

Long Term Ground Lease | Mixed-Use Commercial



13044-13056 Poway Rd, Poway, CA 92064

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Property Features:

- Commercial Lot Totaling Approx. 1.15 Acres
- Approx. 3,796 SF of Improvements
- Max. Buildable Area Approx. 35,066 SF, Two-Story Max. Height
- Mixed-Use Zoning Allows for 35% Lot Coverage
- APN: 317-101-05
- High Density Location with Excellent Exposure on Poway Road
- High Traffic Counts of Approx. 31,743 Cars Per Day
- Freeway Access to Interstate 15 and Highways 56 & 67
- **Lease Terms Negotiable** - Call Agent For Details
- Adjacent Property (13044 Poway Road) Encumbered by Leasehold Interest

Highest & Best Uses:

Mixed-Use, Multi-Family, Commercial Retail, Car Rental, Office



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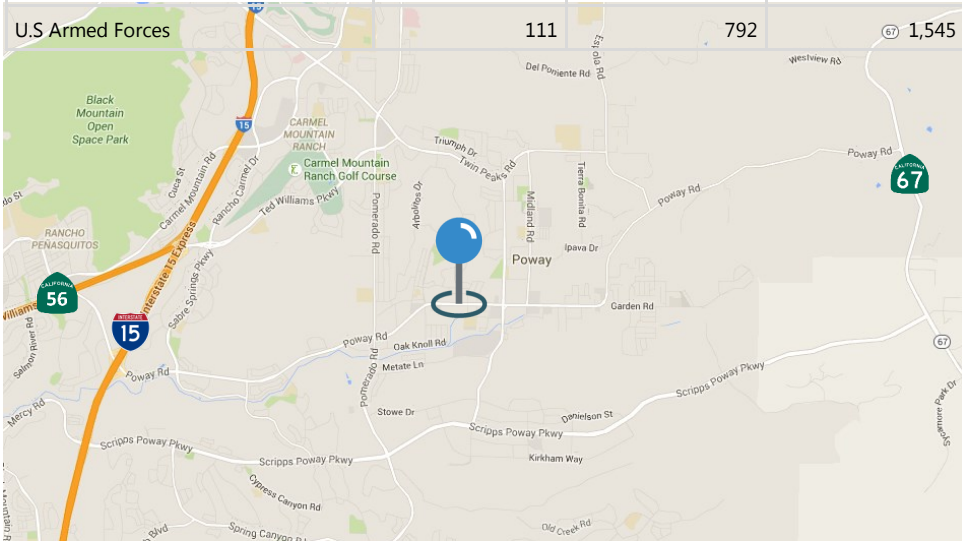


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

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| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|---------------|---------------|----------------|
| POPULATION: | | | |
| 2020 Projection | 17,878 | 84,627 | 182,323 |
| 2015 Estimate | 16,947 | 80,061 | 172,079 |
| Growth 2015-2020 | 5.49% | 5.70% | 5.95% |
| Growth 2010-2015 | 5.63% | 6.61% | 7.79% |
| 2015 POPULATION BY RACE: | 16,947 | 80,061 | 172,079 |
| White | 13,150 | 56,519 | 118,735 |
| Black | 478 | 2,023 | 4,529 |
| Am. Indian & Alaskan | 238 | 618 | 1,022 |
| Asian | 2,267 | 16,988 | 39,207 |
| Hawaiian & Pacific Island | 61 | 230 | 551 |
| Other | 753 | 3,684 | 8,034 |
| U.S Armed Forces | 111 | 792 | 1,545 |



Demographics

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|-----------------|------------------|------------------|
| HOUSEHOLDS: | | | |
| 2020 Projection | 6,103 | 29,318 | 65,267 |
| 2015 Estimate | 5,781 | 27,736 | 61,603 |
| 2010 Census | 5,463 | 26,071 | 57,292 |
| Growth 2015-2020 | 5.57% | 5.70% | 5.95% |
| Growth 2010-2015 | 5.82% | 6.39% | 7.52% |
| Owner Occupied | 3,391 | 18,732 | 43,345 |
| Renter Occupied | 2,389 | 9,004 | 18,258 |
| 2015 HOUSEHOLDS BY HOUSEHOLDS INC: | 5,781 | 27,736 | 61,603 |
| <\$25,000 | 629 | 2,517 | 5,314 |
| \$25,000 - \$50,000 | 1,178 | 3,490 | 7,781 |
| \$50,000 - \$75,000 | 1,096 | 3,803 | 8,585 |
| \$75,000 - \$100,000 | 991 | 3,938 | 8,509 |
| \$100,000 - \$125,000 | 783 | 4,271 | 8,823 |
| \$125,000 - \$150,000 | 279 | 2,216 | 5,317 |
| \$150,000 - \$200,000 | 566 | 4,057 | 8,466 |
| \$200,000+ | 259 | 3,444 | 8,808 |
| 2015 AVG HOUSEHOLD INCOME | \$89,141 | \$119,415 | \$123,077 |
| 2015 MED HOUSEHOLD INCOME | \$74,727 | \$100,702 | \$101,735 |



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