

FOR LEASE

±1,440 - 2,878 SF
Retail & Restaurant
Availabilities

POWAY LIBRARY PLAZA

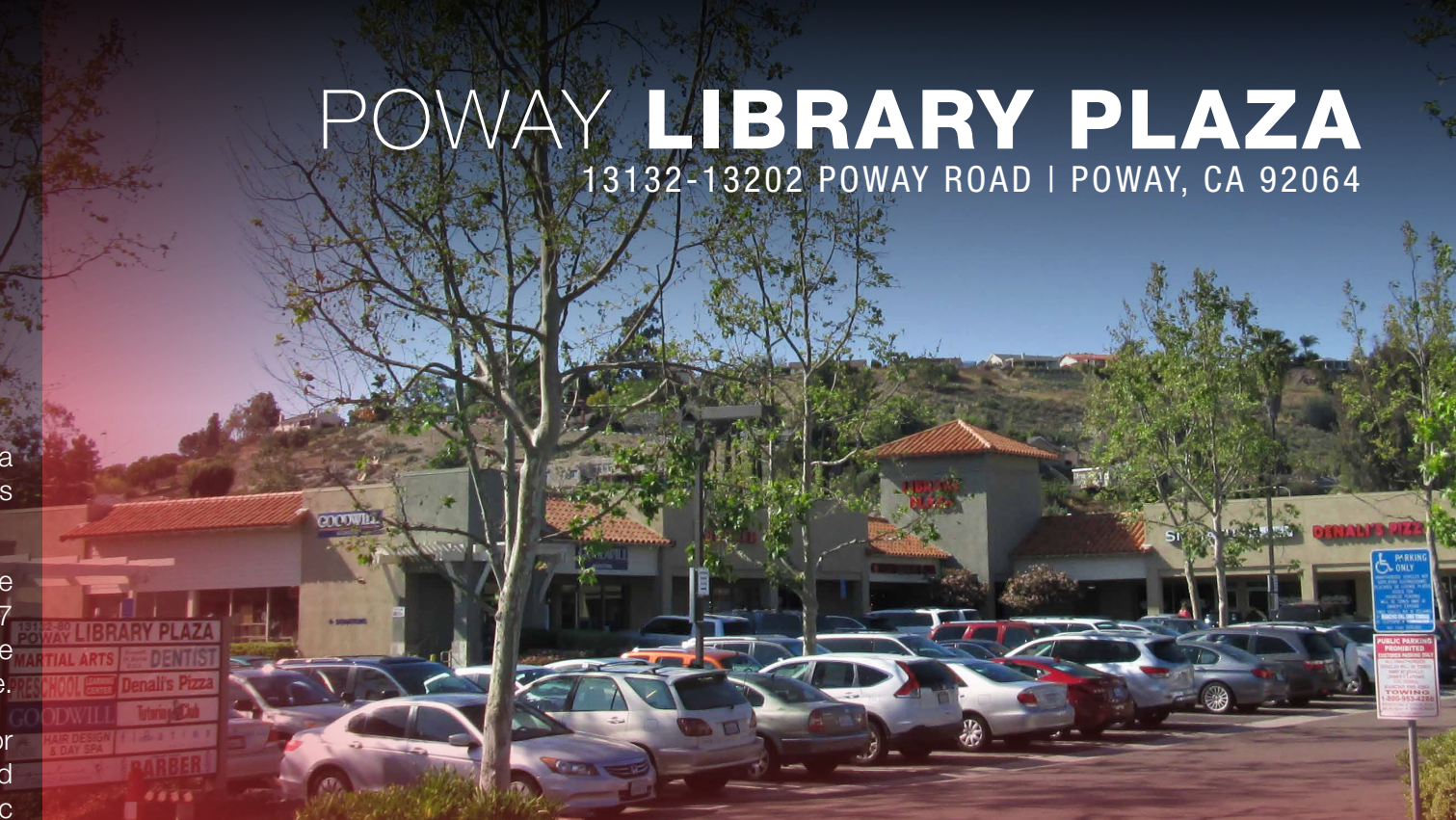
13132-13202 POWAY ROAD | POWAY, CA 92064

