

FOR LEASE

POWAY TOWN CENTER

12649 Poway Road, Poway, CA 92064



NEARBY RETAILERS:



FEATURES

- Two spaces available: 1,366 SF and 975 SF (fixturized restaurant)
- High visibility retail center in affluent Poway submarket
- 33,000+ cars per day
- Excellent exposure from Poway Road
- Ample parking and monument signage available
- Located along the main commercial corridor



RETAIL INSITE

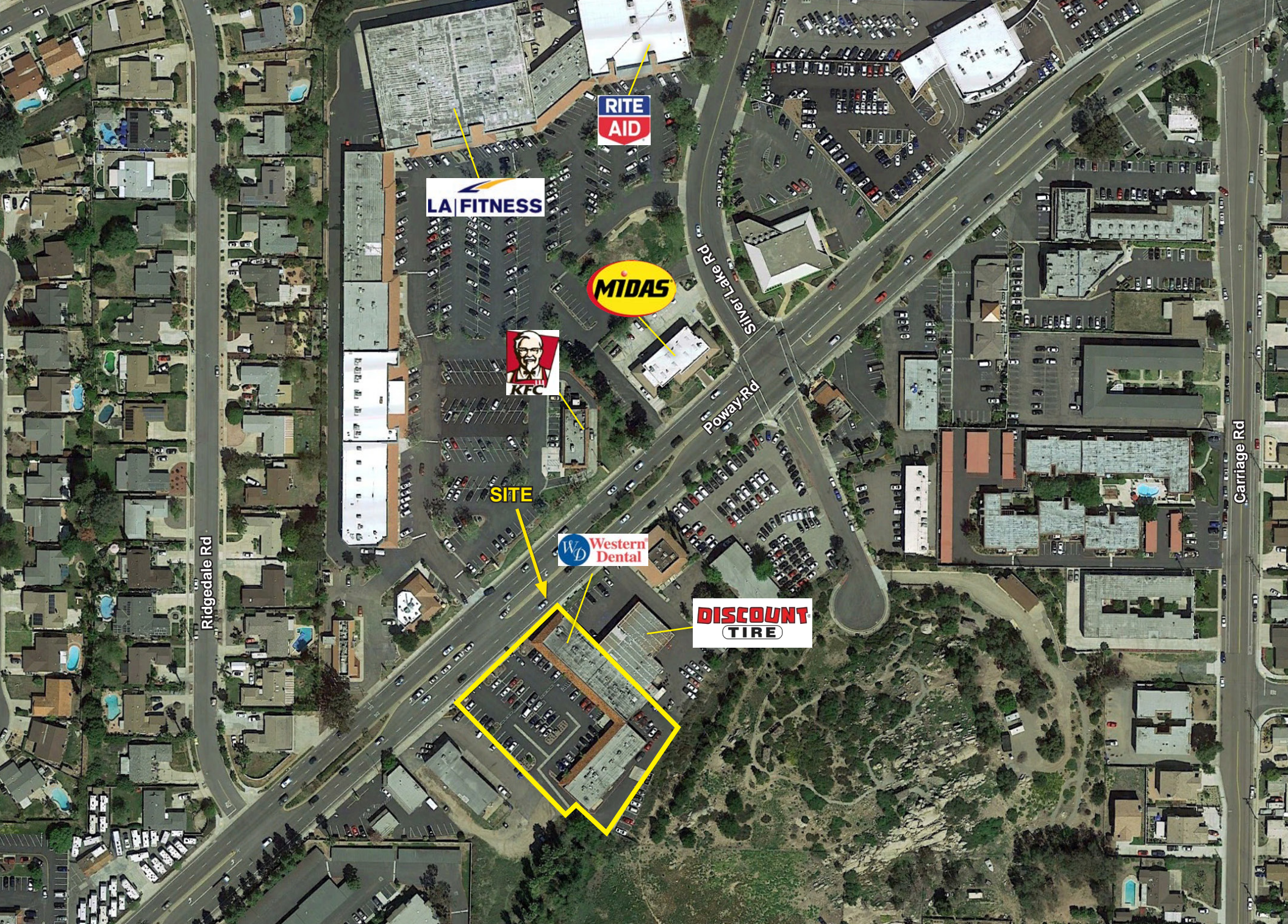
120 S SIERRA AVENUE, SUITE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

