

Retail | For Lease



CBRE

Poway Valley Center

13314-13382 Poway Road, Poway, CA 92064

IDEAL FOR SALON/SPA, HEALTH & FITNESS, DENTAL, CHIROPRACTOR, DELI AND MARTIAL ARTS



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Property Highlights

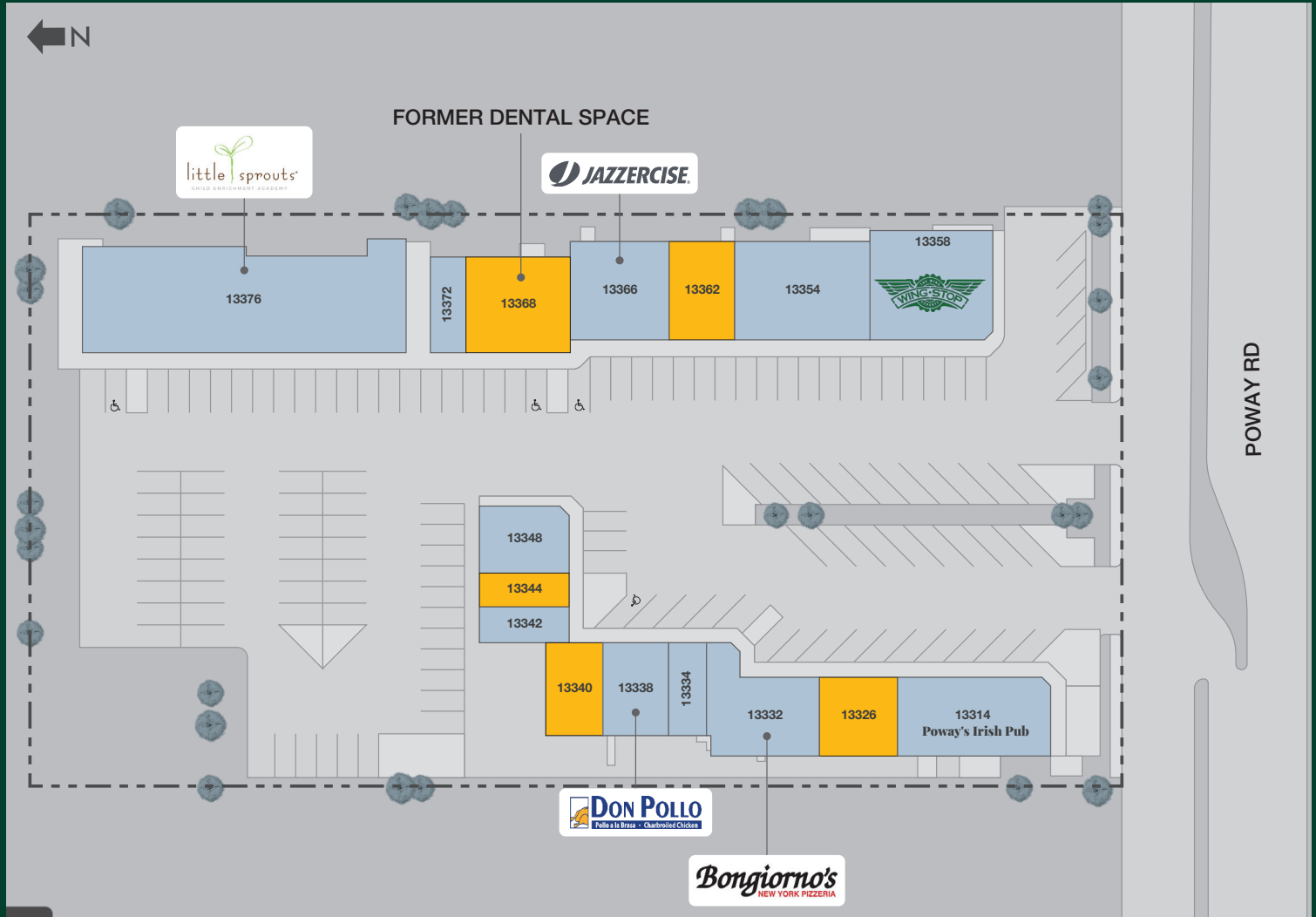
- Poway Valley Center is located at the corner of Poway Road and Community Road, one of the busiest intersections in the area.
- The center benefits from the surrounding area growing population within a 5-mile radius.
- Per year, the center receives approximately 203.2K visits. 63.8K visitors and average dwell time of 77 minutes per visit.
- Traffic counts:
 - Poway Road – 32,588 CPD (Costar)
 - Community Road – 25,510 CPD (Costar)
- Availabilities
 - Suite 13326 // 1,100 SF
 - Suite 13340 // 870 SF // Available February 2023
 - Suite 13344 // 500 SF
 - Suite 13362 // 1,200 SF
 - Suite 13368 // 1,700 SF // Former Dental Suite

