



*The*  
**CROSSROADS**  
CARMEL

CALIFORNIA LIFESTYLE

## SERVING THE MONTEREY PENINSULA FOR OVER 40 YEARS

- A charming 204,000 sf outdoor, lifestyle center with a premier location, next to the most visited stretch of scenic Highway 1 in California
- 2.2 Million annual visits
- Featuring bespoke boutiques and boasting some of the finest restaurants on the Peninsula
- Services for the entire family, including medical and veterinary professionals
- High performing Safeway and CVS
- Convenient access to & from Highway 1
- Ample surface (and free) parking



# THE PROPERTY



# OUR RETAILERS



**CARMEL**

*Charm, Elegance and White Sandy Beaches*

“6th Best City in the United States”

– Conde Nast Traveler Magazine 2021



**BIG SUR**

*The Finest Meeting of Land and Sea*

“The #1 Road Trip Route in the United States”

– MotorcycleInsuranceCo UK 2022



**CARMEL VALLEY**

*Luxury Living in a Country Setting*

Tehama by Clint Eastwood, Carmel Valley Ranch Estates, and The Preserve



**PEBBLE BEACH**

*Exclusive Estates and Legendary Events*

AT&T Celebrity Pro-Am, The US Open and The Concours D'Elegance



**MONTEREY**

*Rich in California History & Culture*

Cannery Row, Weathertech Raceway Laguna Seca, The Monterey Bay Aquarium

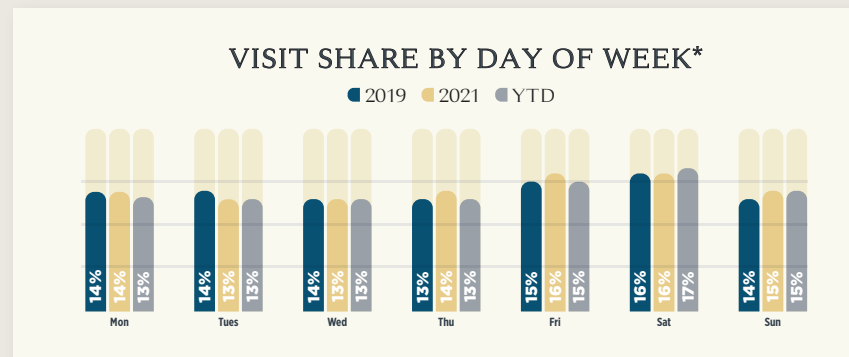
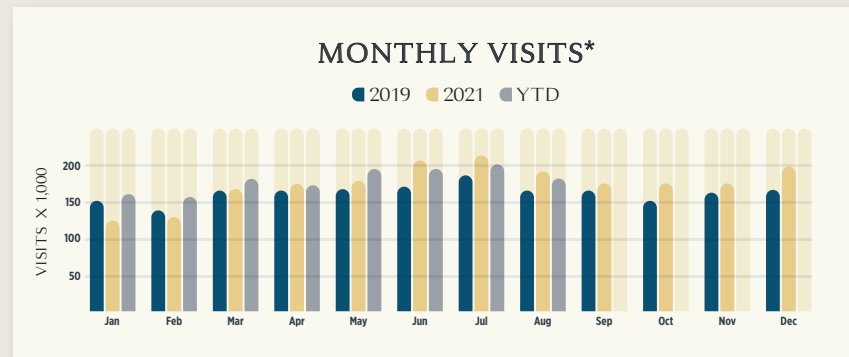
**HOW WE RANK AGAINST THE COMPETITION**

COUNTY	VISITS IN LAST 12 MONTHS*	VISITOR SPENDING*	AVERAGE ANNUAL VISITORS**
MONTEREY	31 million	\$3.24 billion	4.6 million
NAPA	19 million	\$2.23 billion	3.9 million
SANTA BARBARA	36 million	\$1.9 billion	7.2 million

