The CROSSROADS
CARMEL



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PROPERTY HIGHLIGHTS

2.2 MILLION ANNUAL CUSTOMER VISITS



SERVING THE MONTEREY PENINSULA FOR OVER 60 YEARS

- A charming 204,000 SF open-air lifestyle center ideally located along one of California's most scenic and heavily stretches of Highway 1.
- An inviting collection of bespoke boutiques and retailers and some of the finest restaurants on the Peninsula
- A diverse mix of essential services for the entire family, including medical and other professional providers serving the surrounding community.
- Highly successful Safeway and CVS
- Convenient access to & from Highway 1
- Ample surface (and free) parking

DEMOGRAPHICS

Source: Esri & Placer.ai 2026

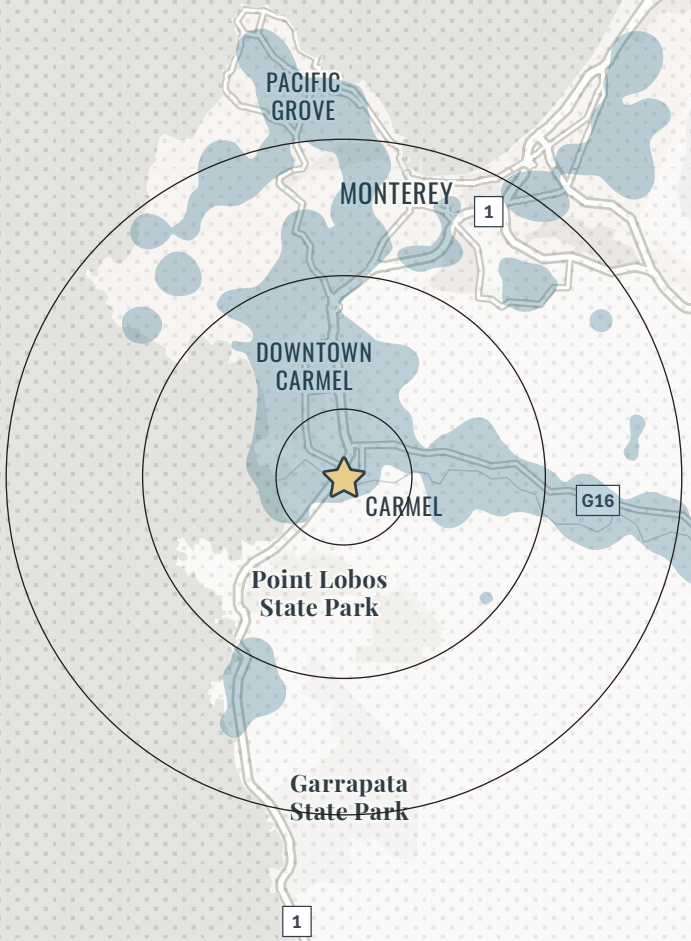
	1 MILE	3 MILES	5 MILES
Population	2,820	12,366	44,902
Daytime Population	7,804	22,626	73,238
Avg. Household Income	$229,133	$188,574	$172,258

TRAFFIC COUNTS

Highway 1	17,222 ADT
Rio Road	10,256 ADT

THE DETAILS

INCOME & DISTANCE SURROUNDING THE CROSSROADS CARMEL



2026 HOUSEHOLD INCOME

Source: Esri 2026

SITE	AVERAGE	$200K OR GREATER (%)
1 Mile	$229,133	40.7%
3 Miles	$188,574	30.5%
5 Miles	$172,258	25.1%

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

THE REGION



CARMEL

Charm, Elegance and White Sandy Beaches

"Prettiest City in California"

– Architectural Digest - 2026

BIG SUR

The Finest Meeting of Land and Sea

"One of the World's Greatest Places of 2026"

– Time Magazine - 2026

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, and The Monterey Bay Aquarium

