

9728 CARMEL MOUNTAIN RD

SAN DIEGO, CA 92129

+/- 1,300 SF
RETAIL/OFFICE
SPACE

AVAILABLE
FOR LEASE

AVAILABLE



PASEO MONTALBAN

CARMEL MOUNTAIN RD

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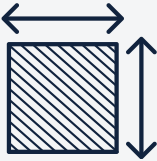
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CAST
CAPITAL PARTNERS

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

PROPERTY HIGHLIGHTS

- Approximately 1,300 SF Retail / Office For Lease
- Abundant Parking Available
- High Traffic Counts and Strong Demographics
- Eye-Brow Signage Available
- Flexible Zoning That Allows Multiple Uses
- Close Proximity to I5 & 56 Freeway



1,300 SF
SIZE AVAILABLE



23,522 SF
LOT SIZE



315-100-19
APN



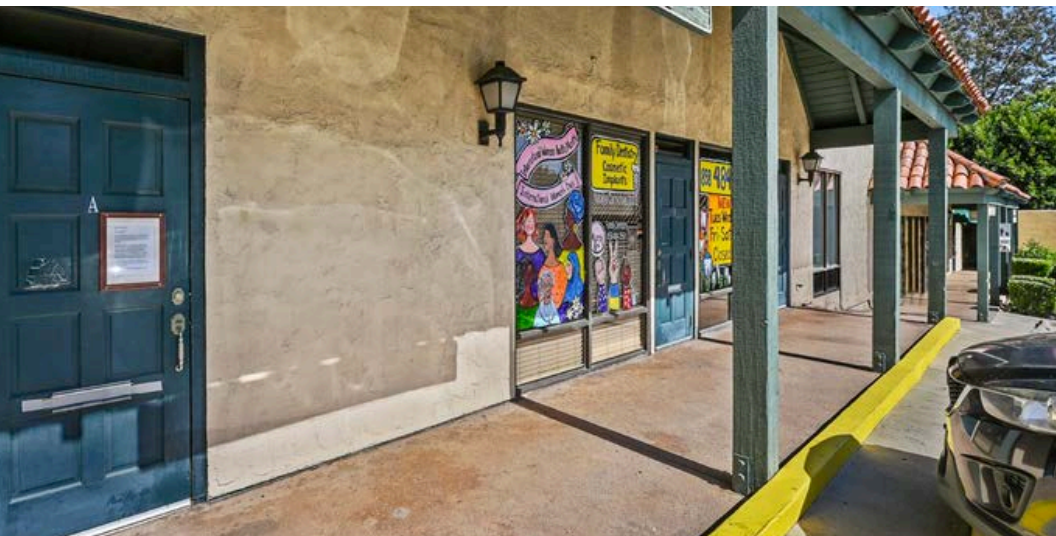
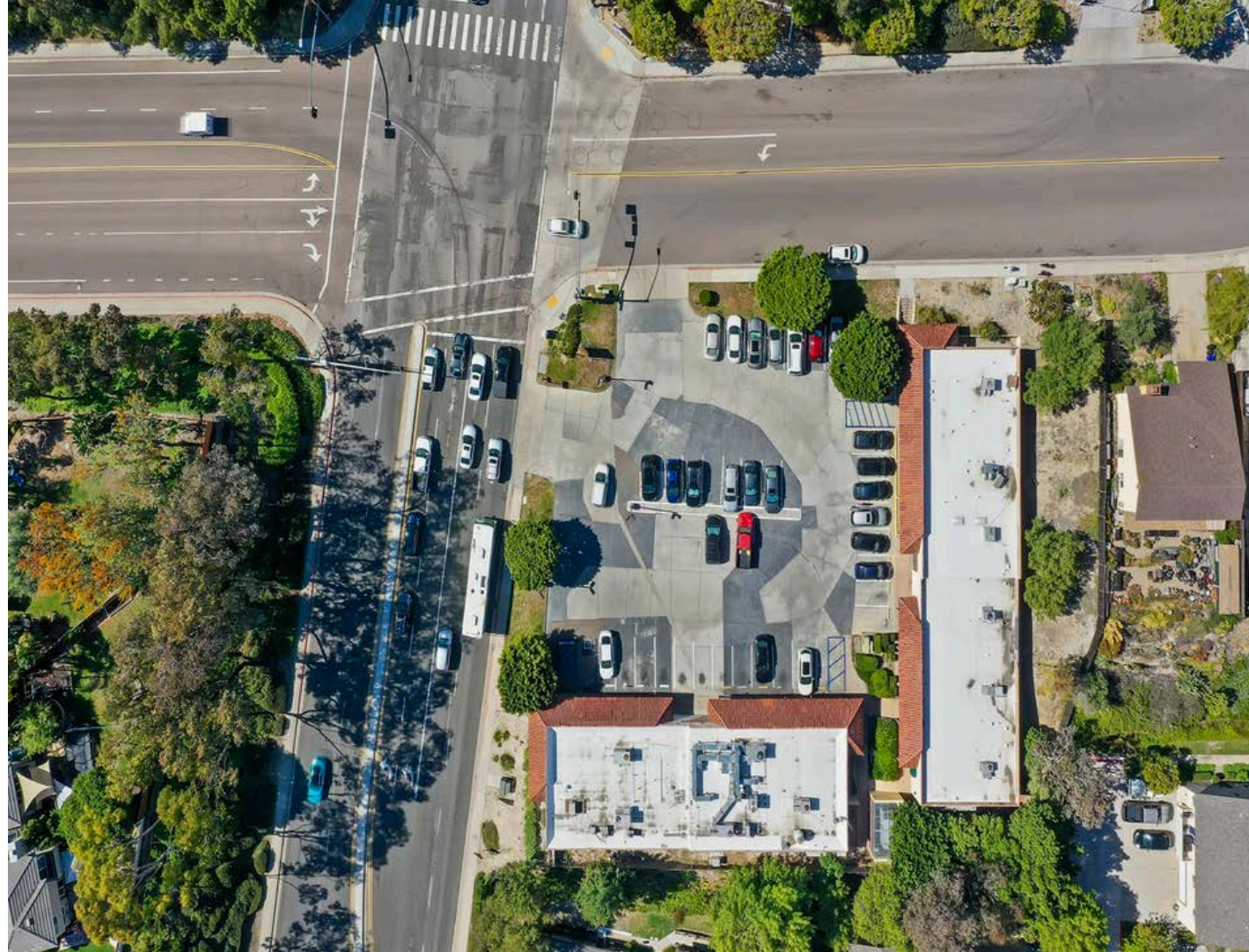
CC-1-3
FLEXIBLE ZONING



