

**FOR LEASE**

±1,200 SF AVAILABLE

SABRE SPRINGS MARKETPLACE

**12640**

SABRE SPRINGS PKWY, SUITE 102

San Diego, California 92128

±1,200 SF AVAILABLE



POWAY ROAD

SABRE SPRINGS PARKWAY



**PETER ORTH**

Senior Vice President

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## PROPERTY DETAILS

### AVERAGE DAILY TRAFFIC COUNT

248,000 CPD	I-15
44,317 CPD	Poway Road
11,717 CPD	Sabre Springs Parkway

### 2019 DEMOGRAPHICS - ESTIMATED AVERAGE

	Population	Household Income	Daytime Workers
1 mile	13,114	\$134,579	6,836
2 miles	59,619	\$142,797	14,060
3 miles	130,977	\$148,217	35,781



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## PROPERTY FEATURES

- **Available: Now**  
±1,200 SF
- Strong household incomes: \$134k - \$148k
- Outstanding North San Diego location on the I-15 Corridor
- Current tenants include: Auto Club, Le Petit Academy and ARCO AM-PM
- Within Sabre Springs master-planned community
- Well located to serve Poway, Rancho Penasquitos, Carmel Mountain Ranch and Sabre Springs
- Ample parking

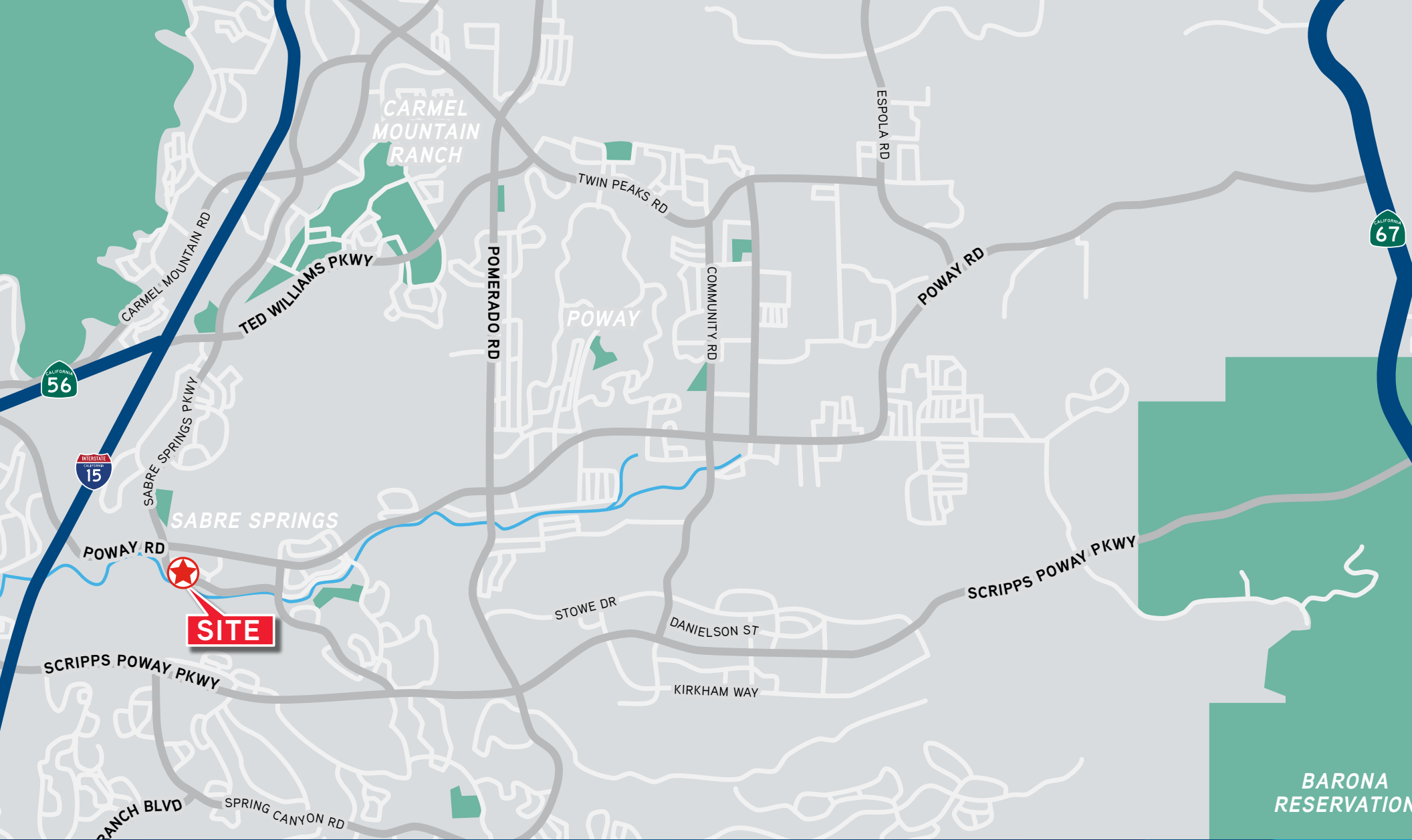


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