Demographics	1 Mile	3 Miles	5 Miles
2022 Population - Current Year Estimate	15,503	66,868	156,763
2027 Population - Five Year Projection	15,427	66,738	156,820
2022 Average Household Income	\$124,111	\$170,545	\$174,202
2027 Average Household Income	\$148,568	\$198,078	\$200,471
2022 Housing Units	5,208	22,993	57,915
2022 Households - Current Year Estimate	5,367	22,921	56,244
2027 Households - Five Year Projection	5,334	22,905	56,310
2022 Daytime Population	15,470	66,319	153,416

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POWAY VALLEY CENTER		
SUITE	TENANT	SF
13314	Poway Irish Pub	2,200
13326	AVAILABLE	1,100
13332	Bongiorno's Pizzeria	1,800
13334	Pappy's Barbershop	534
13338	Don Pollo Chicken	1,100
13340	AVAILABLE 2/2023	870
13342	Village Lock & Key	500
13344	AVAILABLE	500
13348	AVAILABLE	1,000
13354	Poway Cleaning Club	2,200
13358	Wingstop	2,257
13362	AVAILABLE	1,200
13366	Jazzercise	1,700
13368	AVAILABLE - Former Dental Space	1,700
13372	Poway Coins	600
13376	Little Sprouts Daycare	5,600