**THE REGION**

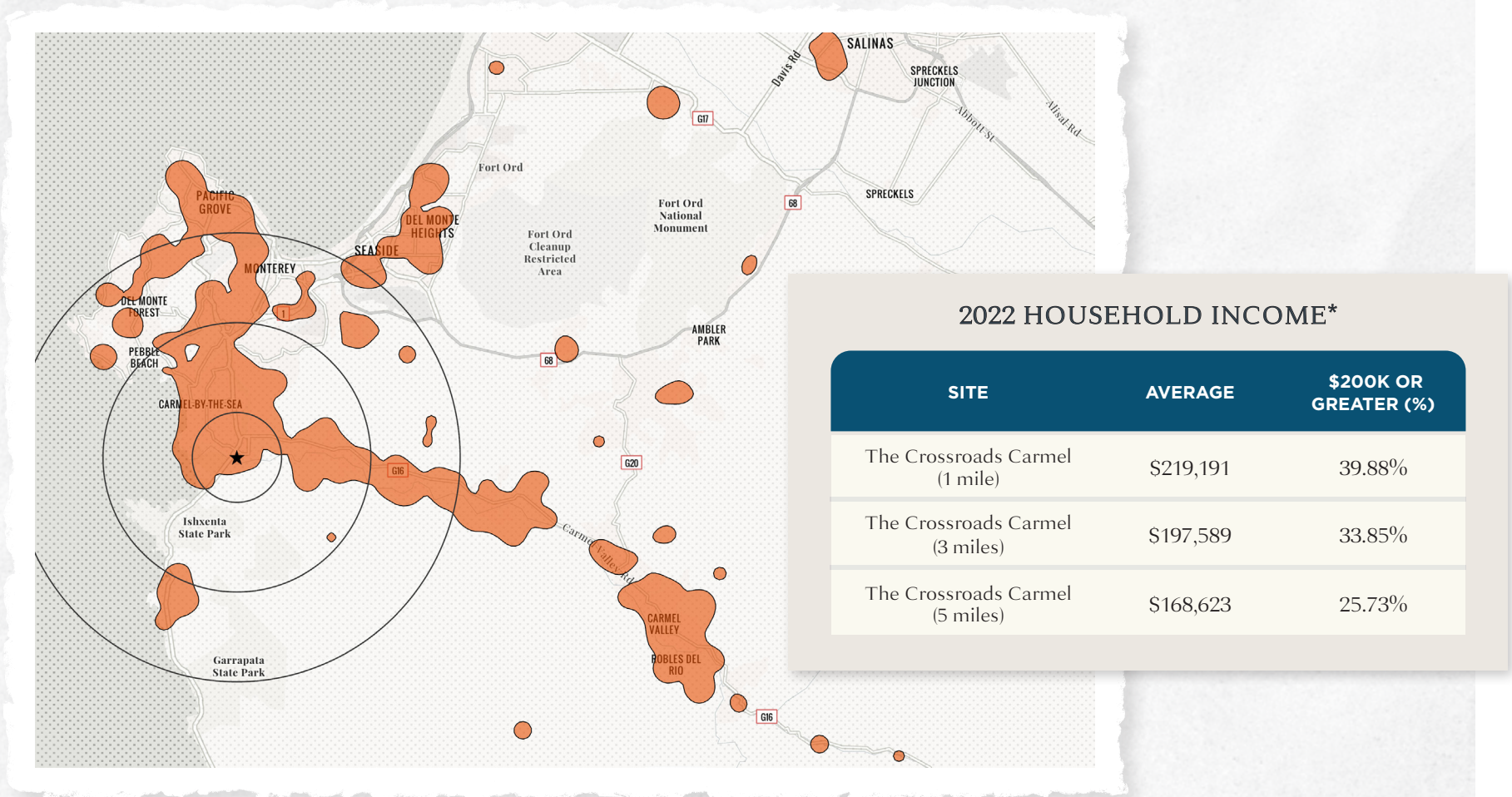
- 2.2 Million annual visits
- Locals account for 70% of all visits to The Crossroads Carmel and only 25% of total visitors to the property; this is the highest degree of local visitor loyalty over our comparable properties which includes:
  - Carmel Plaza (Carmel by the Sea, Ca)
  - Downtown Carmel by the Sea
  - Del Monte Center (Monterey, Ca)
  - Town & Country (Palo Alto, Ca),
  - Strawberry Village (Mill Valley, Ca)
  - One Paseo (Del Mar, Ca)
- The Crossroads Carmel has the highest visit and visitor recovery in the last 12 months over these same comparable properties

## THE CROSSROADS CARMEL CONSISTENT FOOT TRAFFIC YEAR AFTER YEAR MONTHLY AND BY DAY OF WEEK\*



# THE DETAILS

## WEALTH & DISTANCE SURROUNDING THE CROSSROADS CARMEL



Orange areas on the map indicate The Crossroads Carmel's true trade area based on mobile visits.

# THE DETAILS



**CARMEL VALLEY**  
6.2 miles from The Property

**BIG SUR** 20 miles from The Property

The Carmel Mission

**CARMEL** 1.7 miles from The Property

**PEBBLE BEACH** 4.3 miles from The Property

**MONTEREY** 5.1 miles from The Property

Spanish Bay

The Wharf

**PACIFIC GROVE** 6.8 miles from The Property

The Monterey Bay Aquarium



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CARMEL

# THE MAP



# THE PROPERTY



# OUR RETAILERS