HOW WE RANK AGAINST THE COMPETITION

Source: Esri & Placer.ai 2026

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

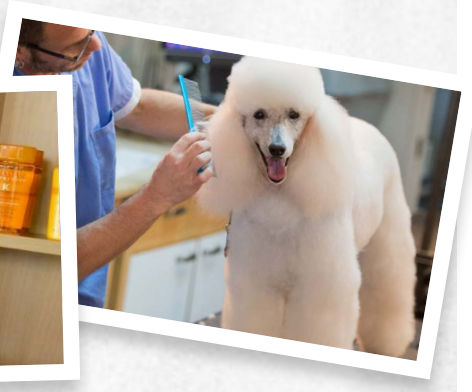
CURRENT TENANTS











SHOPPING

Bluemercury
Burst & Bloom
Carmel ACE Hardware
Connie Roberson
CVS Pharmacy
Debra C
European Jewelers
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

BEAUTY & HEALTH

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

SERVICES

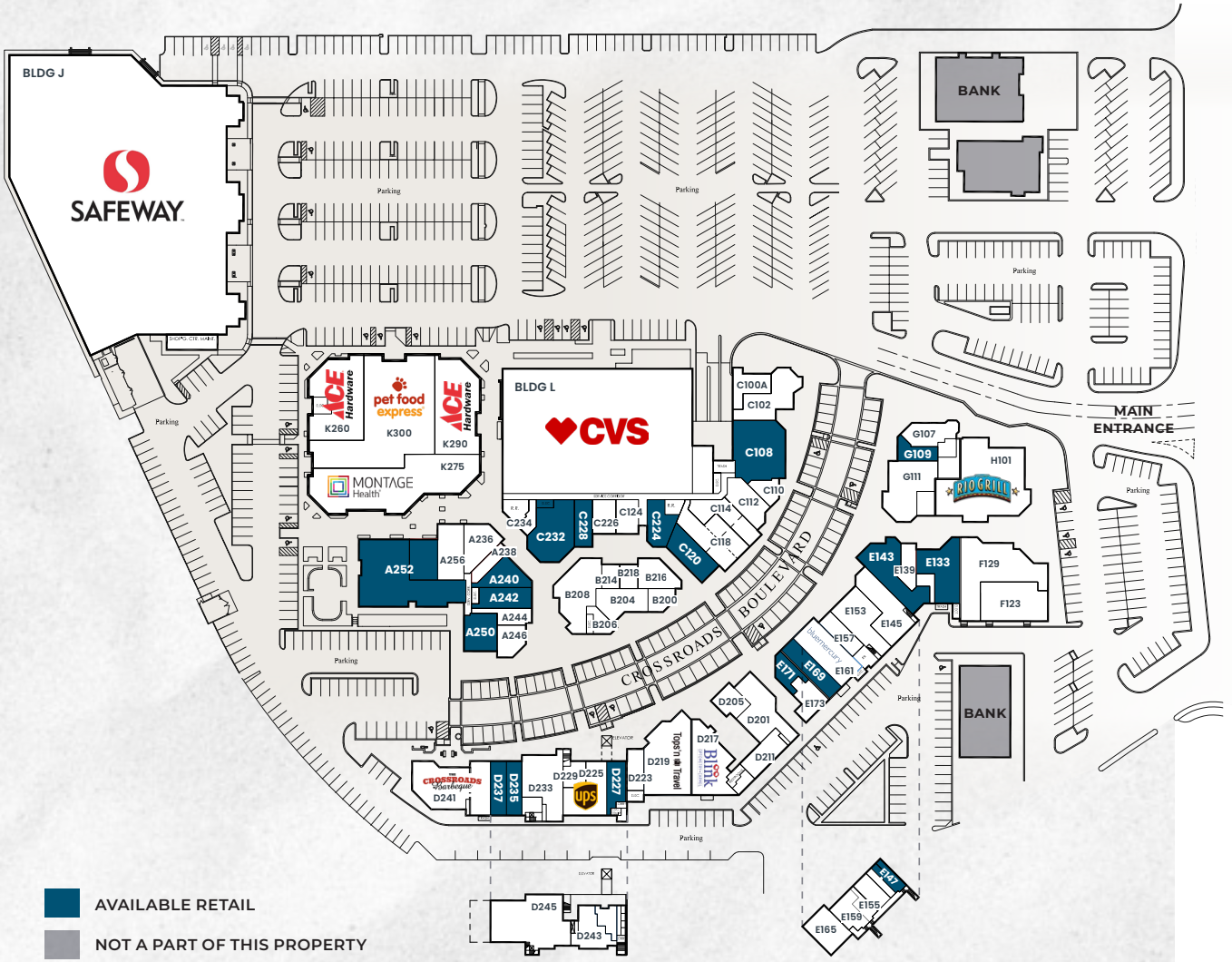
Crossroads Cleaners
Hayward Healthy Home
Montage Health Lab Services
State Farm Insurance
Suds N Scissors
The UPS Store