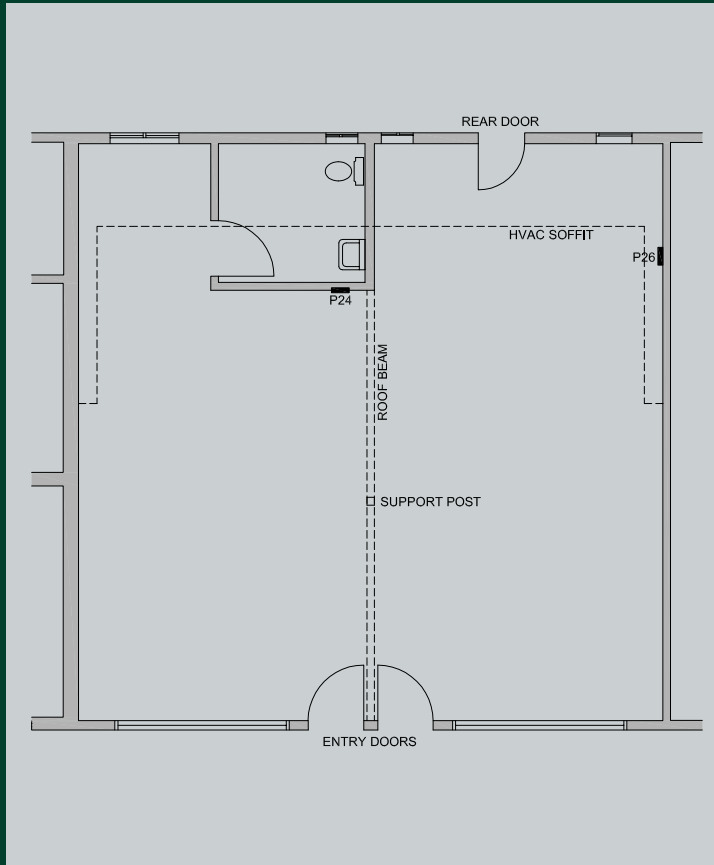


This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

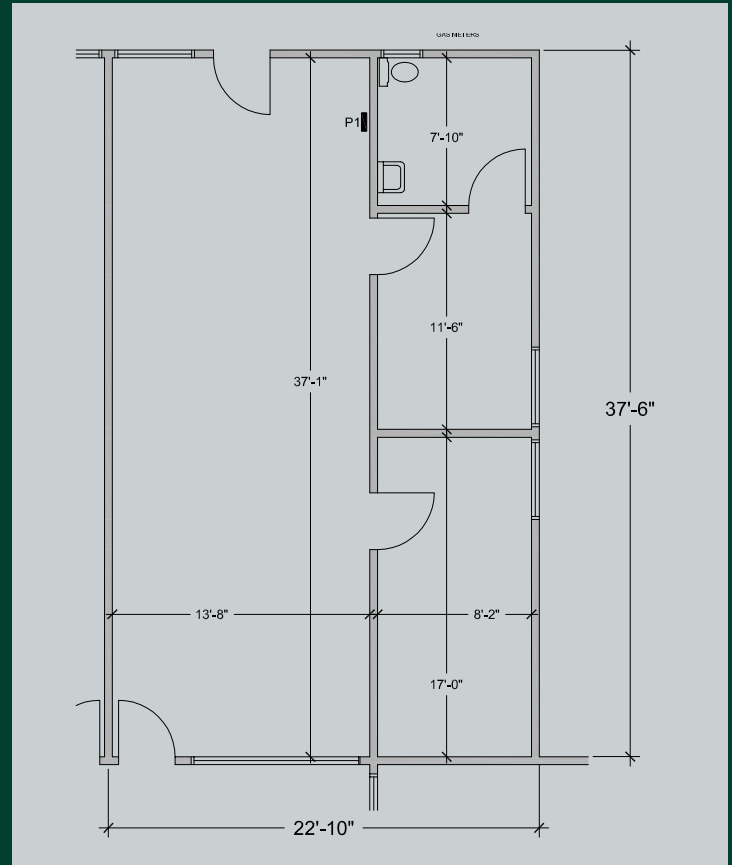
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SUITE 13326 - 1,100 SF