PROPERTY HIGHLIGHTS

- Family friendly tenant mix with a variety of tenants offering services that attract families and children.
- 158,089 residents with an average household income of \$127,437 within a 5-mile radius and an average daytime population of 70,772 people.
- Located along the strongest corridor in the City of Poway, Poway Road which boasts an average daily traffic count of 36,800.
- Notable tenants in the trade area include: Walmart, Vons, Stater Bros., Sprout's Farmers Market, Steinmart, HomeGoods, Michaels, Petco and more.

TRAFFIC COUNTS

- ± 36,800 average daily traffic on Poway Road



JUSTIN WESSEL

Associate Director

T +1 858 875 5929

jwessel@ngkf.com

CA RE Lic. #01946177

AARON HILL

Managing Director

T +1 858 875 5923

aaronhill@ngkf.com

CA RE Lic. #01365975

4655 Executive Drive, Suite 800

San Diego, CA 92121

T +1 858 875 3600

F +1 858 875 3636

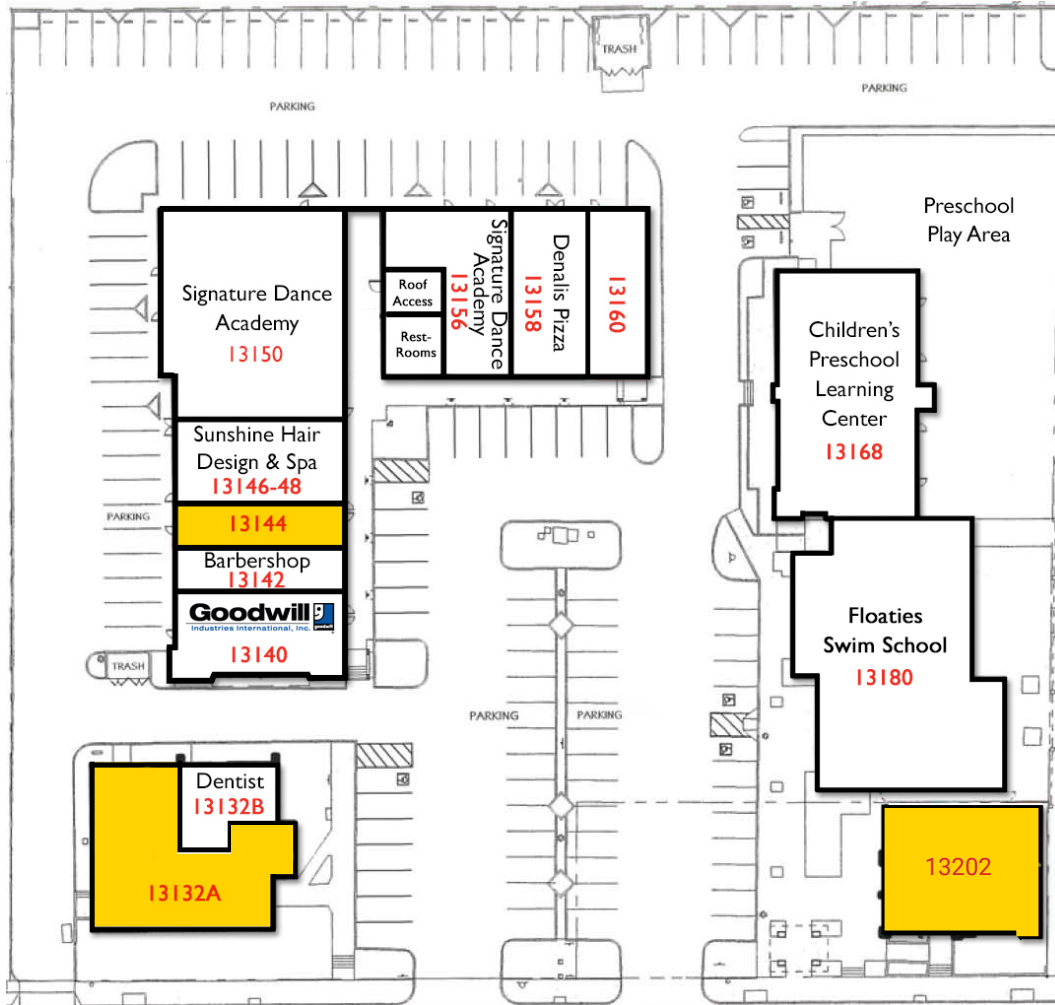
CA RE Lic. #01355491



