



UNDER NEW OWNERSHIP!



POWAY ROAD

RETAIL FOR LEASE



POWAY MARKETPLACE



Property Highlights



Under New Ownership!



Daily-needs neighborhood center anchored by CVS Pharmacy, Planet Fitness, and North Park Produce, complemented by banks, services, and an array of café/dining options.



Ideally located at the signalized intersection of Poway Road (35,695 cars per day) and Pomerado Road (23,730 cars per day).



Poway Road is the city's primary east-west corridor and commercial spine. Pomerado Road parallels Interstate 15 and serves as a primary surface route between the communities of Scripps Ranch, Poway and Rancho Bernardo.

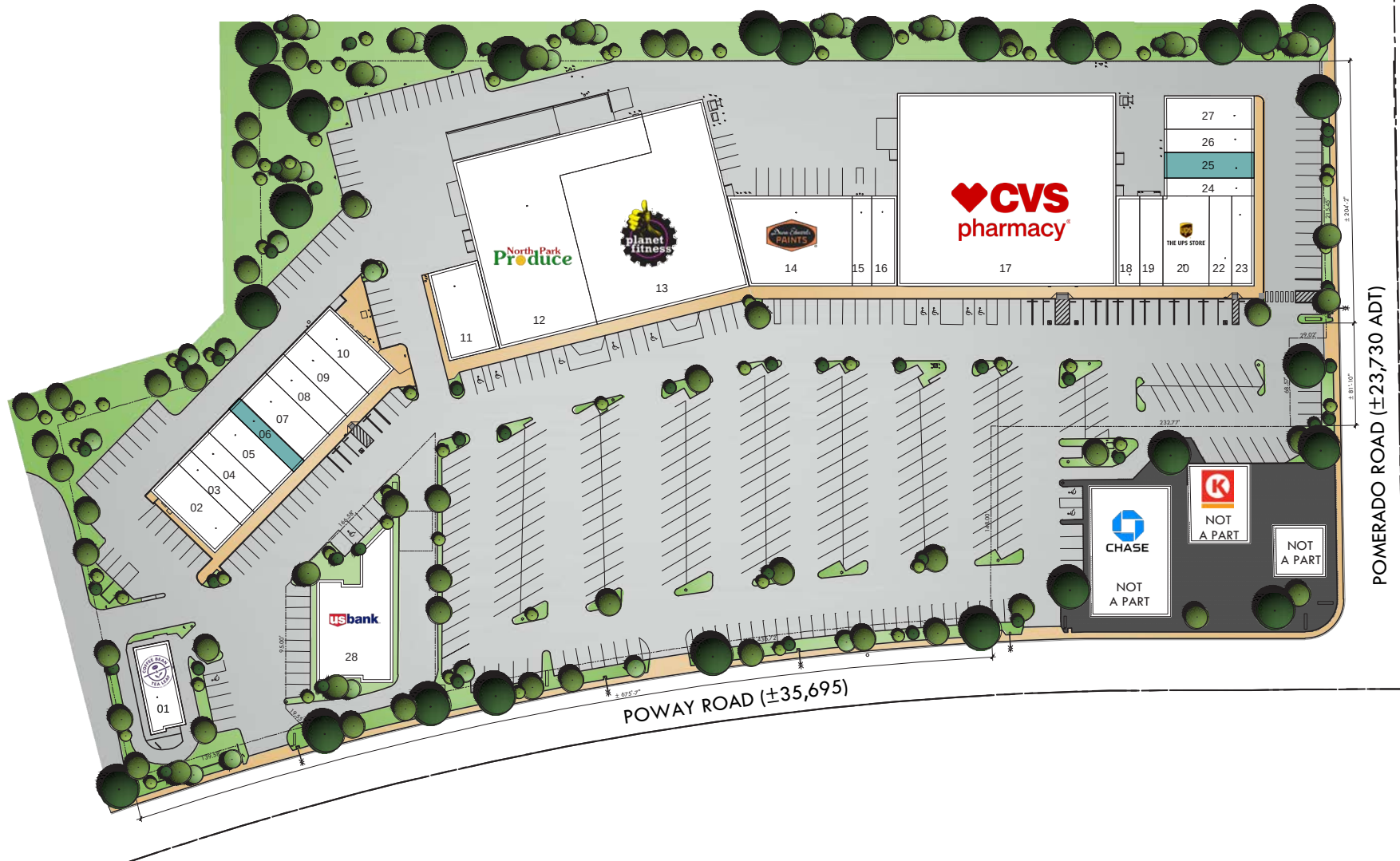


Nearly \$2M of enhancements completed in 2025, including monument signage, landscaping, parking lot, lighting, paint and ADA upgrades.





