



Torrey Hills Center

4639-4653 Carmel Mountain Rd, San Diego, CA 92130

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For Lease



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Retail for lease

Torrey Hills Center

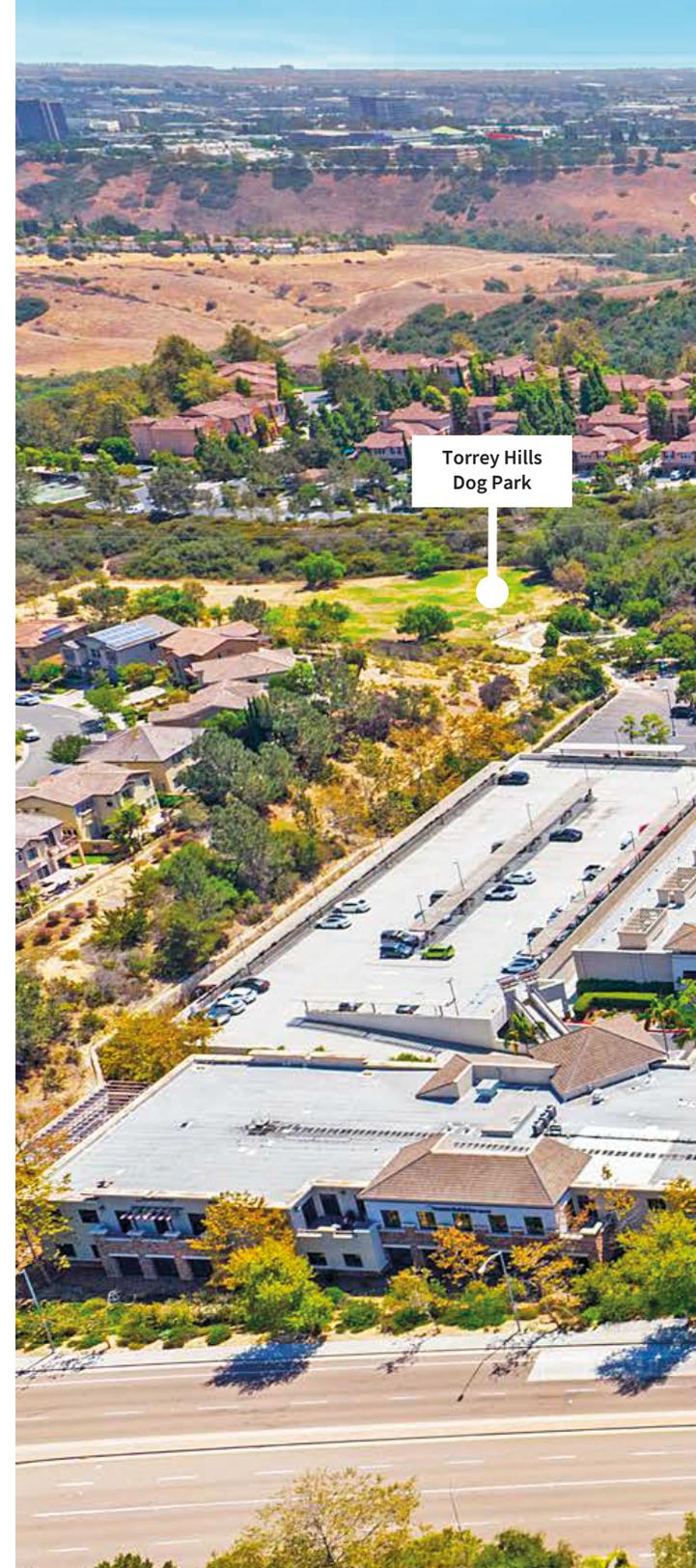
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The 131,700 SF Torrey Hills Center is a collection of services fitting the needs of the Torrey Hills and Carmel Valley communities and beyond.

Designed in a contemporary California Craftsman style, Torrey Hills Center is anchored by Vons Market, a large medical office building, and a variety of national, regional and local restaurants and businesses. It has wonderful public spaces to meet and greet, or just people watch. There are also quieter seating areas where visitors can comfortably be alone and read a book, with the sound of running water blocking out the background noise. Rounding out the attractions are the large community dog park as well as a public art display.

VONS[®]

**WELLS
FARGO**





VONS

SUBWAY

NAUTICAL BOWLS
SUPERFOOD BOWLS | ACAI AND MORE

Orangetheory
FITNESS

E Ocean Air Drive

Medical Building
(NAP)