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RITE
AID

LA FITNESS

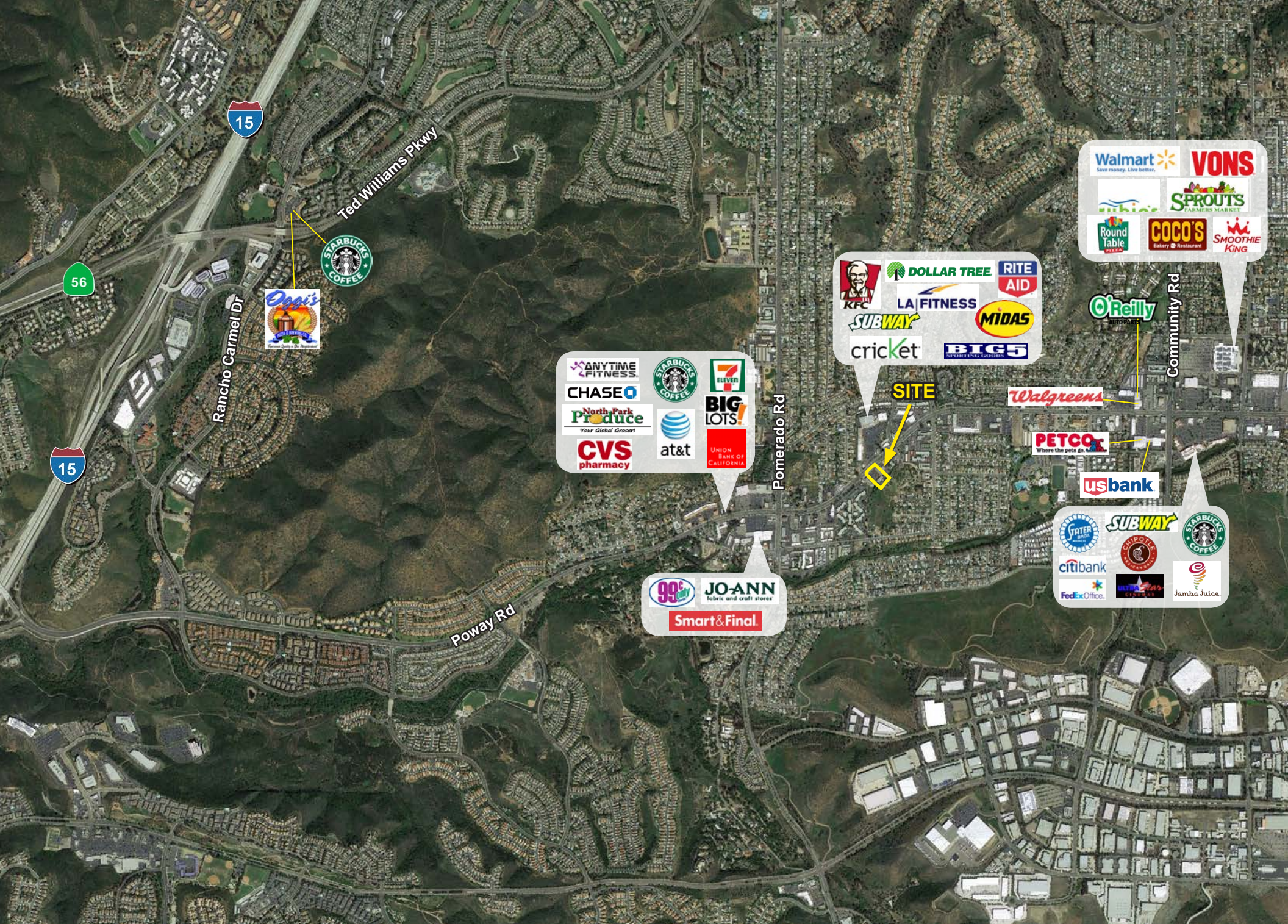
MIDAS



SITE

Western
Dental

DISCOUNT
TIRE



Logos in callout box:

- ANYTIME FITNESS
- CHASE
- North Park Produce
- CVS pharmacy
- STARBUCKS COFFEE
- 7 ELEVEN
- BIG LOTS!
- at&t
- UNION BANK OF CALIFORNIA

Logos in callout box:

- KFC
- DOLLAR TREE
- RITE AID
- LA FITNESS
- SUBWAY
- MIDAS
- cricket
- BIG5

Logos in callout box:

- Walmart
- VONS
- Round Table
- COCO'S Bakery & Restaurant
- SMOOTHIE KING
- SPROUTS FARMERS MARKET

