

POWAY VALLEY CENTER

Retail For Lease

13314 - 13382 Poway Rd., San Diego, CA 92064



EXCELLENT LEASING OPPORTUNITIES

± 500 - 3,400 SF Available for Lease

Description:

- Conveniently located just west of the intersection of Poway Road & Community Road, one of the busiest thoroughfares in Poway with an average daily traffic of 59,000 cars per day.
- Major Tenants in the immediate trade area include: Walmart, Lowe's, Sprouts Farmer's Market, Vons, Stater Bros., Digi-plex Theaters, Grocery Outlet, Michaels, Petco, SteinMart, HomeGoods, Walgreens and more!
- In 2016, the average household income in a 5 mile radius was \$129,783 with an estimated daytime population of 64,393.
- Tenants includes a dynamic mix of local favorite restaurants, fitness, medical and service tenants.

Traffic Counts:

- ± 33,122 average daily traffic on Poway Road.

Demographics

	1 MILE	3 MILES	5 MILES
Population '16	15,830	70,528	155,379
Average Income	\$90,057	\$129,172	\$129,783
Daytime Population	9,547	35,843	64,393

Source: ESRI

**EXTERIOR RENOVATION UNDERWAY!
SCHEDULED FOR COMPLETION OCTOBER, 2017**



Proposed Renovation Elevation

**NEW CHILD CARE
TENANT COMING
SOON IN 2017!**



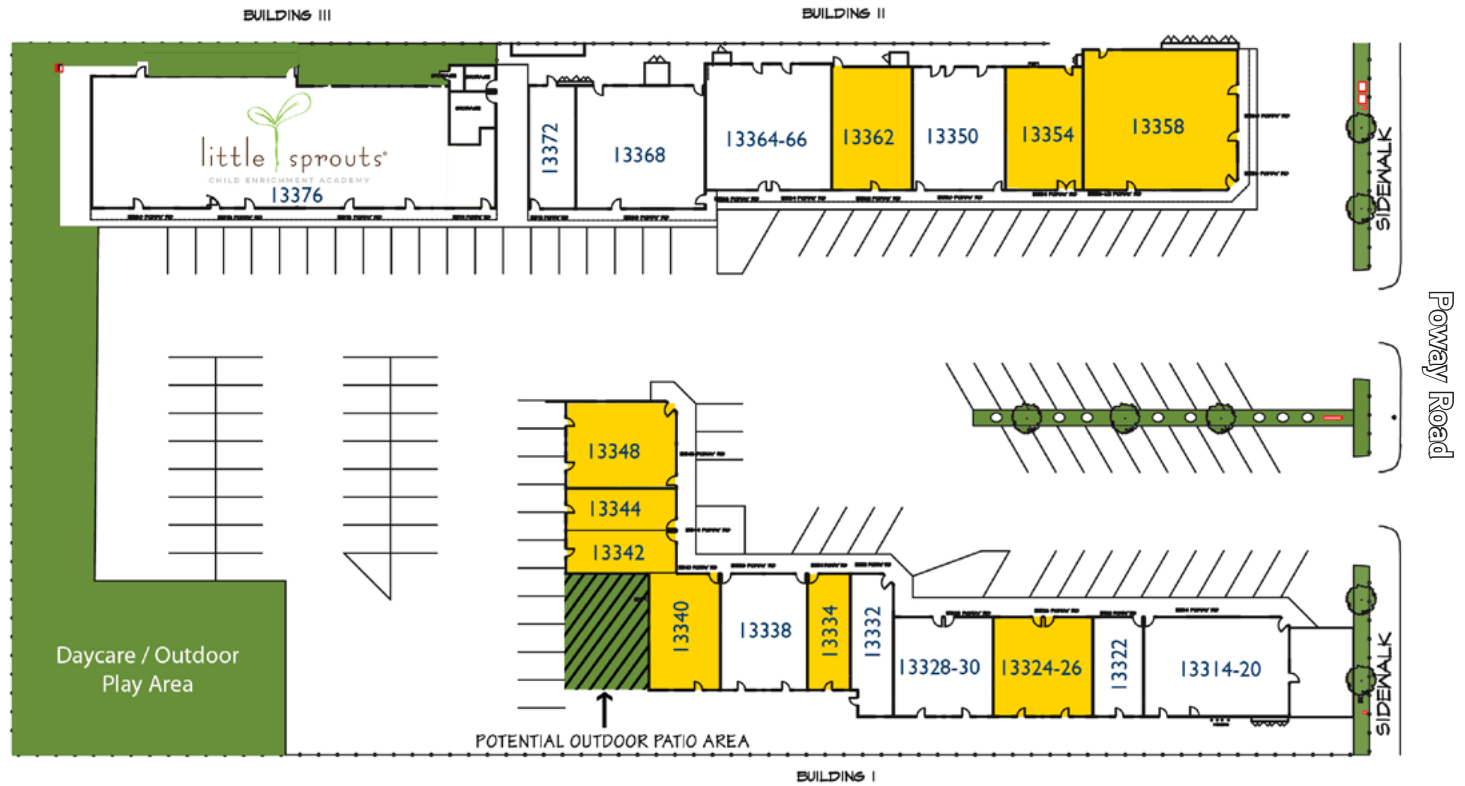
For further information, please contact our exclusive agents:

