

900 - 4,800 SF RETAIL SPACES FOR LEASE



PROPERTY HIGHLIGHTS:

- > Project Size: Approximately 55,780 SF
- > Central Poway location with highly competitive rates.
- > Creates a strong draw for thrift, consignment, and tenants looking for high traffic in a center

LEASE RATE:

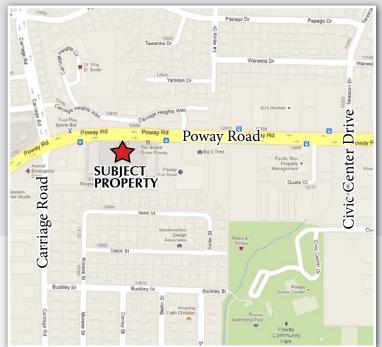
\$1.25 - \$1.55 NNN (\$0.46)

 DEMOGRAPHICS
 1 MILE
 3 MILE
 5 MILE

 Avg. HH Income
 \$102,483
 \$125,860
 \$131,854

 Population
 13,752
 79,556
 173,104

TRAFFIC COUNTS: 36,000 Cars Per Day @ Poway Road 4,000 Cars Per Day @ Carriage Road



FOR MORE INFORMATION PLEASE CONTACT:

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| | SUITE | TENANT | SQUARE FEET | RATE/SF |
|---|---------|------------------------------------|-------------|--------------|
| ĺ | 101 | PAWN SHOP | 2,840 | |
| | 104 | HAIR ZONE | 1,595 | |
| | 106 | ST. MICHAELS CATHOLIC THRIFT STORE | 680 | |
| | 107-108 | ST. MICHAELS CATHOLIC THRIFT STORE | 1,300 | |
| | 109 | JOY RESALE SHOP | 680 | |
| • | 110 | AVAILABLE | 1,200 | \$1.50 + NNN |
| | 111 | RESALE SHOP | 600 | |
| | 112 | RANCHO BERNARDO THRIFT STORE | 900 | |
| | 113 | RANCHO BERNARDO THRIFT STORE | 900 | |
| | 114 | RANCHO BERNARDO THRIFT STORE | 900 | |
| | 201 | BARBER | 680 | |
| | 202 | BARGAIN HUNTERS THRIFT STORE | 600 | |
| | 204-205 | BARGAIN HUNTERS THRIFT STORE | 3,400 | |
| | 206 | BARGAIN HUNTERS THRIFT STORE | 1,232 | |
| | 207-208 | DR. JANIK OPTOMETRY | 3,834 | |
| • | 209-211 | AVAILABLE | 4,800 | \$1.50 + NNN |
| | 212 | THRIFT STORE | 1,400 | |
| | 213-215 | ST. BARTHOLOMEW'S THRIFT STORE | 5,000 | |
| | 216-219 | RANCHO BERNARDO THRIFT STORE | 4,800 | |
| | 220 | TREASURES AND BEYOND | 1,200 | |
| | 221 | TREASURES AND BEYOND | 1,200 | |
| • | 222 | AVAILABLE | 1,200 | \$1.25 + NNN |
| | 301 | SWAMI'S CAFÉ | 3,600 | |
| | 302 | NAIL SALON | 900 | |
| • | 303 | AVAILABLE | 900 | \$1.55 + NNN |
| ĺ | 304-305 | MARKET | 4,000 | |
| ĺ | 306-307 | RENE'S MEXICAN GRILL | 3,600 | |
| | 401 | DR. CHUNG DENISTRY | 1,060 | |

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