

POWAY VALLEY CENTER

Retail For Lease

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

±534-1,100 SF AVAILABLE

EXCELLENT LEASING OPPORTUNITIES

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 2017, the average household income in a 5 mile radius was \$136,624 with an estimated daytime population of 62,889.
- Tenants includes a dynamic mix of local favorite restaurants, fitness, day care, medical and service tenants.

Traffic Counts:

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

Demographics

	1 MILE	3 MILES	5 MILES
Population '17	15,722	70,543	157,745
Average Income	\$94,760	\$135,683	\$136,624
Daytime Population	7,872	34,620	62,889

Source: ESRI 2018

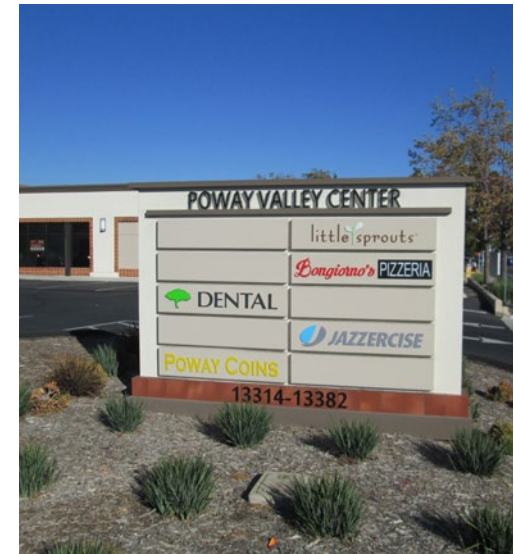
COMING SOON!



**CHILD DAYCARE
NOW OPEN!**



POWAY VALLEY CENTER



For further information, please contact our exclusive agents:

JUSTIN WESSEL Associate Director 858.875.5929

AARON HILL Managing Director 858.875.5923

4655 Executive Drive, Suite 800, San Diego, CA 92121 T 858.875.3600

jwessel@ngkf.com

aaronhill@ngkf.com

Corporate CA RE #01355491

CA RE License #01946177

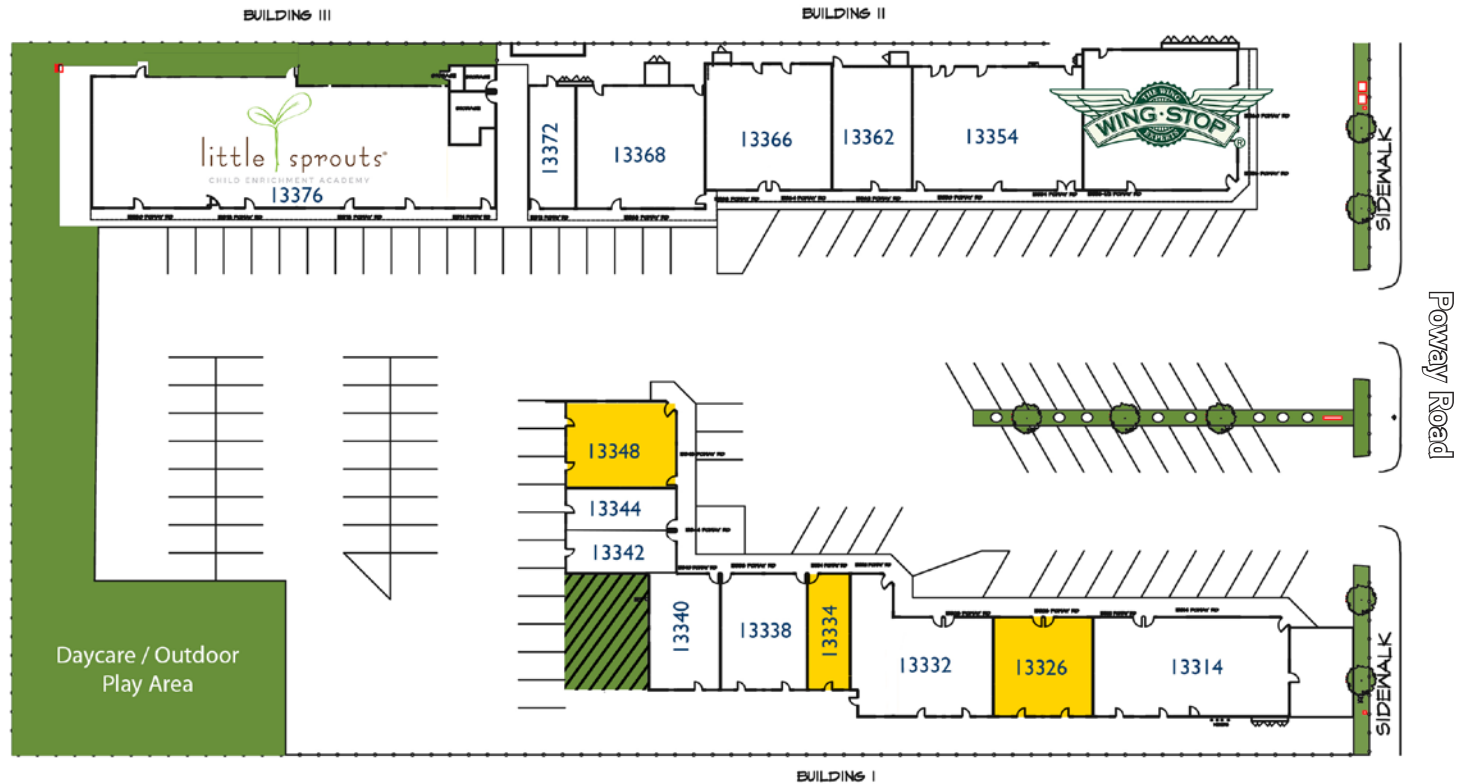
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Tenant Roster

