



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

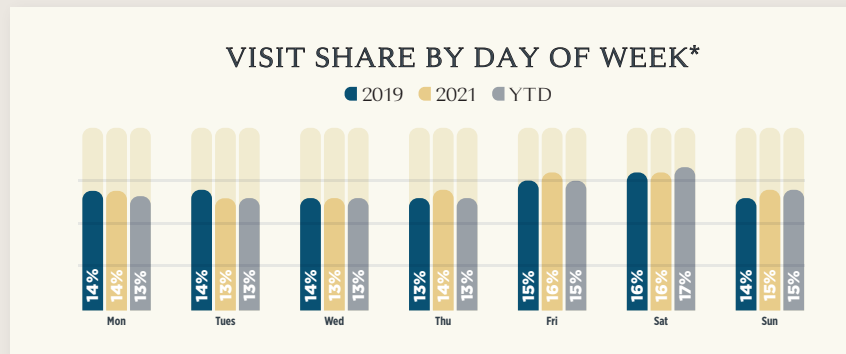
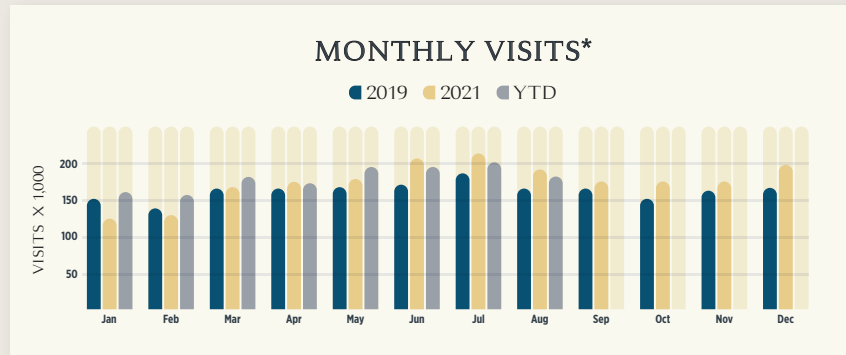
HOW WE RANK AGAINST THE COMPETITION

