

Carmel Mountain Plaza

San Diego, California



Property Description: Ideally located to serve the upscale communities of Carmel Mountain Ranch, Rancho Bernardo and Poway, this power center features national and regional tenants such as Dick's Sporting Goods, Nordstrom Rack, At Home, Total Wine, Barnes & Noble, Marshalls, Michaels, Ross, Sprouts, Angelika Film Center, and a host of other restaurants and specialty retailers.

Location: East of 1-15 at Carmel Mountain Road and Rancho Carmel Drive.

Size: 528,416 Square Feet (GLA)

Demographics	1 Mile	3 Miles	5 Miles
Population	16,051	100,649	222,253
Average Household Income:	\$104,431	\$107,432	\$117,885

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by American Assets Trust.



Suite	Tenant Name	GLA
100	Comerica Bank	3,200
106	Sushi Gato	2,400
120	The Baked Bear	1,356
122	Dumpling Bar	1,627
124	CAVA	2,441
130	Contract Flooring	1,500
132	Wavelines Surf Snow & Skate	3,485
150	Mattress Firm	6,048
158	Massage Envy	2,658
170/174	Bright Now! Dental	3,247
176	Beauty by Dolly	1,100
178	Jamba Juice	1,200
180	Claire's	1,200
182	Tutti Frutti	1,830
190	Which Wich Sandwiches	2,065
198	Sephora	4,822
210	Bath & Body Works	3,500
212	Banana Republic Outlet	8,833
220	Le Soleil Nails & Spa	1,200

Suite	Tenant Name	GLA
222	CosmoProf	2,700
226	Sally Beauty Supply	1,500
228	Hydration Room	900
230	AVAILABLE	1,200
232	AT&T	3,600
240	STRIDE Fitness	2,400
244	T-Mobile	1,200
246	Carter's	5,100
260	Rubio's Coastal Grill	2,800
264	Habit Burger Grill	2,400
268	Fish District	1,800
290	The Joint Chiropractic	1,200
292	FY Eyes Optometric	1,200
294	H&R Block	1,200
296	Coffee Bean & Tea Leaf	1,500
300	Panera Bread	4,800
308	Cabrillo Credit Union	1,800
11602	California Pizza Kitchen	5,500
11610	Compass Realty	4,914
11620	Angelika Film Center & Cafe	34,561
1163	Broken Yolk	6,598

Suite	Tenant Name	GLA
11650	Mission Federal Credit Union	6,162
11670	Chick-fil-A	5,000
11676	Flowers a' la Carte	100
11688	Taco Bell	1,974
11690	Dick's Sporting Goods	40,672
11704	Nothing Bundt Cakes	1,950
11710	Sprouts Farmers Market	30,973
11730	Marshalls	28,760
11744	Barnes & Noble	13,916
11846	Ono Hawaiian BBQ	3,054
11850	Ross	24,000
11880	In-N-Out Burger	2,912
11900	Verizon Wireless	4,020
11940	Total Wine & More	40,953
11944	Jared	4,527
12004	Sola Salons	14,289
12060	Michaels	22,969
12080	At Home	107,870
12174	Shell Oil	2,538
12120	Valvoline Instant Oil Change	2,694
1940A	Nordstrom Rack	39,047



*This site plan is not a representation, warranty or guarantee as the size or location of the Shopping Center or the Premises or the size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

CARMEL MOUNTAIN PLAZA
SAN DIEGO, CALIFORNIA