SUITE	TENANT	SF
13314	Poway Irish Pub	2,200
13326	Available	1,100
13332	Bongiorno's Pizzeria	1,800
13334	Available	534
13338	Don Pollo Grilled Chicken	1,100
13340	Moser Health	870
13342	Village Lock & Key	500

SUITE	TENANT	SF
13344	Alpha Force Krav Maga	500
13348	Available	1,000
13354	Poway Cleaning Club (Coming Soon)	2,200
13358	Wingstop (Coming Soon)	2,257
13362	Dale's Pool & Spa	1,200
13366	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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DEMOGRAPHICS



Executive Summary

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

Prepared by Esri
Latitude: 32.95654
Longitude: -117.04180

	1 mile	3 miles	5 miles
Population			
2000 Population	14,902	63,334	138,034
2010 Population	14,764	67,007	147,298
2017 Population	15,722	70,543	157,745
2022 Population	16,458	73,084	164,576
2000-2010 Annual Rate	-0.09%	0.57%	0.65%
2010-2017 Annual Rate	0.87%	0.71%	0.95%
2017-2022 Annual Rate	0.92%	0.71%	0.85%
2017 Male Population	49.2%	49.1%	48.8%
2017 Female Population	50.9%	50.9%	51.2%
2017 Median Age	37.2	39.2	40.4
Households			
2000 Households	5,098	21,059	49,182
2010 Households	5,157	22,757	53,154
2017 Total Households	5,477	23,796	56,419
2022 Total Households	5,720	24,580	58,647
2000-2010 Annual Rate	0.12%	0.78%	0.78%
2010-2017 Annual Rate	0.83%	0.62%	0.83%
2017-2022 Annual Rate	0.87%	0.65%	0.78%
2017 Average Household Size	2.87	2.93	2.78
Median Household Income			
2017 Median Household Income	\$77,726	\$107,095	\$105,577
2022 Median Household Income	\$83,966	\$114,610	\$112,944
2017-2022 Annual Rate	1.56%	1.37%	1.36%
Average Household Income			
2017 Average Household Income	\$94,760	\$135,683	\$136,624
2022 Average Household Income	\$106,834	\$150,843	\$152,096
2017-2022 Annual Rate	2.43%	2.14%	2.17%
Per Capita Income			
2017 Per Capita Income	\$32,518	\$46,786	\$49,282
2022 Per Capita Income	\$36,553	\$51,816	\$54,627
2017-2022 Annual Rate	2.37%	2.06%	2.08%

CONTACT:

JUSTIN WESSEL
Associate Director
858.875.5929
jwessel@ngkf.com
CA RE License #01946177

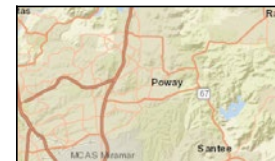
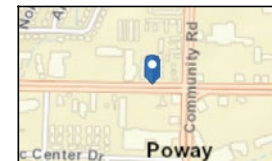
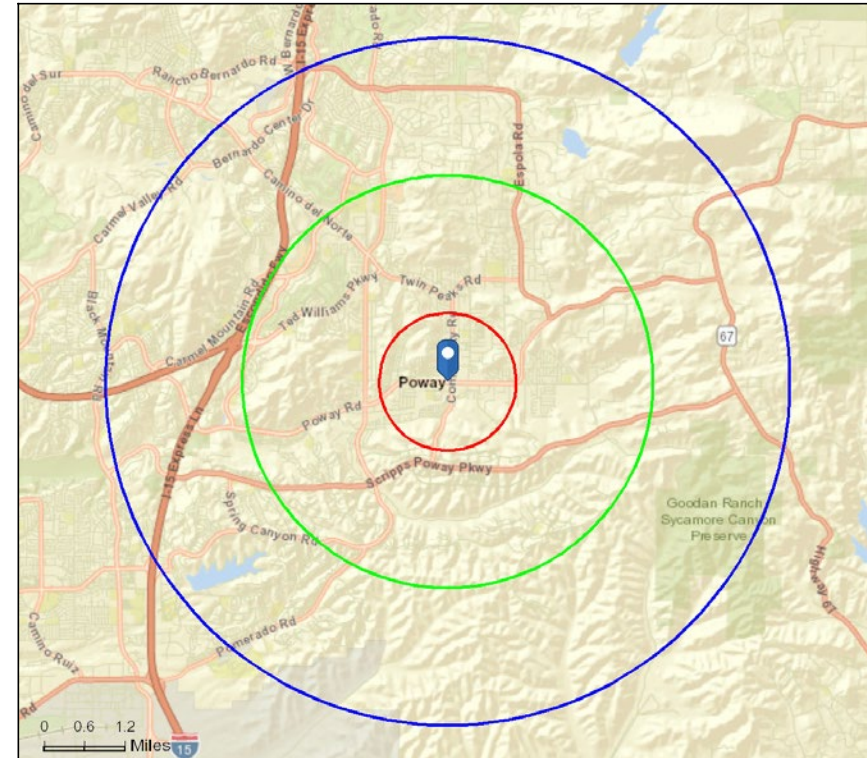
AARON HILL
Managing Director
858.875.5923
aaronhill@ngkf.com
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Site Map

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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.