POWAY MARKETPLACE

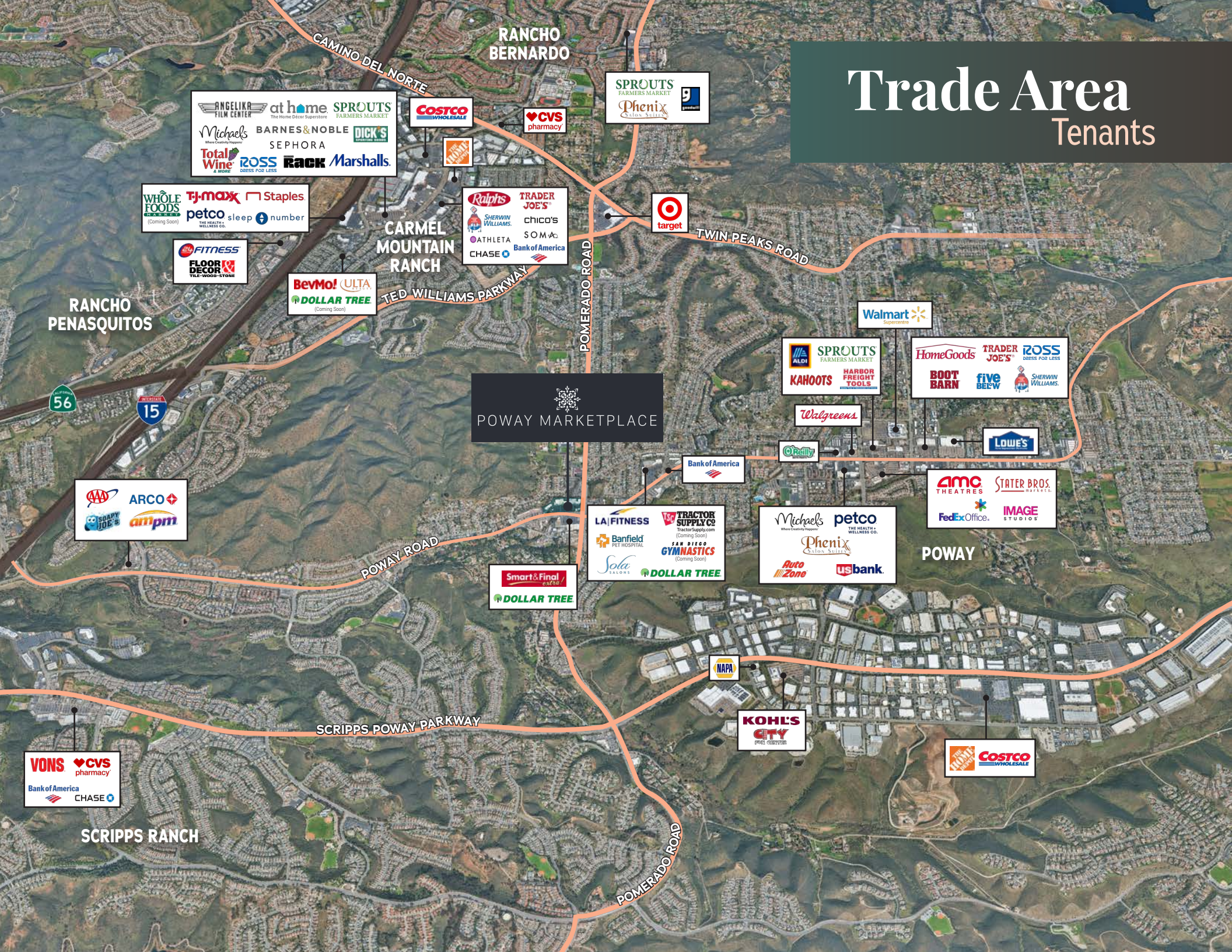


SUITE	TENANT	SF
01	Coffee Bean & Tea Leaf	1,855
02	Pho Poway Noodle House	2,100
03	Starbread Bakery	1,050
04	Tong Sake House	1,400
05	Spa Serenity	1,610
06	AVAILABLE	840
07	Poway Coin-Op Laundry	2,100
08	Metro by T-Mobile	1,400
09	Taekwondo Institute	1,400
10	Joyee Dumpling House	2,100

SUITE	TENANT	SF
11	Persian Bakery & Grill	2,800
12	North Park Produce	13,973
13	Planet Fitness	16,027
14	Dunn-Edwards	6,352
15	Rosaria Pizza	910
16	Robeks	1,400
17	CVS Pharmacy	25,500
18	Kumon Math & Reading	1,225
19	Sugaring N More	1,050
20	The UPS Store	2,450

SUITE	TENANT	SF
22	IPO BBQ	1,400
23	La Michoacana (Coming Soon)	1,400
24	Sals Budget Barber	816
25	AVAILABLE	1,540
26	Poway Dental Center	1,260
27	Bua Thai	1,750
28	US Bank	5,355
NAP	Chase Bank	7,900

Trade Area Tenants





Local Demographics

91,589

3-MILE TOTAL POPULATION

89,781

3-MILE DAYTIME POPULATION

\$204,234

3-MILE AVERAGE HOUSEHOLD INCOME

\$1,119,775

3-MILE AVERAGE HOME VALUE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

	1-MILE	3-MILE	5-MILE	
POPULATION	2026 Population	11,921	91,589	214,389
	2031 Population	11,990	91,555	214,162
	Total Businesses	655	3,669	8,555
	Total Employees	5,413	35,995	84,748
	Total Daytime Population	11,659	89,781	211,008
