

HIGHLY VISIBLE FREESTANDING PAD AVAILABLE FOR LEASE

POWAY PROMENADE

12305-12307 POWAY ROAD
SWC POWAY ROAD & PROMENADE ROAD
Poway, CA



PROPERTY HIGHLIGHTS

- Located on a busy Poway thoroughfare with abundant parking.
- Growth in the surrounding neighborhoods of Scripps Ranch, Sabre Springs and Carmel Mountain has strengthened Poway's commercial trade area.
- Property anchored by 99 Cent Store and JoAnn's some of the surrounding retailers include Big Lots, Sav-On and CVS Pharmacy.
- Property Zoned - CB (Community Business) with the Poway Road Specific Plan overlay area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 Population	10,908	91,519	215,256
2020 Population	11,250	95,137	225,012
2015 Average HH Income	\$102,174	\$117,685	\$117,131
Daytime Employment	4,165	43,750	82,365

TRAFFIC COUNTS

Poway Road - 22,150 cars per day
Pomerado Road - 20,600 cars per day



CONTACT US +1 858 546 4604

REG KOBZI
Senior Vice President
reg.kobzi@cbre.com
Lic. 00917639

JOEL WILSON
First Vice President
joel.wilson@cbre.com
Lic. 01237516

MICHAEL PETERSON
Associate
michael.peterson@cbre.com
Lic. 01969314

www.cbre.com/invsandiegoretail

CBRE

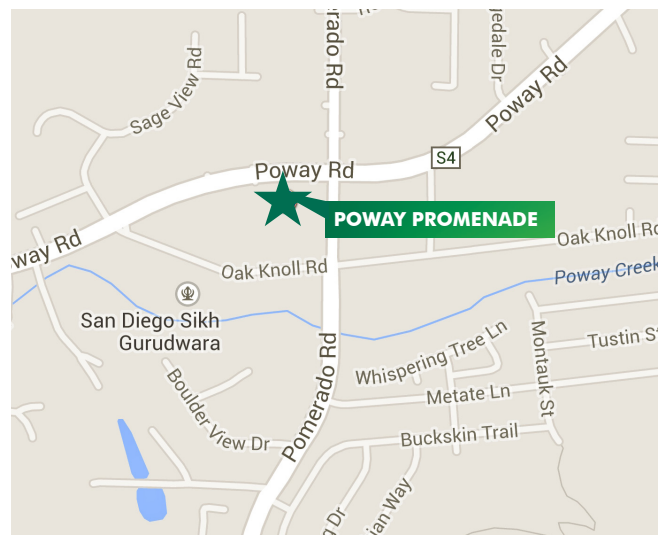
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EXISTING TENANTS

SUITE	TENANT
101	Cross Fit
201	99 Cent Only
301	Smart & Final
401	Distillers Outlet
501	Hair Salon
502	Alterations
503	AVAILABLE 1,500 SF
504	Mira's Upholstry
505	Lavender M Spa
601	Joann Fabrics
701	Nails & Spa
702	Dentist
801	AVAILABLE ±4,030 SF (Potential Drive-thru)



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CBRE

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POPULATION	1 Mile	3 Miles	5 Miles
2015 Population	10,908	91,519	215,256
2020 Population	11,250	95,137	225,012
2010 Population	10,640	87,972	205,485
2000 Population	10,115	84,274	187,316
Percent Pop Change: 2010 to 2015	2.52%	4.03%	4.76%
Percent Pop Change: 2015 to 2020	3.13%	3.95%	4.53%
HOUSEHOLDS			
2015 Households	3,613	31,990	74,821
2020 Households	3,732	33,297	78,140
2010 Households	3,526	30,734	71,726
2000 Households	3,426	29,240	64,857
Percent HH Change: 2010 to 2015	2.48%	4.09%	4.32%
Percent HH Change: 2015 to 2020	3.28%	4.09%	4.44%
Average Household Size	3.01	2.84	2.85
HOUSEHOLD INCOME			
2000 Average Household Income	\$71,344	\$88,375	\$88,796
2015 Average Household Income	\$102,174	\$117,685	\$117,131
2020 Average Household Income	\$105,499	\$122,227	\$120,830
2000 Median Household Income	\$57,678	\$72,744	\$71,611
2015 Median Household Income	\$80,935	\$97,291	\$94,794
2020 Median Household Income	\$81,932	\$100,063	\$97,229
2015 Per Capita Income	\$33,844	\$41,136	\$40,714
HOUSING UNITS			
2015 Housing Units	3,752	33,058	77,404
2015 Occupied Housing Units	3,613	31,990	74,821
2015 Vacant Housing Units	139	1,068	2,582
2015 Owner-Occupied Housing Units	2,099	21,747	51,633
2015 Renter-Occupied Housing Units	1,514	10,243	23,188
2015 Median Home Value	\$554,856	\$577,084	\$578,171
2015 Average Home Value	\$592,598	\$623,594	\$635,046



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