SUITE 13340 - 870 SF

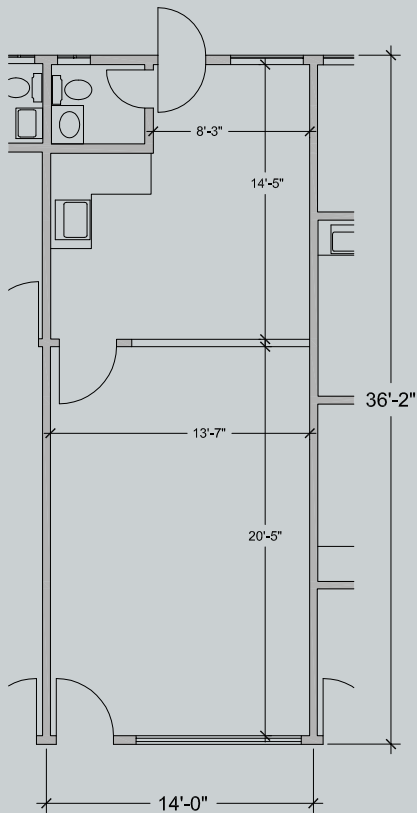


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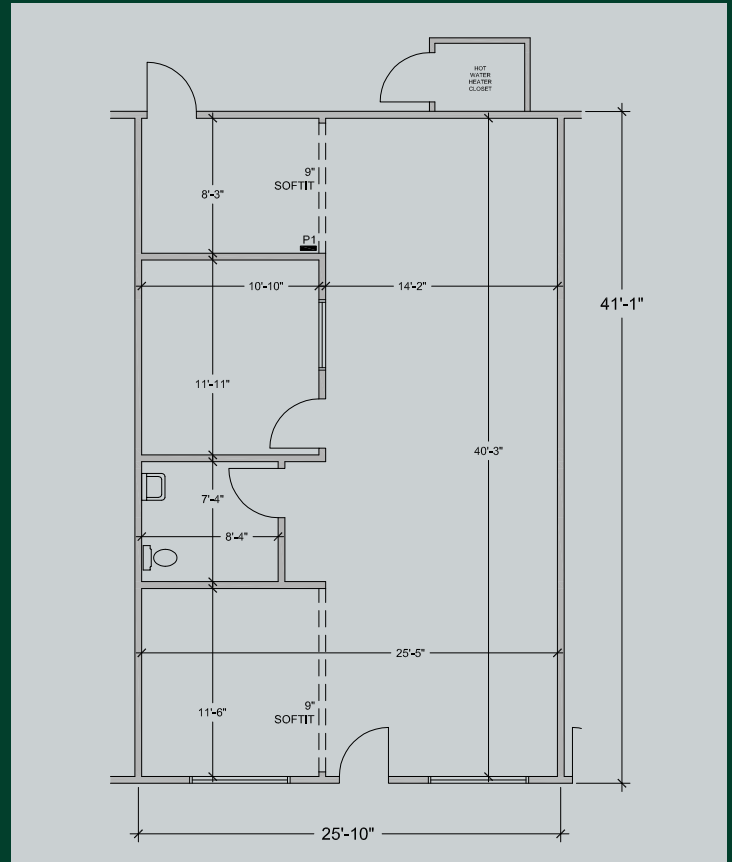
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SUITE 13344 - 500 SF



SUITE 13362 - 1,200 SF

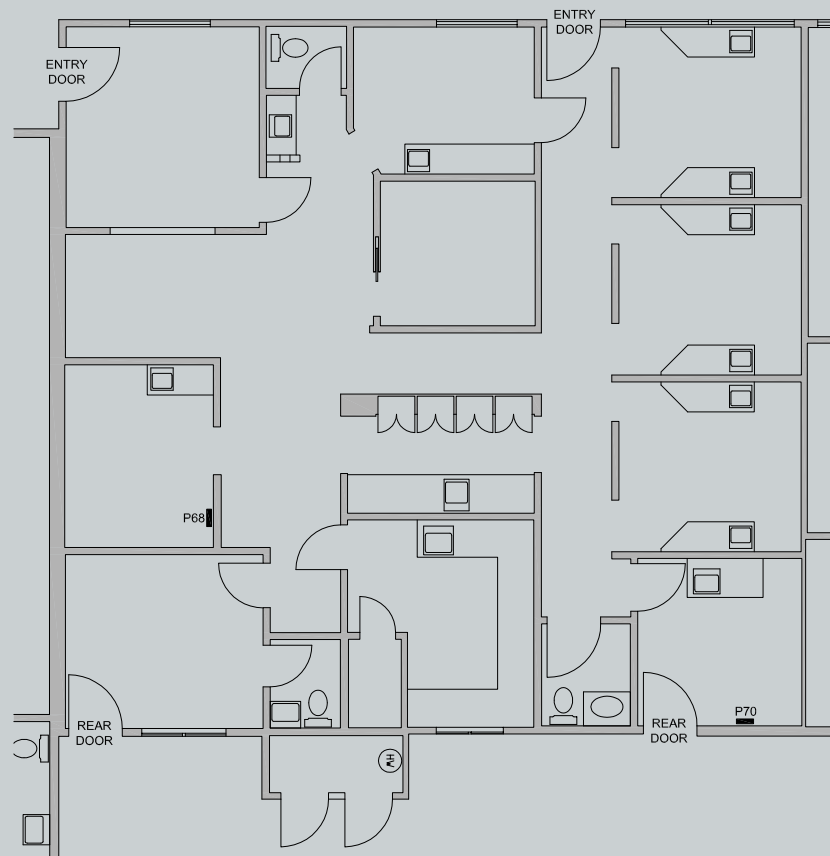


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SUITE 13368 - 1,700 SF



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