	3.6%	4.0%	4.0%
	2000 Average Travel Time to Work	24.0	24.6	24.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$413 M	\$2.61 B	\$5.83 B
	2010 Est. Apparel	\$19.9 M	\$126 M	\$282 M
	2010 Est. Contributions & Gifts	\$28.7 M	\$182 M	\$419 M
	2010 Est. Education & Reading	\$12.7 M	\$79.6 M	\$182 M
	2010 Est. Entertainment	\$23.4 M	\$148 M	\$332 M
	2010 Est. Food, Beverages & Tobacco	\$63.4 M	\$401 M	\$887 M
	2010 Est. Furnishings & Equipment	\$19.1 M	\$120 M	\$272 M
	2010 Est. Health Care & Insurance	\$28.0 M	\$178 M	\$393 M
	2010 Est. Household Operations & Shelter & Utilities	\$124 M	\$782 M	\$1.75 B
	2010 Est. Miscellaneous Expenses	\$6.64 M	\$41.9 M	\$92.6 M
	2010 Est. Personal Care	\$5.95 M	\$37.5 M	\$83.6 M
	2010 Est. Transportation	\$81.6 M	\$515 M	\$1.14 B

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