PICTURED

SITE PLAN

The CROSSROADS CARMEL

SUITE	TENANT	SF
A236	Dogma	- SF
A238	Burst & Bloom	706 SF
A244	Lula's Chocolates	609 SF
A246	Carmel Valley Coffee Roasting Co.	855 SF
A256	Montage Lab	1,695 SF
B200	She Too	555 SF
B204	Taste Morgan	1,296 SF
B206	Sweet Reba's Bakery & Kitchen	448 SF
B208	River House Books	2,309 SF
B214	Studio J Pilates	421 SF
B216	Heidi's Salon	1,034 SF
B218	Monterey Bay Bodyworks	422 SF
C100A	Sea Harvest Fish Market & Restaurant	1,167 SF
C102	Breadsong	2,015 SF
C110	She	587 SF
C112	O Salon	1,194 SF
C114	Carmel Nail Bar	1,406 SF
C124	Carmel Pilates & Personal Training	787 SF
C226	F.I.T.	830 SF
C234	Yongsun's Beauty	- SF
D201	R. G. Burgers	1,987 SF
D205	European Jewelers	781 SF
D211	Island Taco	993 SF
D217	Blink Optometry	2,392 SF
D219	Tops N Travel	3,037 SF
D223	Suds N Scissors	949 SF
D225	The UPS Store	2,732 SF
D229	Prophet Apothecary	- SF
D233	Spencers Stationery	2,267 SF
D241	The Crossroads BBQ	3,381 SF
D243	Crossroads Management	- SF
E139	State Farm Insurance	- SF
E145	China Delight	2,012 SF
E153	Connie Roberson	- SF
E157	MYO Pure Frozen Yogurt	744 SF
E161	Bluemercury	- SF
E173	C U Sushi	823 SF
F123	Crossroads Cleaners	2,151 SF
F129	Debra C	4,211 SF
G107	Weber Goldsmith Gallery	1,091 SF
G111	The Treadmill	3,179 SF
H101	Rio Grill	5,629 SF
K260	Carmel ACE Hardware	4,196 SF
K275	Montage Medical Group	7,269 SF
K290	Carmel ACE Hardware	4,241 SF
K300	Pet Food Express	9,074 SF



AVAILABLE RETAIL

NOT A PART OF THIS PROPERTY

AVAILABLE SPACES							
A240	927 SF	C118	3,691 SF	D227	967 SF	E143	2,132 SF
A242	1,120 SF	C120	1,299 SF	D235	815 SF	E169	1,156 SF
A250	1,287 SF	C224	1,118 SF	D237	844 SF	E171	673 SF
A252	873 SF	C228	865 SF	E133	1,881 SF	G109	724 SF
C108	2,645 SF	C232	2,566 SF	E147	581 SF		

AERIAL


The CROSSROADS CARMEL
DOWNTOWN CARMEL
CARMEL HIGH SCHOOL
845 Students
CARMEL PLAZA
CARMEL BEACH
MISSION TRAIL PARK
CARMEL RIVER ELEMENTARY SCHOOL
371 Students
CARMEL MISSION BASILICA | FOUNDED 1771
CARMEL RANCHO SHOPPING CENTER
CARMEL MIDDLE SCHOOL
625 Students
HATTON CANYON
CARMEL POINT
PALO CORONA REGIONAL PARK
THE BARNYARD SHOPPING VILLAGE
THE CROSSROADS CARMEL
SAFEWAY
CVS pharmacy
RIO GRILL
RIVER HOUSE BOOKS
ACE Hardware
bluemercury
pet food express
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