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POWAY LIBRARY PLAZA

13132-13202 POWAY ROAD | POWAY, CA 92064



POWAY ROAD

CURRENT AVAILABILITIES

STE	TENANT	SF
13132A	Restaurant Available	2,878
13132B	Kenneth M. Berrin, D.D.S	1,152
13140	Goodwill Industries	2,806
13142	Hanh K Thai	720
13144	iCreate (Potentially Available)	1,440
13146	Sunshine Hair Design	1,700
13148	Sunshine Spa	594
13150	Signature Dance Academy	2,700
13156	Signature Dance Academy	2,441
13158	Denalis Pizza	1,318
13160	Lumpia House	1,368
13168	Children's Preschool Learning Ctr.	4,364
13180	Floaties Swim School	5,981
13202	Available	2,380

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POWAY LIBRARY PLAZA

13616-13654 POWAY ROAD | POWAY, CA 92064

RETAIL FOR LEASE
±1,440 - 2,878 SF AVAILABLE

2,878 SF
Suite 13132A



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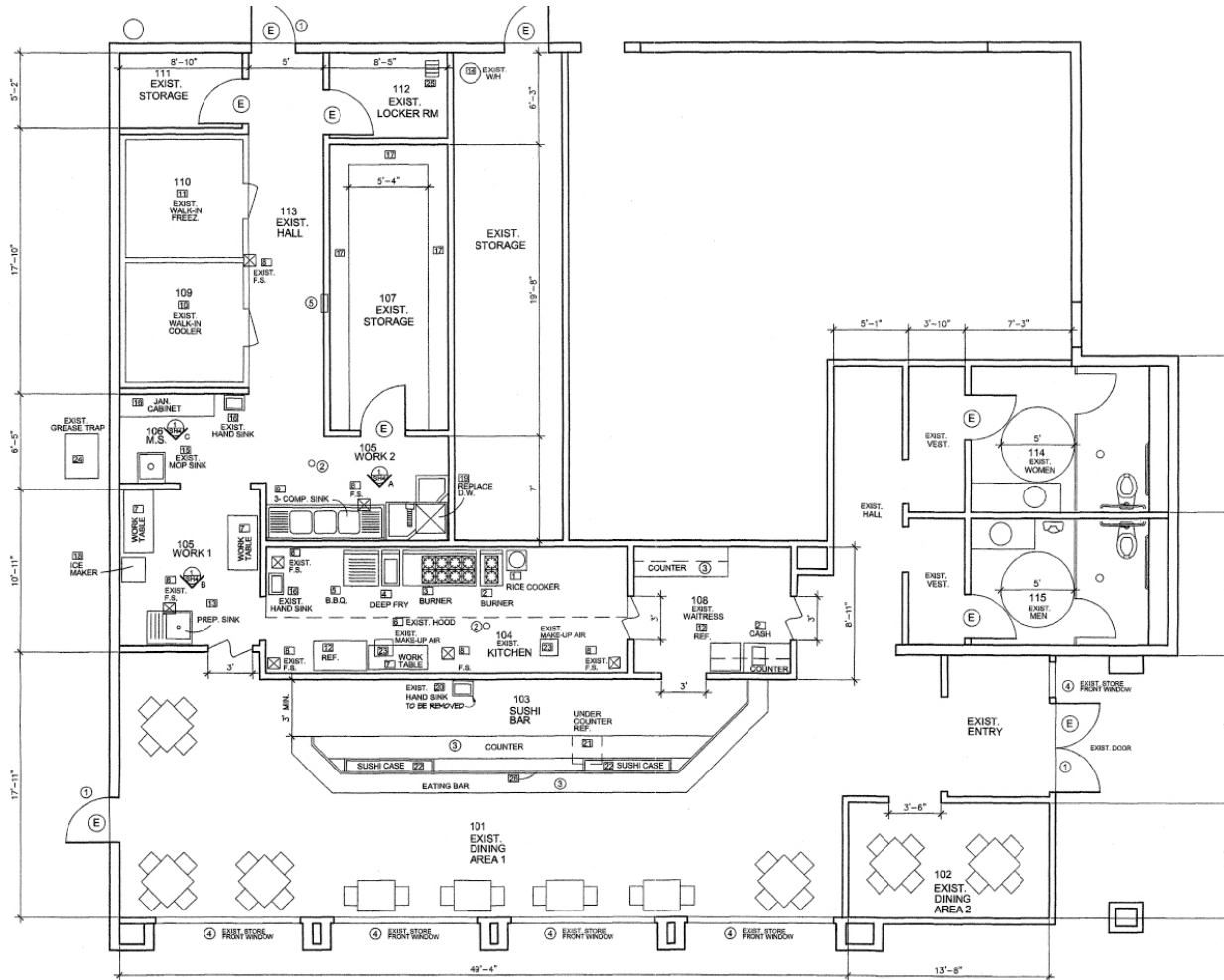
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POWAY LIBRARY PLAZA