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

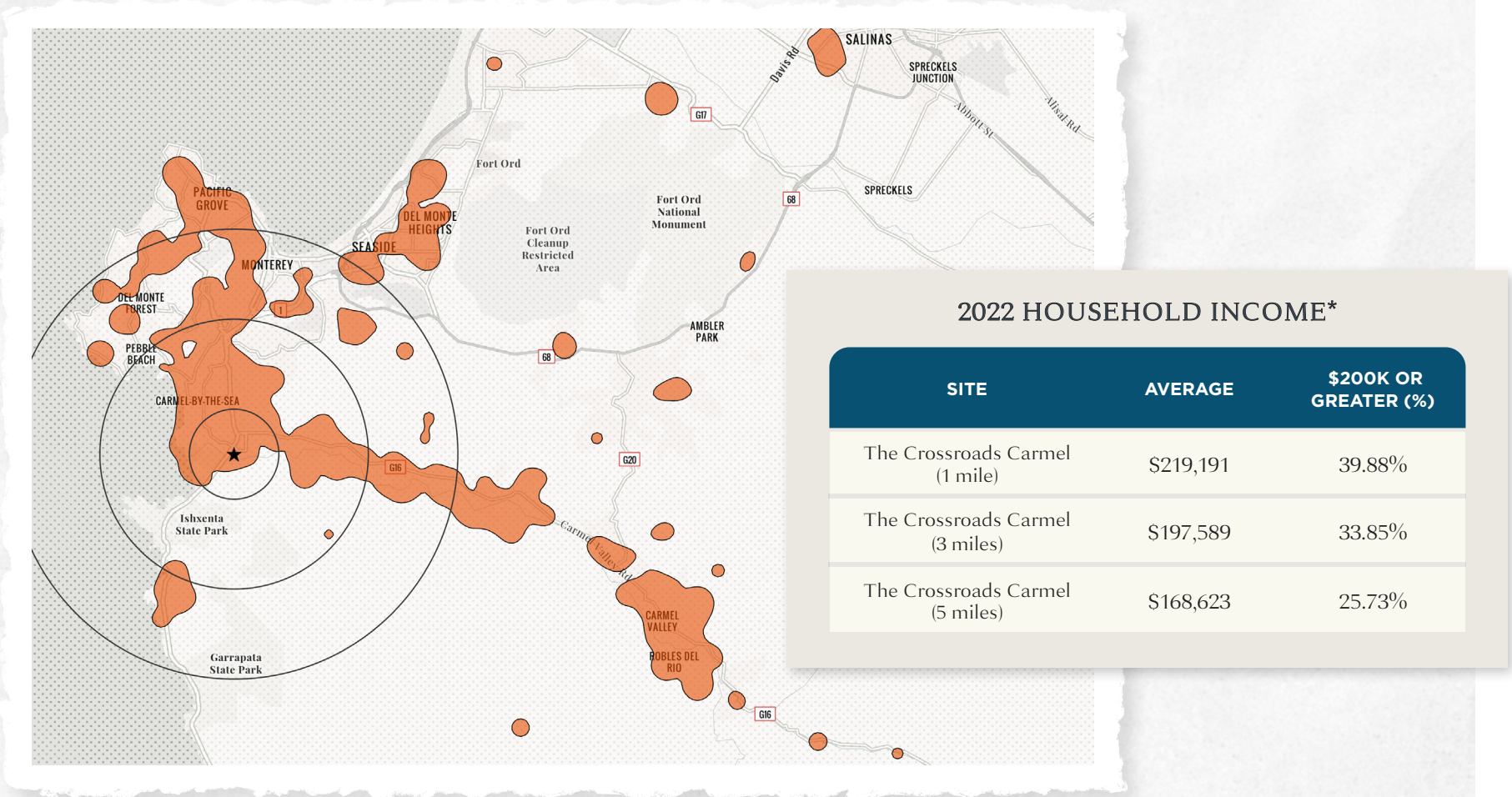
- 2.2 Million annual visits
- Locals account for 70% of all visits to The Crossroads Carmel and only 25% of total visitors to the property; this is the highest degree of local visitor loyalty over our comparable properties which includes:
 - Carmel Plaza (Carmel by the Sea, Ca)
 - Downtown Carmel by 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



the LOCATION



SHOPPING

- Bluemercury
- Burst & Bloom
- Carmel ACE Hardware
- Connie Roberson
- CVS Pharmacy
- Debra C
- European Jewelers
- The Hearth Shop
- Home Alchemy
- Pet Food Express
- River House Books
- She
- She Too
- Spencers Stationery
- Tops N Travel
- The Treadmill
- Weber Goldsmith Gallery

DINING

- Breadsong
- China Delight
- The Crossroads BBQ
- C U Sushi
- Island Taco
- R G Burgers
- Rio Grill
- Sea Harvest Fish Market & Restaurant

FOOD + WINE

- Carmel Valley Coffee Roasting Company
- Lula's Chocolates
- MYO Pure Frozen Yogurt
- Safeway
- Sweet Reba's Bakery & Kitchen
- Taste Morgan
- Vin Wine Bar & Bottle Boutique

BEAUTY + HEALTH

- Blink Optometry
- Carmel Nail Bar
- Carmel Pilates & Personal Training
- Dogma
- Functional Integrated Training
- Heidi's Studio
- Montage Medical Group
- Monterey Bay Bodyworks
- O Salon
- Prophet Apothecary
- Renedy Spa
- RPM Rehab
- Studio J Pilates
- Yongsun's Beauty Hair Salon

SERVICES

- Big Sur Adventures
- Crossroads Cleaners
- Hayward Healthy Home
- Montage Health Lab Services
- Peninsula Animal Hospital
- State Farm Insurance
- Suds N Scissors
- The UPS Store

current TENANTS



the VIBE

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*Source: McNew Consulting, Placer.ai, ESRI

**Source: Monterey County Convention & Visitors Bureau, VisiNapaValley.com & SantaBarbara.com

the LINK