

13433 COMMUNITY ROAD
POWAY, CA 92064

RETAIL / OFFICE SUITE
FOR LEASE

POWAY WALMART PLAZA
± 1,083 SF



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DISCLAIMER

FOR LEASE | 13433 COMMUNITY ROAD , POWAY

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PROPERTY HIGHLIGHTS

± 1,083 SF OF RETAIL / OFFICE SPACE AVAILABLE

- ANCHORED BY THE CALIFORNIA DEPARTMENT OF MOTOR VEHICLES & ADJACENT TO WALMART
- AMPLE ON-SITE PARKING
- HIGH VEHICLE AND FOOT TRAFFIC
- ASKING RATE: \$2.25 PSF + NNN
- AVAILABLE 3/1/2022



AERIAL MAP



Department of Motor Vehicles



13433 Community Road

13433 Community Rd

Walmart Supercenter



Poway Road

Community Road

Midland Road

13433 COMMUNITY ROAD , POWAY CA 92064

POWAY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,870	19,927	51,990
Total Population	11,488	58,680	143,995
Population White	8,729	43,430	101,718
Population Black	230	970	3,904
Population Hispanic	2,387	9,187	17,010
Population Asian	1,167	9,074	27,394
Population Pacific Islander	0	0	27
Population American Indian	26	126	368
Population Other	682	1,943	3,658
Persons Per Household	3	2.9	2.8
Average Household Income	\$86,880	\$112,884	\$115,875
Average House Value	\$499,310	\$585,332	\$617,126
Average Age	37.7	38.1	39.1
Average Age Male	37.1	37	38.4
Average Age Female	38.4	39.4	39.8



DISCLOSURE

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through SVN Vanguard.

PRESENTED BY

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