

POWAY RD + COMMUNITY RD, POWAY, CA 92064

POWAY

TOWN & COUNTRY



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POINT REALTY
ADVISORS



*A UNIQUE OPPORTUNITY IN
A DESIRABLE COMMUNITY.*

- Recently redeveloped project at best intersection in Poway
- 120,000 SF Shopping Center anchored by new ALDI and Harbor Freight Tools
- Shadow-anchored by high volume Sprouts and Walmart and shares intersection with Stater Bros, Walgreens, Petco, AMC Theatres, and more
- Located along the main commercial thoroughfare that services the greater Poway community and other surrounding neighborhoods

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P O W A Y
T O W N & C O U N T R Y

P O W A Y , C A



"The City in the Country"

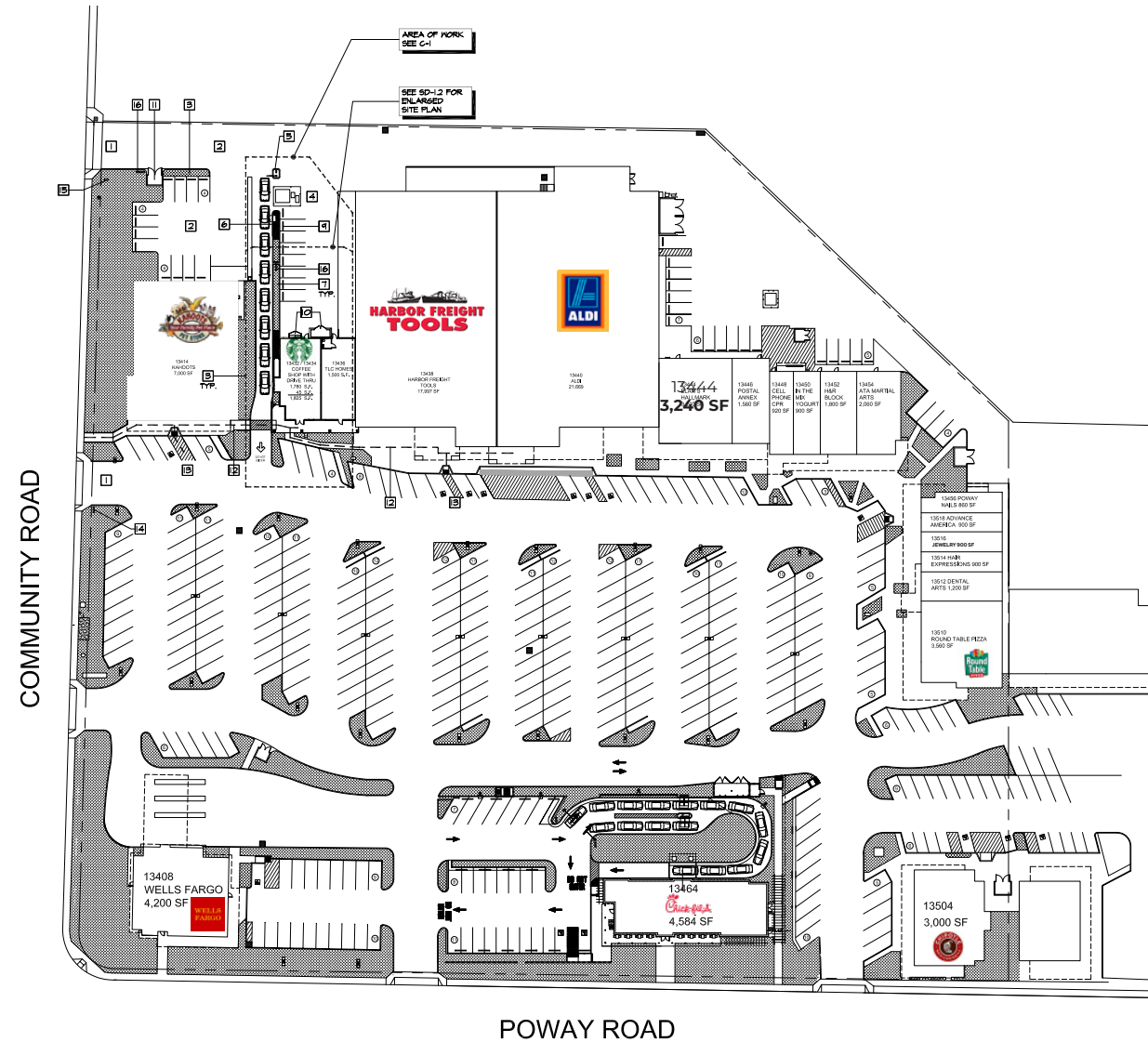
The city of Poway, known as "The City in the Country," is an established San Diego County community located just east of Interstate 15. As the motto suggests, Poway blends hillsides, lakes, hiking trails, and equestrian activities with bustling industry, commercial corridors, business parks, retailers, and restaurants. Strategically located adjacent to Scripps Ranch, Rancho Bernardo, Carmel Mountain Ranch, and Ramona, Poway enjoys regional draws from these submarkets.