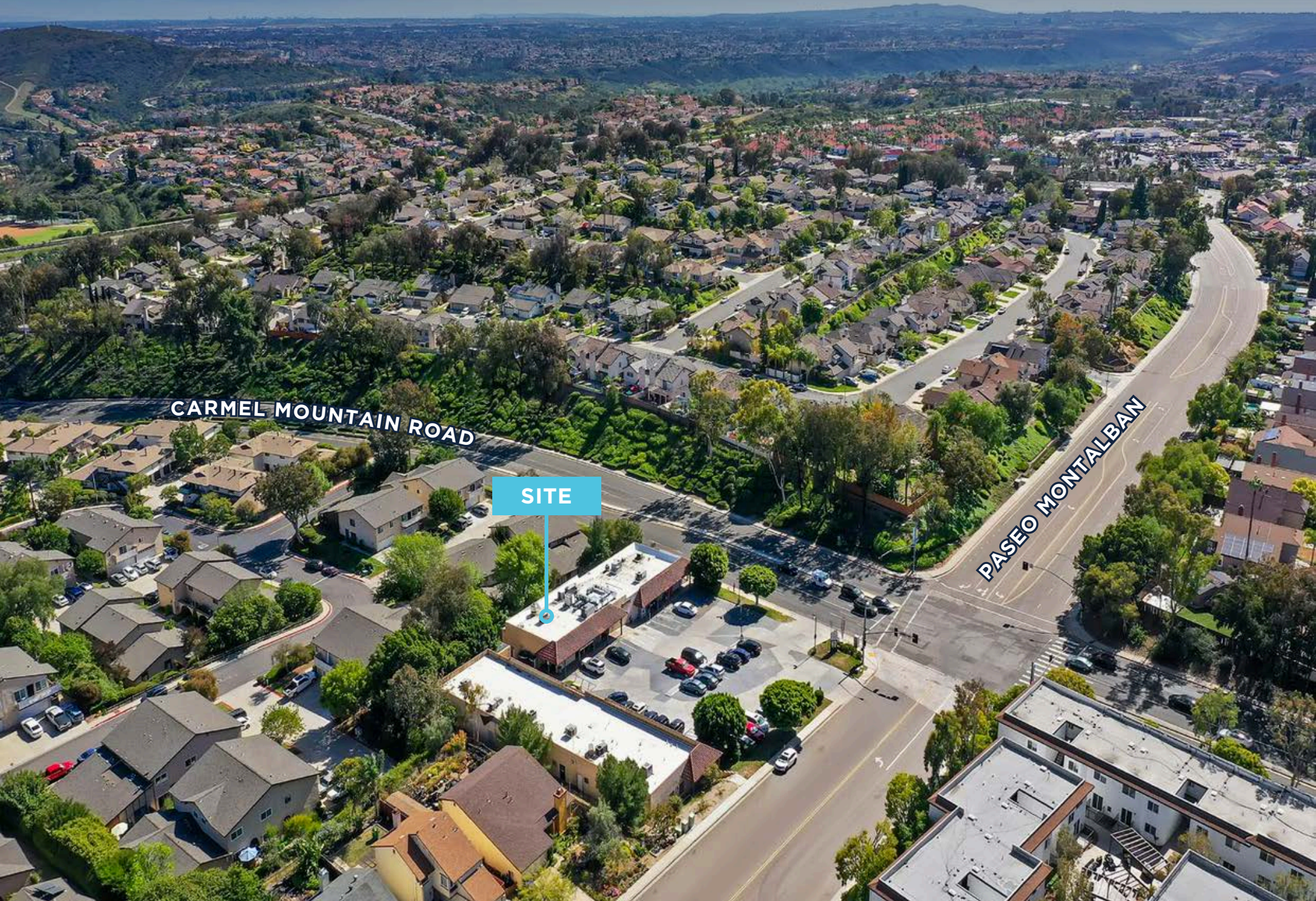
40 SPACES
PARKING SPACES

LEASE RATE: \$2.75/SF + \$0.81/SF NNNS





AERIAL VIEW



CARMEL MOUNTAIN ROAD

SITE

PASEO MONTALBAN

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	15,173	110,132	293,658
AVERAGE AGE	41.4	40.4	40



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 TOTAL HOUSEHOLDS	5,344	37,430	96,998
MEDIAN INCOME	\$141,953	\$157,981	\$155,156
AVG HOUSEHOLD SIZE	2.8	2.9	2.9
2025 AVG HH VEHICLES	2.00	2.00	2.00



HOUSING	1 MILE	3 MILES	5 MILES
MEDIAN HOME VALUE	\$1,009,837	\$1,037,000	\$1,030,057
MEDIAN YEAR BUILT	1982	1989	1989

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
Carmel Mountain Rd	Paseo Montalban	22,505 CPD





CAST

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