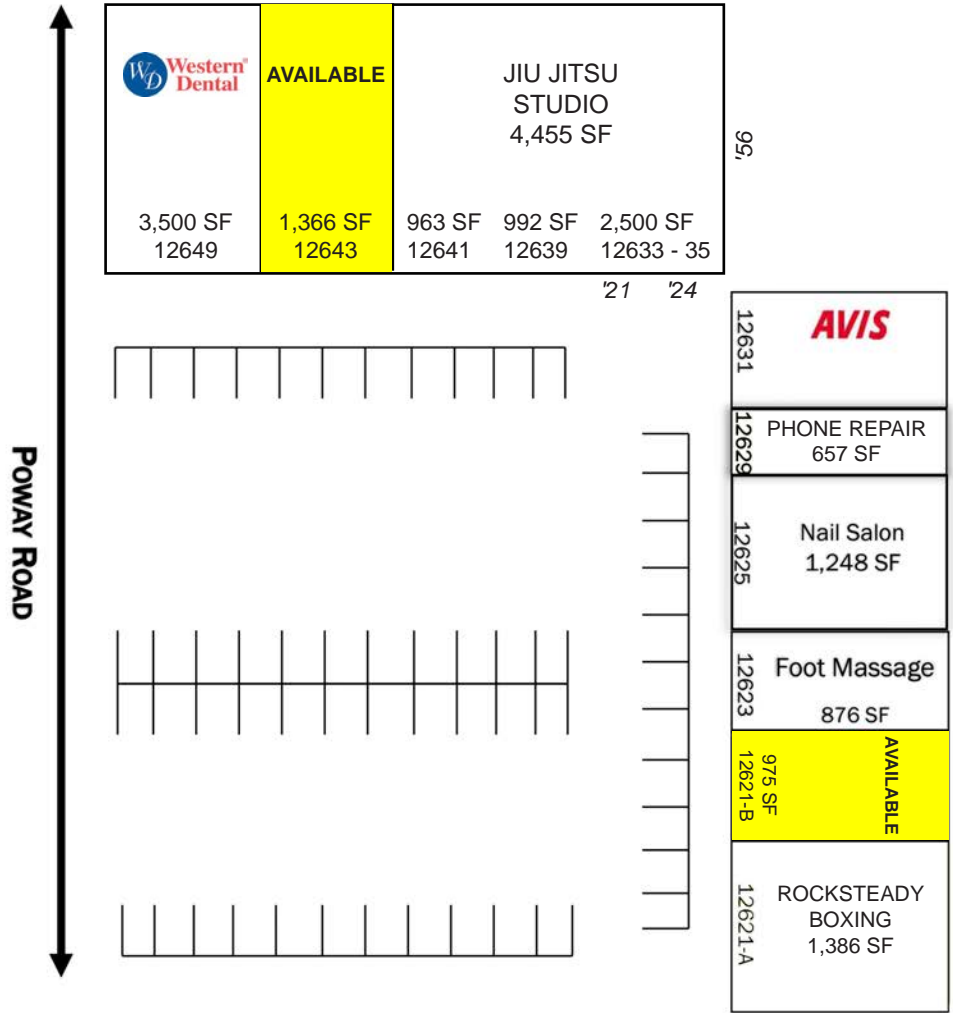
Logos in callout box:

- STARBUCKS COFFEE
- Jamba Juice
- US bank
- citibank
- FedEx Office
- STATER BANC
- SUBWAY
- CHIBOTE'S RESTAURANT
- MULTI-STAR
- PETCO
- Walgreens
- O'Reilly

Logos in callout box:

- 99c ONLY
- JO-ANN fabric and craft stores
- Smart & Final.

SITE PLAN



DEMOGRAPHICS

Population: 2015

- 1 Mile: 13,716
- 3 Miles: 90,113
- 5 Miles: 191,067

Average HH Income: 2015

- 1 Mile: \$92,404
- 3 Miles: \$120,796
- 5 Miles: \$122,721

Traffic Counts:

- Over 33,000 Cars Per Day

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

12649 Poway Road | Poway, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	12,619	86,041	190,765
Forecasted Population (2021)	12,985	90,388	203,256

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	4,236	29,767	66,424

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$108,715	\$132,789	\$141,298
Avg Family Income	\$100,572	\$125,163	\$135,374

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$91,813	\$109,744	\$113,066
Median Family Income	\$93,817	\$112,098	\$117,545

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$36,599	\$46,302	\$49,711

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$71,817	\$84,801	\$87,518

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	580	2,774	5,843
Total Number of Employees	5,637	39,435	69,728

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	7,982 65.2%	54,796 66.3%	117,888 64.3%
Black or African American	307 2.5%	1,834 2.2%	4,604 2.5%
American Indian & Alaskan Native	96 0.8%	402 0.5%	699 0.4%
Asian	1,836 15.0%	17,278 20.9%	43,368 23.7%
Hawaiian & Pacific Islander	28 0.2%	188 0.2%	583 0.3%
Other Race	1,069 8.7%	3,559 4.3%	6,321 3.4%
Two or More Races	934 7.6%	4,597 5.6%	9,787 5.3%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	32.4 yrs	33.2 yrs	33.2 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	4,326	29,937	66,806