**WELLS
FARGO**

+/- 3,500 sf Available

Carmel Mountain Road ADT: ±16,358



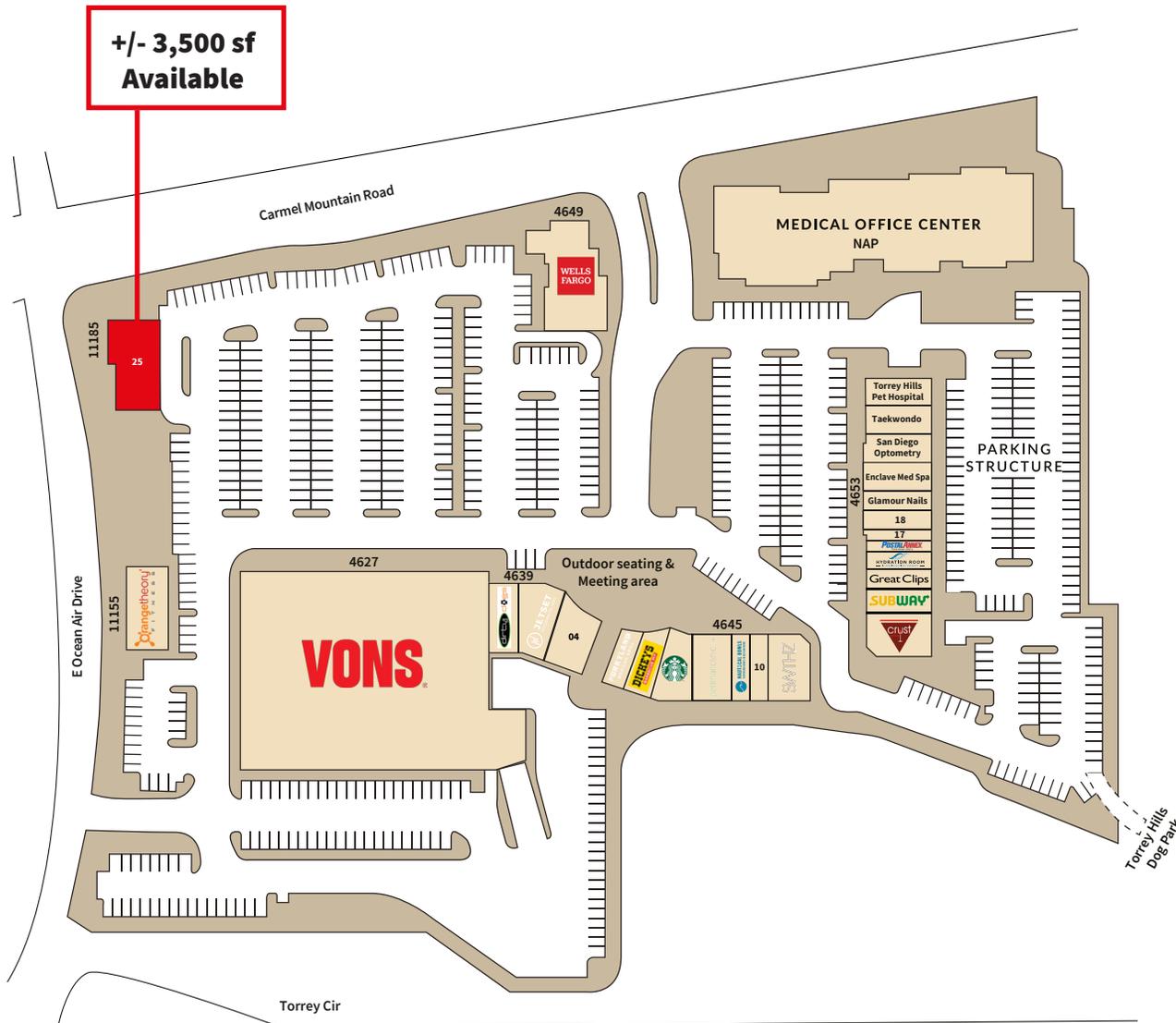
Great freeway access from

I-5 via Carmel Valley Road

I-805 Bypass via Carmel Mountain Road

SR-56 via El Camino Real

Site plan



Suite	Services	SF
01	Vons	43,256
02	Dirty Dog	1,531
03	Jet Set Pilates	2,335
04	Unisushi	1,974
05	Porkyland Mexican Grill	1,115
06	Dickey's BBQ	1,421
07	Starbucks	1,852
08	Perlman Clinic	2,179
09	Nautical Bowls	1,198
10	Beasley Cleaners	1,112
11	Sweathouz	2,172
12	Crust Pizzeria	2,559
13	Subway	940
14	Great Clips	1,026
15	Hydration Room	1,030
16	Postal Annex	1,018
17	Tutu School	1,059
18	Waxing the City	1,501
19	Glamour Nails	1,156
20	Enclave Med Spa	1,209
21	San Diego Optometry	1,249
22	Tae Kwon Do Academy	1,139
23	Torrey Hills Pet Hospital	1,198
24	Wells Fargo	5,000
25	Available	3,500
26	Orange Theory Fitness	2,738



*This site plan is not a representation, warranty or guarantee as to 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.





EV Charging



Demographics



Traffic counts

Carmel Mountain Road: ±10,792 CPD
 East Ocean Air Drive: ±2,176 CPD



Population

1 Mile	3 Miles	5 Miles
11,386	67,539	212,059
5,126 (Day)	123,334 (Day)	256,011 (Day)



Average HHI*

1 Mile	\$205,810
3 Miles	\$190,648
5 Miles	\$161,142

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



Come hungry



Dog Friendly



Feel good



Enjoy the art



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