	2026 Median Age	40.1	41.0	41.6
HOUSING	2026 Housing Units	4,330	34,044	80,195
	Owner Occupied Housing Units	54.6%	64.0%	63.4%
	Renter Occupied Housing Units	41.3%	32.8%	32.8%
	Vacant Housing Units	4.1%	3.2%	3.8%
INCOME	2026 Median Home Value	\$890,006	\$1,029,298	\$1,023,750
	2026 Average Home Value	\$964,244	\$1,119,775	\$1,137,937
	2026 Average Household Income	\$175,044	\$204,234	\$209,820
INCOME BREAKDOWN	2026 Median Household Income	\$138,025	\$159,340	\$161,843
	2026 Per Capita Income	\$61,444	\$73,709	\$75,918
	<\$15,000	3.4%	3.2%	3.0%
	\$15,000- \$24,999	4.1%	2.3%	2.0%
	\$25,000- \$34,999	3.4%	2.3%	2.4%
	\$35,000- \$49,999	8.2%	4.4%	4.1%
	\$50,000- \$74,999	9.4%	7.7%	8.0%
	\$75,000- \$99,999	10.6%	8.8%	8.7%
	\$100,000- \$149,999	13.6%	17.7%	17.5%
	\$150,000- \$199,999	15.8%	15.1%	14.9%
\$200,000+	31.4%	38.5%	39.5%	



POWAY MARKETPLACE

12314-12380 POWAY RD, POWAY, CA 92064



Leasing Contacts

JUSTIN WESSEL

Associate Director

t 858-875-5929

justin.wessel@nmrk.com

CA RE License #01946177

JOHN JENNINGS

Senior Managing Director

t 858-875-5927

john.jennings@nmrk.com

CA RE License #01215740

4655 Executive Drive, Suite 800

San Diego, CA 92121

t 858-875-3600

Corporate License #01796698

NEWMARK | PACIFIC

nmrk.com