

PRIME FREESTANDING RETAIL BUILDING FOR LEASE - 2,400 SF

# 12764 POWAY ROAD

POWAY, CALIFORNIA 92064

RETAIL



## PROPERTY INFO

- + For Lease - 2,400 SF freestanding retail building
- + Prime location at the signalized intersection of Poway Road and Carriage Road
- + Located in the City of Poway, on Poway Road which has an average daily traffic count of 33,154 cars per day
- + High average household income within a 3-mile radius of approximately \$124,724
- + Major tenants in the trade area include: Target, Super Wal-Mart, Steinmart, HomeGoods, Home Depot, Kohl's, Staples, Petco, Michaels, Grocery Outlet, Digiplex Cinemas and more

## CONTACT US

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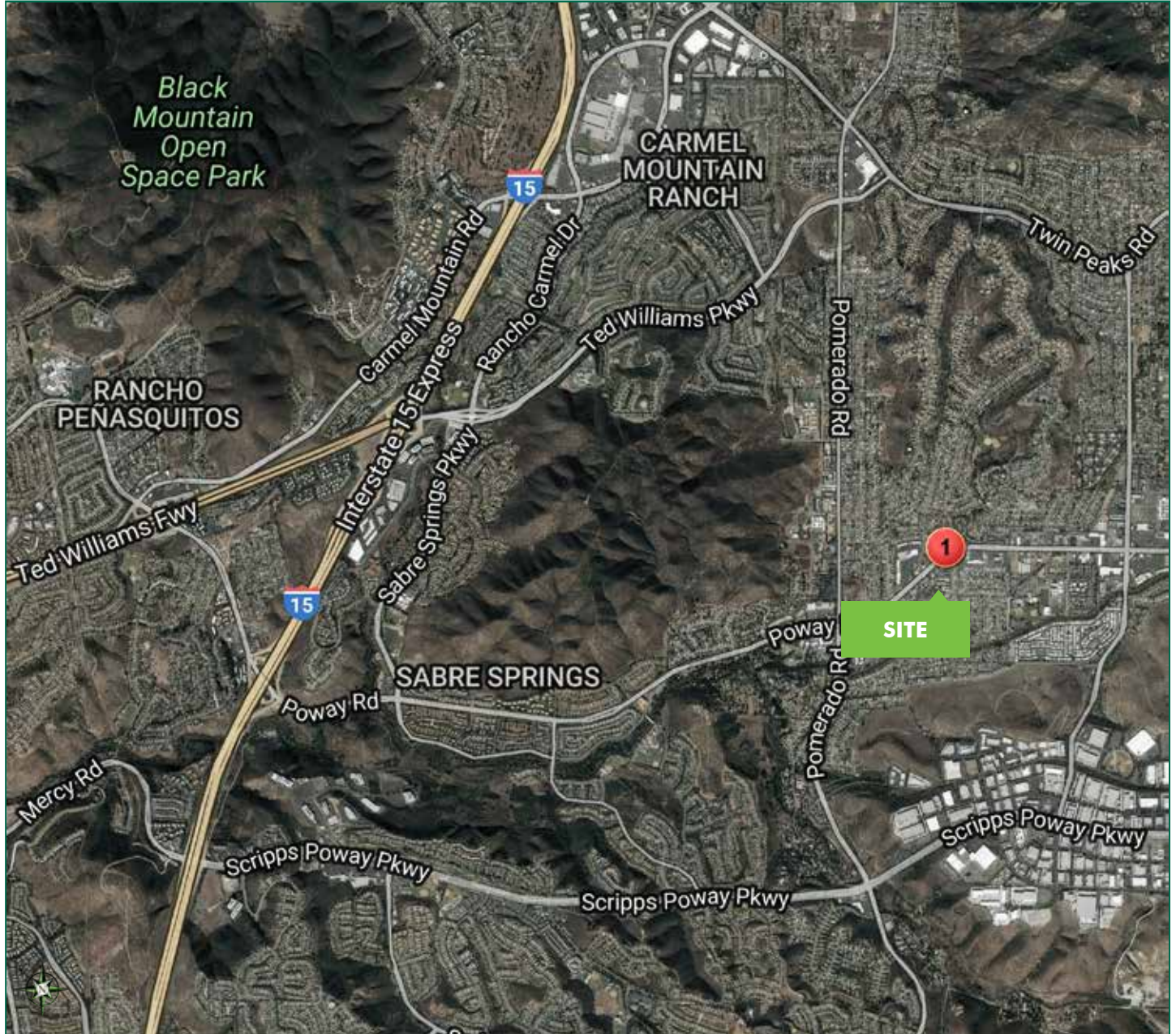
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## DEMOGRAPHICS

(Full demographic report available upon request.)

| POPULATION                         | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------------|-----------|-----------|-----------|
| 2016 Population                    | 13,722    | 86,103    | 182,072   |
| 2021 Population                    | 14,399    | 90,118    | 191,014   |
| 2010 Population                    | 13,155    | 82,500    | 174,010   |
| 2000 Population                    | 13,332    | 79,003    | 161,729   |
| Percent Pop Change: 2010 to 2016   | 0.68%     | 0.69%     | 0.73%     |
| Percent Pop Change: 2016 to 2021   | 0.97%     | 0.92%     | 0.96%     |
| HOUSEHOLDS                         |           |           |           |
| 2016 Households                    | 4,567     | 29,526    | 63,594    |
| 2021 Households                    | 4,760     | 30,669    | 66,227    |
| 2010 Households                    | 4,444     | 28,773    | 61,890    |
| 2000 Households                    | 4,426     | 27,057    | 56,735    |
| Percent HH Change: 2010 to 2016    | 0.44%     | 0.41%     | 0.44%     |
| Percent HH Change: 2016 to 2021    | 0.83%     | 0.76%     | 0.81%     |
| Average Household Size             | 3.00      | 2.89      | 2.85      |
| HOUSEHOLD INCOME                   |           |           |           |
| 2016 Average Household Income      | \$96,955  | \$124,724 | \$130,135 |
| 2021 Average Household Income      | \$105,212 | \$134,738 | \$140,851 |
| 2016 Median Household Income       | \$77,505  | \$101,282 | \$103,900 |
| 2021 Median Household Income       | \$85,326  | \$108,945 | \$111,802 |
| 2016 Per Capita Income             | \$32,339  | \$43,232  | \$45,831  |
| HOUSING UNITS                      |           |           | \$49,214  |
| 2016 Housing Units                 | 4,768     | 30,769    | 66,224    |
| Occupied Units                     | 4,567     | 29,526    | 63,594    |
| Vacant Housing Units               | 201       | 1,243     | 2,630     |
| 2016 Owner-Occupied Housing Units  | 2,796     | 19,443    | 43,719    |
| 2016 Renter-Occupied Housing Units | 1,771     | 10,083    | 19,875    |
| 2016 Median Home Value             | \$481,542 | \$580,433 | \$594,874 |
| 2016 Average Home Value            | \$532,102 | \$609,519 | \$625,952 |

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