

14168 POWAY ROAD, POWAY, CA 92064



631 SF - 2,774 SF RETAIL/OFFICE/MEDICAL/RESTAURANT SPACES AVAILABLE FOR LEASE
COMPLETELY RENOVATED PROPERTY

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PROPERTY HIGHLIGHTS

631 SF - 2,774 SF Available for Lease

Traffic Count: 33,000+ CARS PER DAY

ABUNDANT Parking

Located at a 3-WAY LIGHTED INTERSECTION

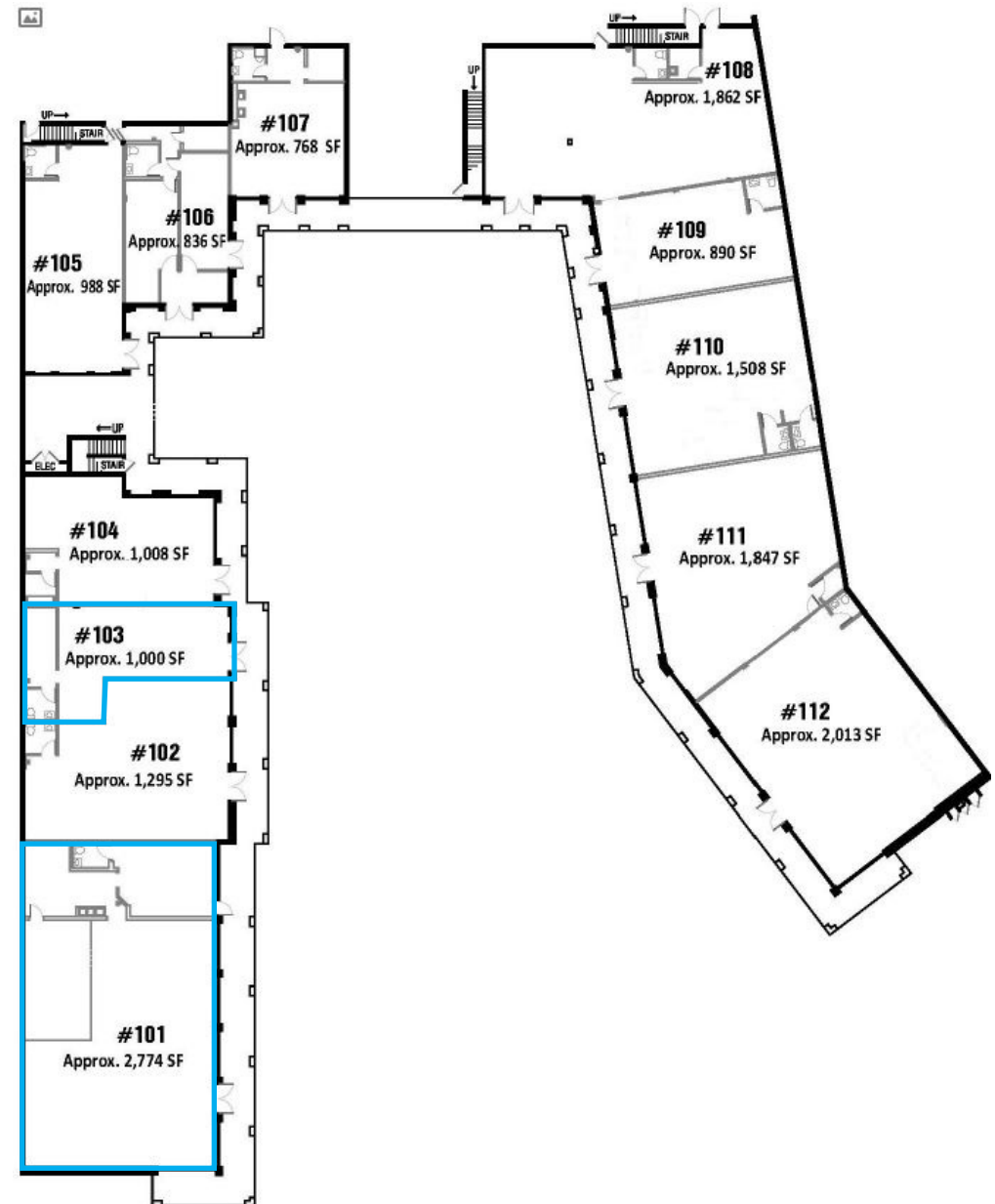
MONUMENT SIGANCE Available

Average Household Income \$100,000+

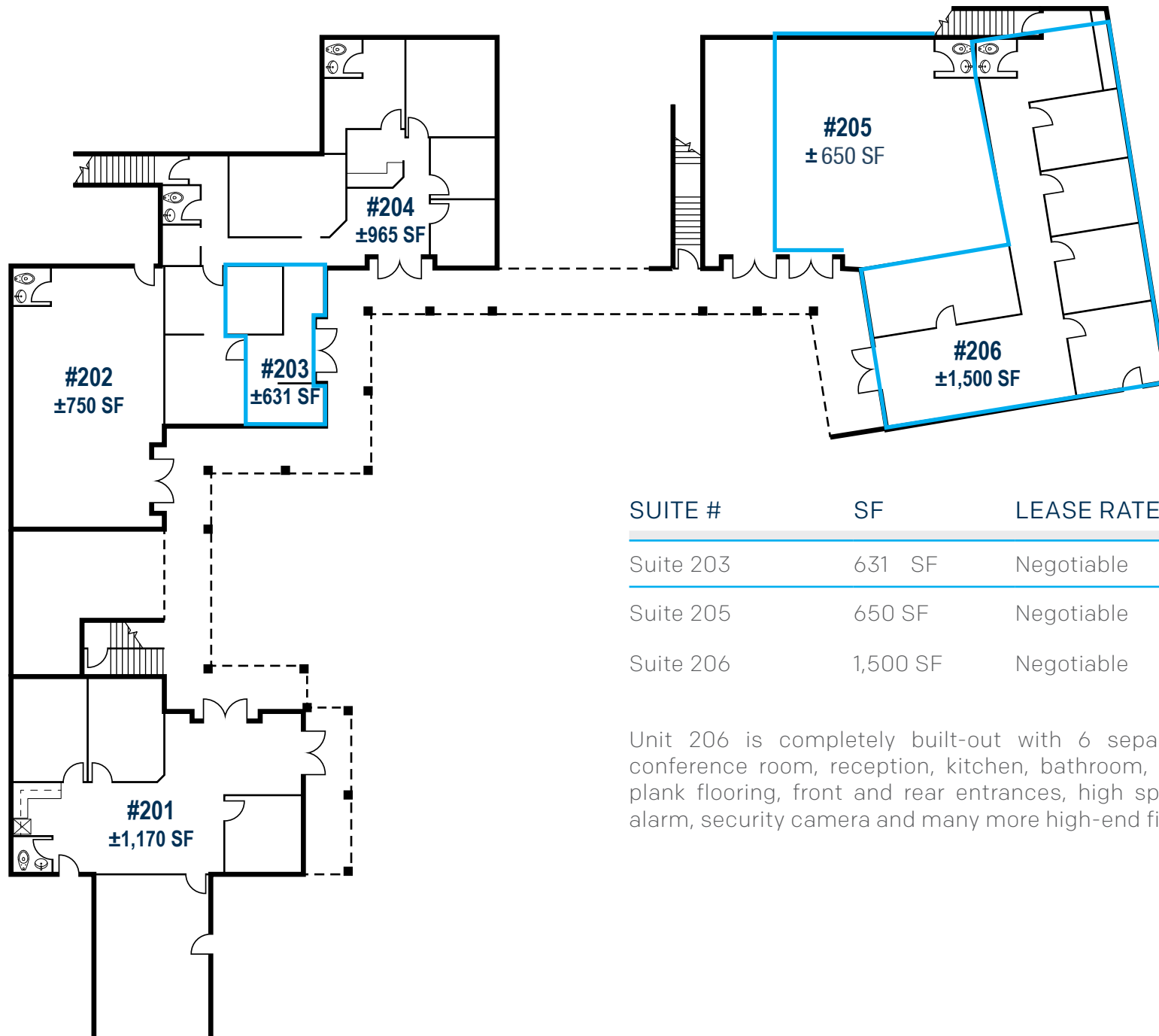
Over 3,500 HOMES Within 1 Mile

FLOOR PLAN & AVAILABILITIES

SUITE #	SF	LEASE RATE
Suite 103	1,000 SF	Negotiable
101	2,774 SF	Negotiable



FLOOR PLAN & AVAILABILITIES



SUITE #	SF	LEASE RATE
Suite 203	631 SF	Negotiable
Suite 205	650 SF	Negotiable
Suite 206	1,500 SF	Negotiable

Unit 206 is completely built-out with 6 separate offices/ conference room, reception, kitchen, bathroom, LED lighting, plank flooring, front and rear entrances, high speed internet, alarm, security camera and many more high-end finishes



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION:	10,430	45,346	127,148
2025 POPULATION:	10,575	46,212	129,761
POP GROWTH 2020-2025:	1.39%	1.91%	2.06%
2020 TOTAL HOUSEHOLDS:	3,490	15,006	45,408
HH GROWTH 2020-2025:	1.40%	1.89%	1.91%
MEDIAN HOUSEHOLD INC:	\$101,668	\$112,478	\$117,252
MEDIAN HOME VALUE:	\$704,603	\$772,700	\$766,894
MEDIAN YEAR BUILT:	1974	1979	1985



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	CARS/DAY
Garden Road	Nelson Lane	12,110
Poway Road	Silver Ridge Road	9,492
Poway Road	Evanston Drive	20,590
Neddick Avenue	Kennebunk Street	2,000
Midland Road	Poway Road	13,372
Midland Road	Fairgate Drive	1,081
Hilleary Place	Midland Road	4,671





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