13132-13202 POWAY ROAD | POWAY, CA 92064

FLOOR PLAN



Suite 13132A
2,878 SF
(Available Now)

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POWAY LIBRARY PLAZA

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	1 Mile	3 Miles	5 Miles
POPULATION			
2018 Total Population	15,920	75,664	169,771
2023 Total Population	16,486	77,985	177,206
2018-2023 Annual Rate	0.70%	0.61%	0.86%
Total Businesses	768	2,863	5,799
Total Employees	7,413	33,902	67,410
Total Daytime Population	15,808	81,261	167,652
2018 Median Age	37.2	39.0	40.2
HOUSEHOLDS			
2018 Household	5,438	25,981	60,380
2018 Average Household Size	2.92	2.88	2.79
2018 Housing Units	5,596	26,662	61,683
Owner Occupied Housing Units	57.9%	65.4%	65.3%
Renter Occupied Housing Units	39.3%	32.0%	32.6%
Vacant Housing Units	2.8%	2.6%	2.1%
2018 Average Home Value	\$614,514	\$716,132	\$725,525
INCOME			
2018 Household Income Base	5,438	25,981	60,380
<\$15,000	4.2%	3.8%	4.1%
\$15,000-\$24,999	4.5%	3.7%	3.5%
\$25,000-\$34,999	7.4%	4.0%	3.9%
\$35,000-\$49,999	10.8%	6.7%	6.7%
\$50,000-\$74,999	17.9%	13.3%	12.8%
\$75,000-\$99,999	17.2%	13.6%	13.2%
\$100,000-\$149,999	19.2%	21.1%	21.8%
\$150,000-\$199,999	12.7%	15.8%	14.9%
\$200,000+	6.0%	17.8%	19.2%
2018 Median Household Income	\$80,879	\$107,918	\$109,669
2018 Per Capita Income	\$34,031	\$48,577	\$51,200
2018 Average Household Income	\$99,576	\$139,022	\$142,720

3-MILE DEMOGRAPHICS

75,664

Total Population

81,261

Total Daytime Pop.

\$139,022

Avg. H.H. Income

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