

STONE CREEK VILLAGE

451-465 Canyon Del Rey Blvd., Del Rey Oaks, CA 93940



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

KURT GRUNDMAN

(415) 640-8779

kurt@lockehouse.com

License #01229064

CAROLINE LEWIS

(208) 484-5654

clewis@lockehouse.com

License #02256598

SUMMARY

ADDRESS 451-465 Canyon Del Rey Blvd., Del Rey Oaks, CA

LOCATION Corner of Monterey Salinas Highway & Canyon Del Rey Blvd.

TYPE ±30,000 Regional Center

AVAILABLE ±6,200 SF (Dimisible - 2,000 SF - 6,200 SF)

CO-TENANT Marina Bagels, Blooms Salon & Co., Stonecreek Dental Care, Starbucks, Subway, Avian & Exotic Animal Clinic, Wells Fargo and Jack in the Box.

HIGHLIGHTS

- Direct Access to Highway 1 & Monterey Peninsula
- Regional Draw
- Property Located on the Main Thoroughfare connecting Monterey, Salinas & Carmel
- Close Proximity to Ryan Ranch Business Park, Monterey Airport



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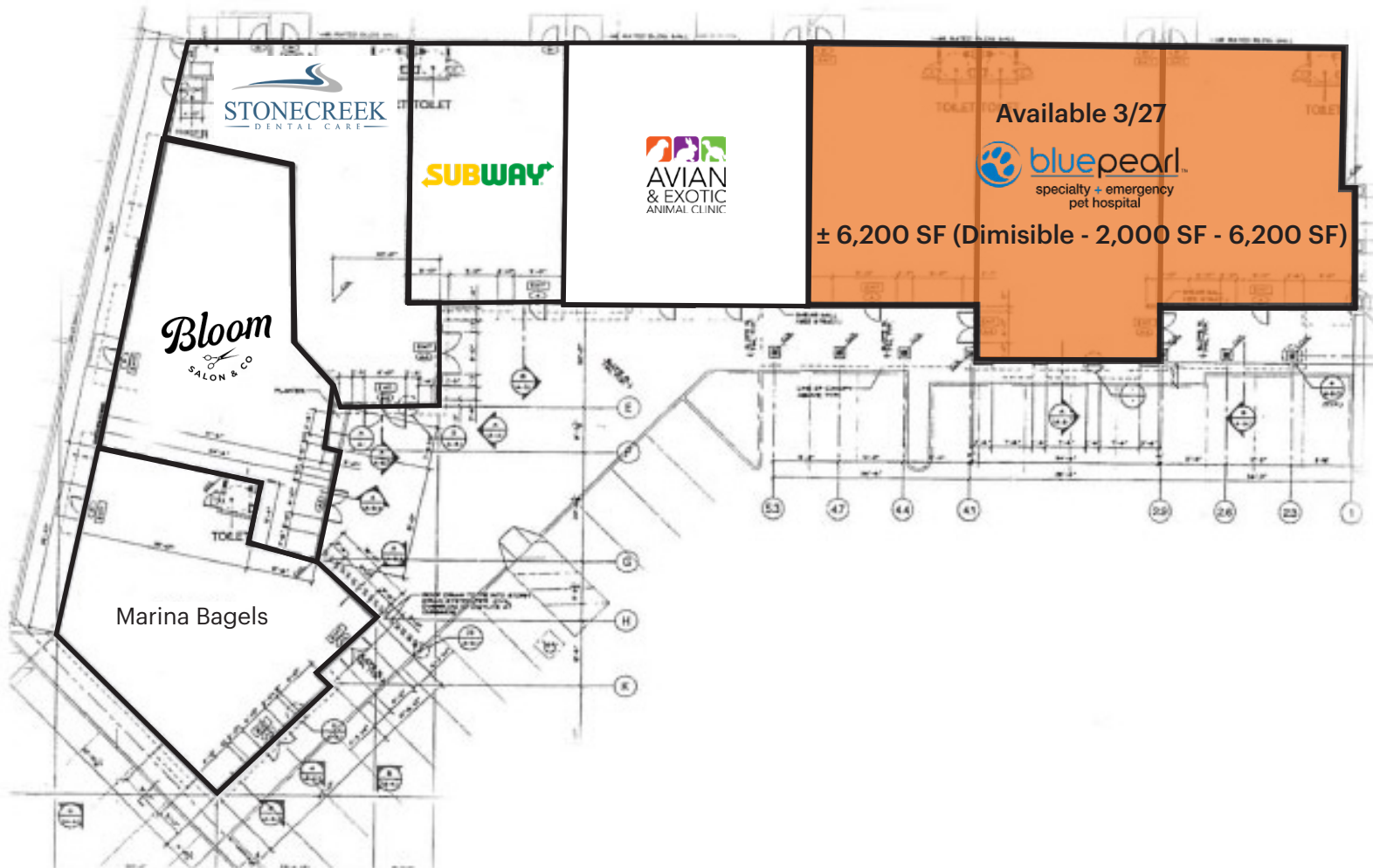
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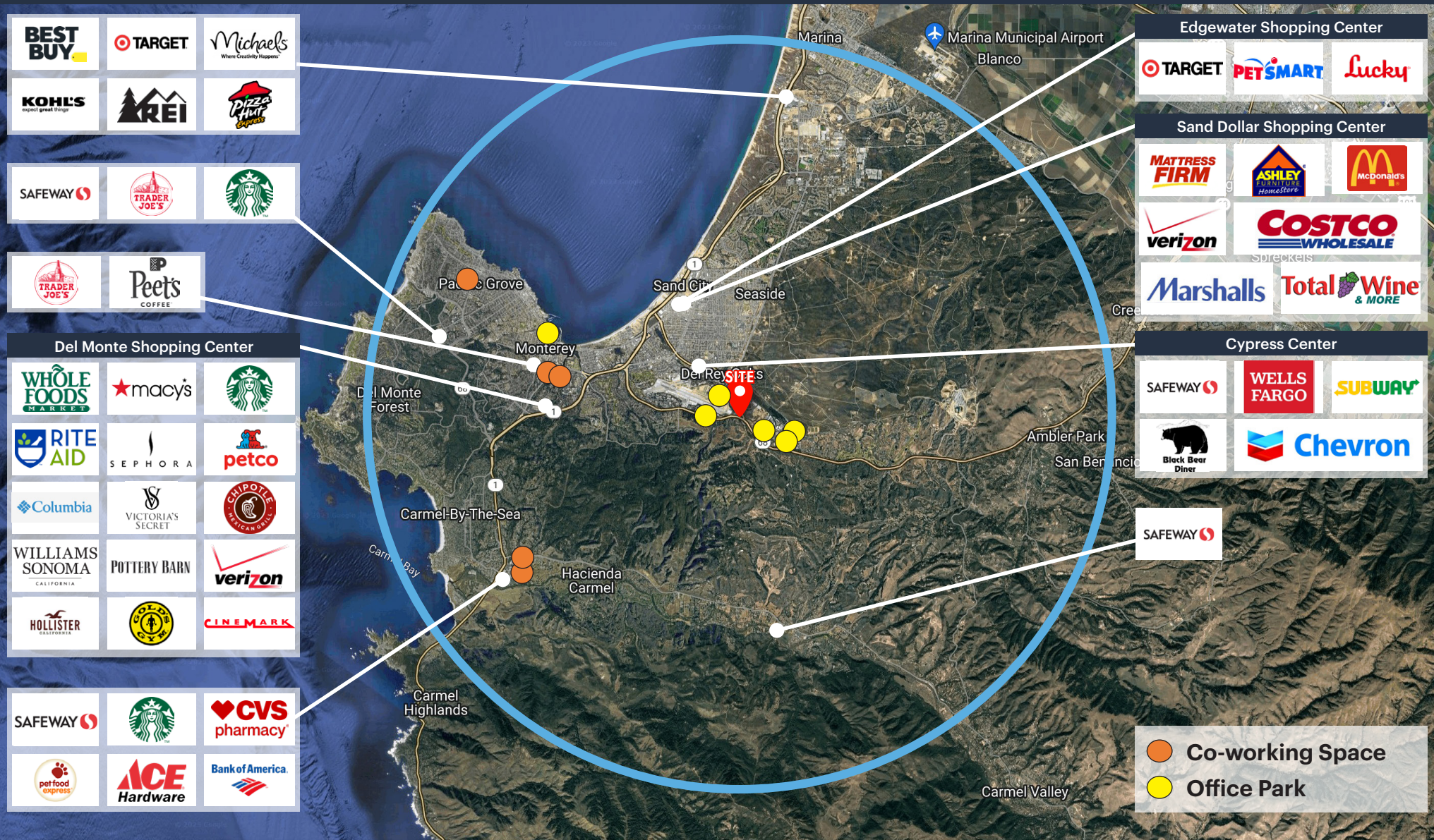
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MARKET AERIAL | 7 Mile Radius