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Tenant Roster

SUITE	TENANT	SF
13314	Poway Irish Pub	2,200
13326	Available	1,100
13328-32	Bongiorno's Pizzeria	1,800
13334	Available	534
13338	Don Pollo Grilled Chicken	1,100
13340	Available	870
13342	Poway Hearing Aids (Available)	500

SUITE	TENANT	SF
13344	Glaze Nail Salon (Available)	500
13348	Available	1,000
13350	Dale's Pool & Spa	1,200
13354	Available	1,000
13358	Available	2,257
13362	Available	1,200
13364-66	Jazzercise	1,700

SUITE	TENANT	SF
13368	Oak Tree Dental	1,700
13372	Poway Coins & Collectables	600
13376	Little Sprouts Daycare	5,600

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PROPOSED ELEVATIONS



east elevation

CONTACT:

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**Newmark
Knight Frank**

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DEMOGRAPHICS



Executive Summary

Poway Valley Center 2
13314 Poway Rd, Poway, California, 92064
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95656
Longitude: -117.04267

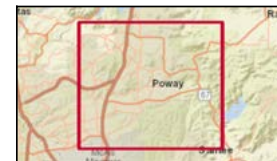
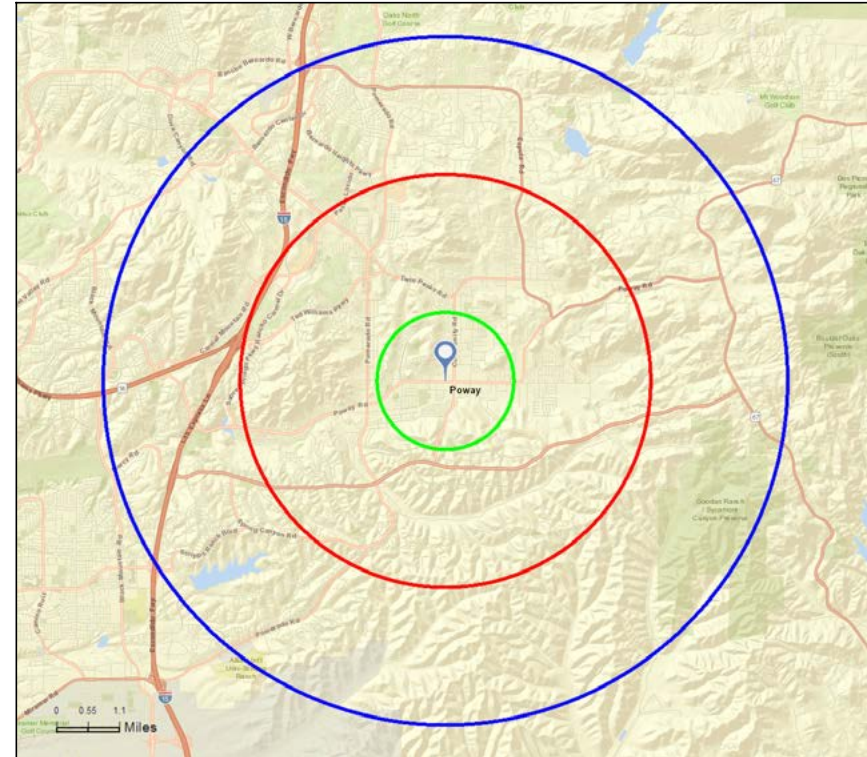
	1 mile	3 miles	5 miles
Population			
2000 Population	15,182	63,714	138,831
2010 Population	15,047	67,539	148,260
2016 Population	15,830	70,528	155,379
2021 Population	16,716	73,811	163,098
2000-2010 Annual Rate	-0.09%	0.58%	0.66%
2010-2016 Annual Rate	0.81%	0.70%	0.75%
2016-2021 Annual Rate	1.10%	0.91%	0.97%
2016 Male Population	49.2%	49.1%	48.9%
2016 Female Population	50.8%	50.9%	51.1%
2016 Median Age	36.9	38.9	40.3
Households			
2000 Households	5,170	21,207	49,439
2010 Households	5,232	22,952	53,457
2016 Total Households	5,426	23,547	55,046
2021 Total Households	5,694	24,460	57,374
2000-2010 Annual Rate	0.12%	0.79%	0.78%
2010-2016 Annual Rate	0.58%	0.41%	0.47%
2016-2021 Annual Rate	0.97%	0.76%	0.83%
2016 Average Household Size	2.92	2.96	2.80
Median Household Income			
2016 Median Household Income	\$76,579	\$104,826	\$102,998
2021 Median Household Income	\$83,799	\$112,570	\$110,945
2016-2021 Annual Rate	1.82%	1.44%	1.50%
Average Household Income			
2016 Average Household Income	\$90,057	\$129,172	\$129,783
2021 Average Household Income	\$98,328	\$139,500	\$140,525
2016-2021 Annual Rate	1.77%	1.55%	1.60%
Per Capita Income			
2016 Per Capita Income	\$30,513	\$44,142	\$46,366
2021 Per Capita Income	\$33,096	\$47,277	\$49,816
2016-2021 Annual Rate	1.64%	1.38%	1.45%



Site Map

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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