Demographics	1 Mile	3 Miles	5 Miles
Population	15,151	68,718	158,774
Median Age	37.1	39.2	40.3
Average HH Income	\$96,771	\$140,414	\$142,431
Daytime Population	15,291	76,430	152,397





SITE PLAN



Suite	Tenant	SF
13414	Kahoots Pet Store	7,000
13432-13437	Starbucks	1,780
13438	MFGR Homes	1,500
13439A	Harbor Freight Tools	18,000
13439B	ALDI	21,675
13444	Elam's Hallmark	3,240
13446	Postal Annex	1,580
13448	Cell Phone Repair	920
13460	In the Mix Yogurt	900
13452	H&R Block	1,800
13454	Ata Martial Arts	2,080
13456	Poway Nails	850
13518	Jewelry	900
13516	City Dragon	900
13514	Hair Expressions	900
13512	Dental Arts	1,200
13510	Round Table Pizza	3,560
PAD A	Chipotle	3,000
PAD B	Chick-Fil-A	4,500
PAD C	Wells Fargo Bank	3,500

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



SITE

24,515 ADT

Poway Rd 33,011 ADT

Pomeroado Rd 20,600 ADT

Community Rd

Meridian Communities
98 Unit Development

Mixed-Use Development
(212 Units)

New Mixed-Use
Development

Millions of SF of Industrial flex & office
space including Amazon, Home Depot,
Sysco, Barons, General Atomics, and
others

CVS
pharmacy

DOLLAR TREE

LA FITNESS

McDonald's

North Park
Produce
Your Global Grocer!

DISCOUNT
TIRE

99c
only

JOANN

Walmart
Supercenter

LOWE'S
Home Improvement Warehouse

HomeGoods

MOSSY
NISSAN

SPROUTS
FARMERS MARKET

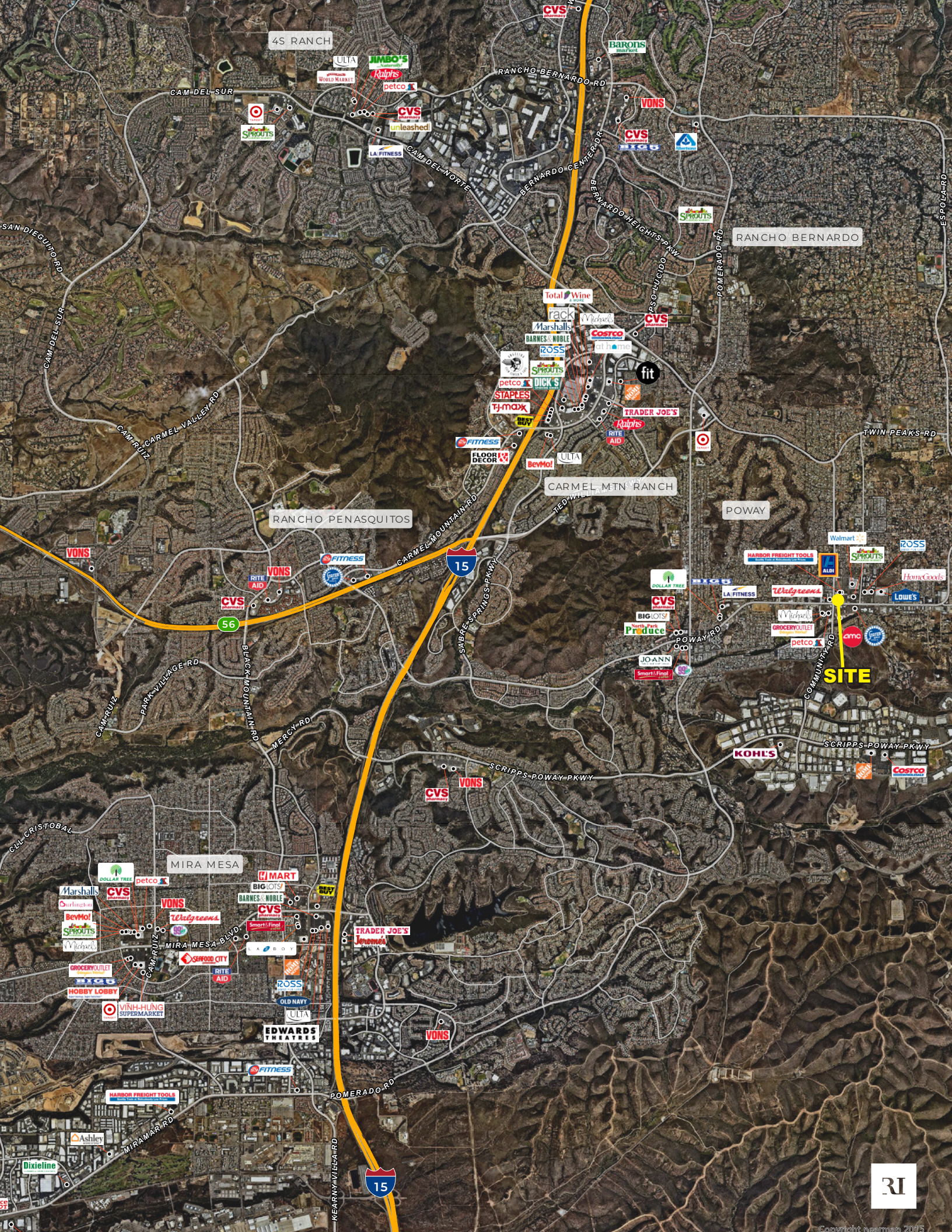
STATER BROS.
markets

Starbucks

AMC
THEATRES

Pet
Coach

Michaels



GALLERY



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