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POPULATION

1 MILE	3 MILES	5 MILES
958	39,488	72,644



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
5,306	22,054	42,658



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
411	14,261	27,538



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$248,111	\$128,688	\$144,833



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.21 M	\$1.3 M	\$1.61 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

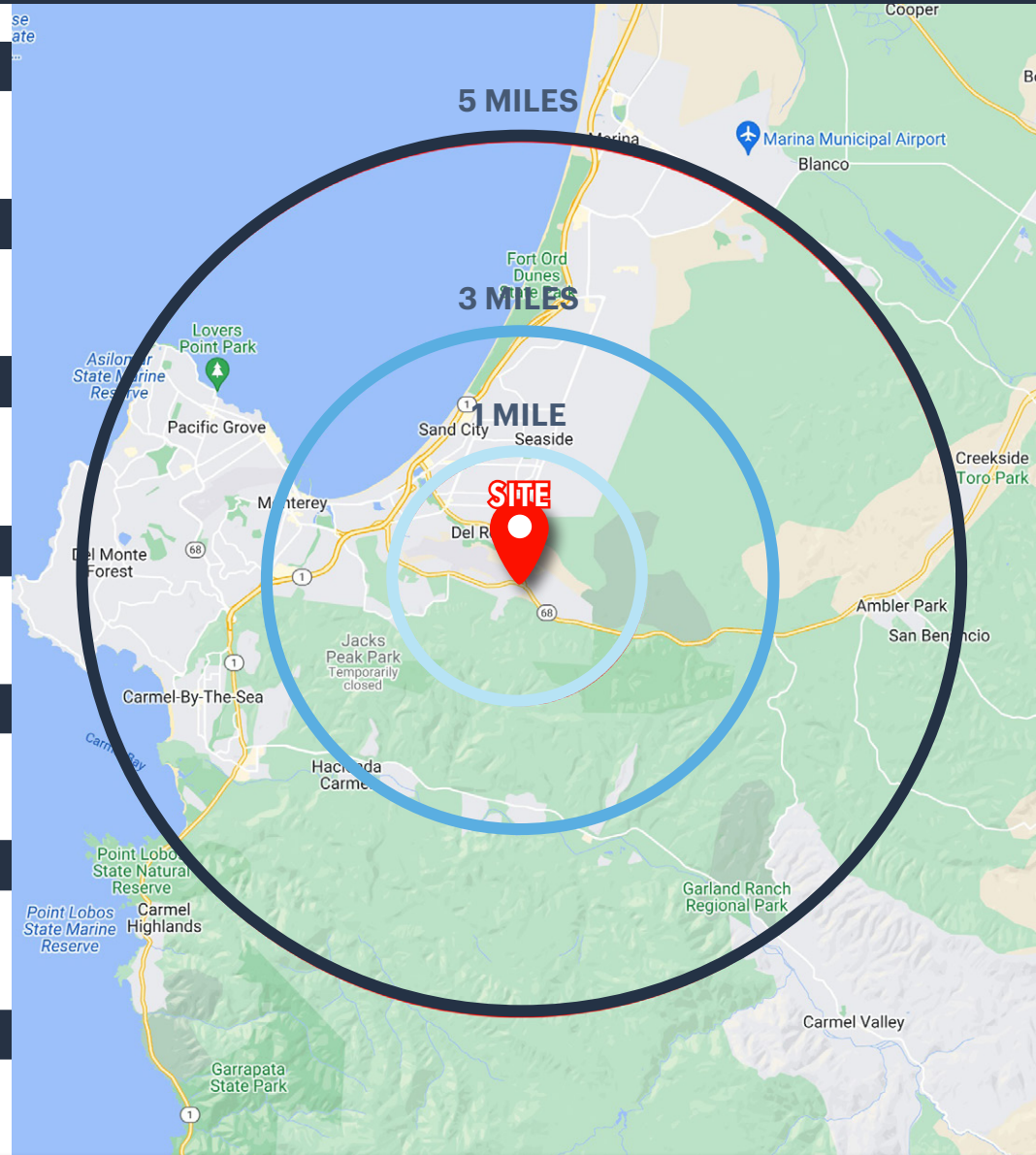
1 MILE	3 MILES	5 MILES
50.2%	34.9%	44.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$28.26 M	\$783.37 M	\$1.52 B

*Demographics Source: Sites USA REGIS Online 4/02/24



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