

POWAY RD + COMMUNITY RD, POWAY, CA 92064

POWAY

TOWN & COUNTRY



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POINT REALTY ADVISORS



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POWAY

TOWN & COUNTRY

*A UNIQUE OPPORTUNITY IN
A DESIRABLE COMMUNITY.*

- Exciting new redevelopment project in the heart of Poway, with proposed architectural upgrades
- +/- 120,000 SF Grocery Anchored retail center
- Positioned at the dominant signalized intersection of Poway Rd and Community Rd, boasting excellent traffic
- Located along the main commercial thoroughfare that services the greater Poway community, and other nearby neighborhoods
- Situated amongst numerous retailers including Walmart, Stater Bros, Sprouts, ROSS, Home Goods, Lowe's, Walgreens, Petco

P O W A Y , C A



“The City in the Country”

The city of Poway, known as “The City in the Country,” is an established San Diego County community located just east of Interstate 15. As the motto suggests, Poway blends hillsides, lakes, hiking trails, and equestrian activities with bustling industry, commercial corridors, business parks, retailers, and restaurants. Strategically located adjacent to Scripps Ranch, Rancho Bernardo, Carmel Mountain Ranch, and Ramona, Poway enjoys regional draws from these submarkets.

Demographics	1 Mile	3 Miles	5 Miles
Population	15,151	68,718	158,774
Median Age	37.1	39.2	40.3
Average HH Income	\$96,771	\$140,414	\$142,431
Daytime Population	15,291	76,430	152,397

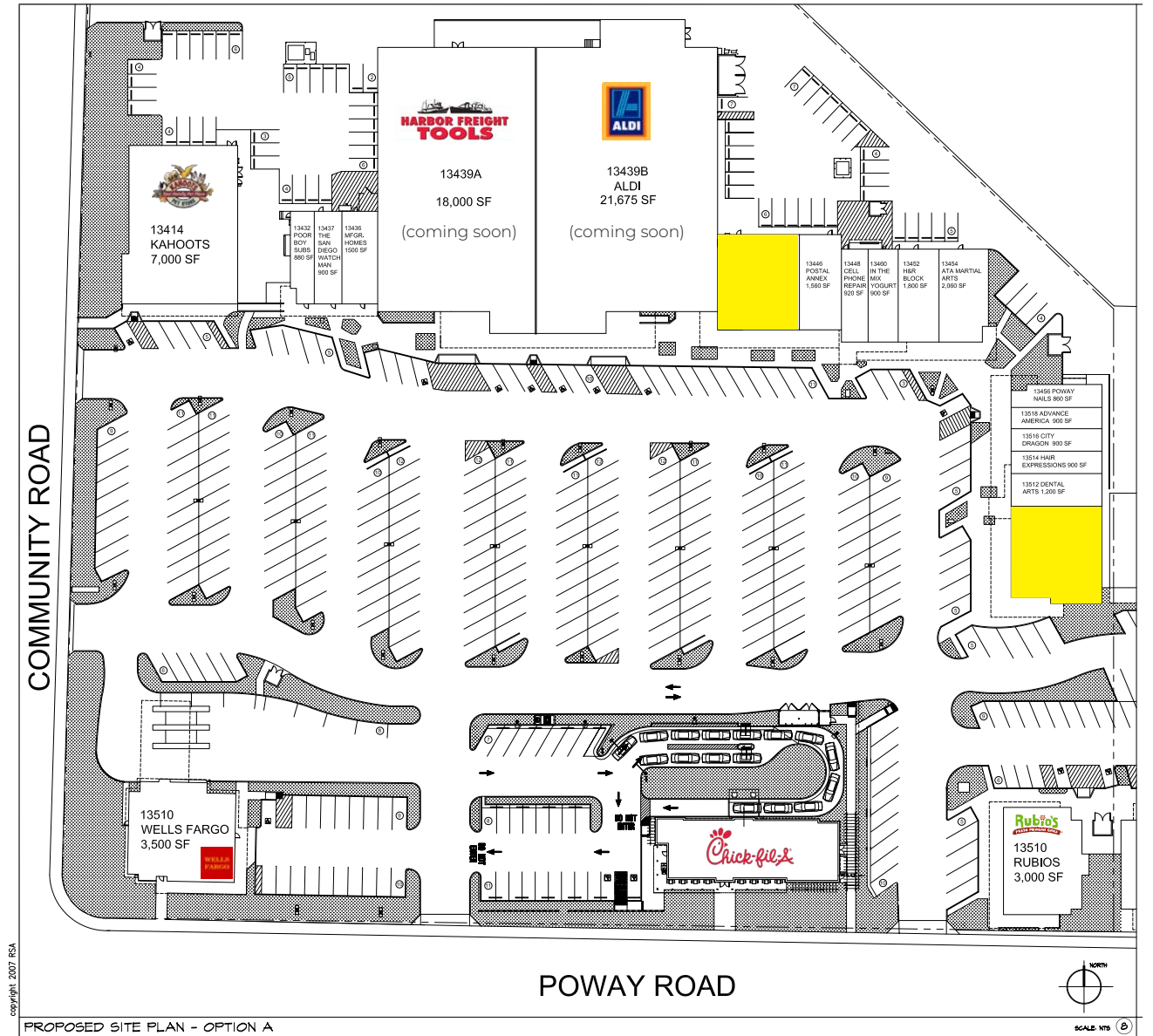
Traffic Counts:

<i>Community Rd</i>	24,515 ADT
<i>Poway Rd</i>	30,077 ADT





SITE PLAN



PROPOSED SITE PLAN - OPTION A

Suite	Tenant	SF
13414	Kahoots Pet Store	7,000
13432	Poor Boy Subs	880
13437	The San Diego Watch Man	900
13438	MFRG Homes	1,500
13439A	Harbor Freight Tools (coming soon)	18,000
13439B	ALDI (coming soon)	21,675
13444	Potentially Available (don't disturb tenant)	3,240
13446	Postal Annex	1,580
13448	Cell Phone Repair	920
13460	In the Mix Yogurt	900
13452	H&R Block	1,800
13454	Ata Martial Arts	2,080
13456	Poway Nails	850
13518	Advance America	900
13516	City Dragon	900
13514	Hair Expressions	900
13512	Dental Arts	1,200
13510	Potentially Available (don't disturb tenant)	3,560
PAD A	Rubio's	3,000
PAD B	Chick-Fil-A	4,500
PAD C	Wells Fargo Bank	3,500

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

POWAY
TOWN & COUNTRY



24,515 ADT

30,077 ADT

Poway Rd

Bowron Rd

Community Rd

Midland Rd

Gate Dr

POWAY
TOWN & COUNTRY



PROPOSED SOUTH ELEVATION - 13414 THRU 13436

Scale: 1/8" = 1'-0" 7



PROPOSED SOUTH ELEVATION - 13438 & 13440

Scale: 1/8" = 1'-0" 8



PROPOSED SOUTH ELEVATION - 1344

Scale: 1/8" = 1'-0" 9



PROPOSED WEST ELEVATION - 13456 THRU 13510

Scale: 1/8" = 1'-0" 15



PROPOSED SOUTH ELEVATION - 13510

Scale: 1/8" = 1'-0" 5

13438 & 13440 ALDI POWAY ROAD

	TOWERS NIGHIA FIBER HORIZONTAL CEMENT SIDING	CEDAR
	VERTICAL WOOD SIDING	SHERVIN WILLIAMS SW 910 MALABAR
	CORNICE / TRIM	SHERVIN WILLIAMS SW 6076 TURKISH COFFEE
	WOOD COLLARS/ BEAMS / RAFTERS	SHERVIN WILLIAMS SW 1020 BLACK FOX
	BRICK VENEER BELDEN BRICK	BURGUNDY BLEND
	ASPHALT SHINGLES	NEW TO MATCH EXISTING

13414 THRU 13436 / 13444 THRU 13454 / 13456 THRU 13510

	VERTICAL WOOD SIDING	SHERVIN WILLIAMS SW 910 MALABAR
	TOWERS / PARAPETS	SHERVIN WILLIAMS SW 1544 STUDIO TAUPE
	WOOD SIDING / PARAPETS BULKHEADS / CMU	SHERVIN WILLIAMS SW 6022 COBBLE BROWN
	CORNICE / TRIM WOOD COLLARS BEAMS / RAFTERS	SHERVIN WILLIAMS SW 1020 BLACK FOX
	BRICK VENEER BELDEN BRICK	BURGUNDY BLEND
	ASPHALT SHINGLES	EXISTING TO REMAIN

FINISH SCHEDULE 4

REVISIONS

APPROVED ARCHITECTURAL PLAN
NO. 2017-001
STATE OF CALIFORNIA

RUSSELL STOUT & ASSOCIATES
ARCHITECTURE & PLANNING
4635 Capistrano Blvd., Suite 200
San Diego, CA 92108

POWAY TOWN AND COUNTRY CENTER REMODEL
13414-13510 POWAY ROAD
POWAY, CA 92064

PROPOSED COLORED ELEVATIONS

Date: 01/09/20
Scale: AS NOTED
Job No.:
Sheet: A-43
Of: 43 Sheets

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