

Twin Peaks Plaza

44,686 SF BOX
FOR LEASE

14837 POMERADO RD, POWAY

RI

Leasing Brochure



The Opportunity

- **44,686 SF jr anchor space available**
- Unique box vacancy located in a 207,741 SF, high-volume center anchored by Target and with a well-rounded co-tenancy, including CorePower Yoga, Outback Steakhouse, Famous Footwear, and more
- Situated in the densely populated, affluent community of Poway, CA
- Highly visible location in the triangle of Pomerado Rd (28,000 ADT), Ted Williams Pkwy (26,000 ADT), and Twin Peaks Rd (36,000 ADT)



Co-tenants at Twin Peaks



Site Plan

 MONUMENT SIGNAGE

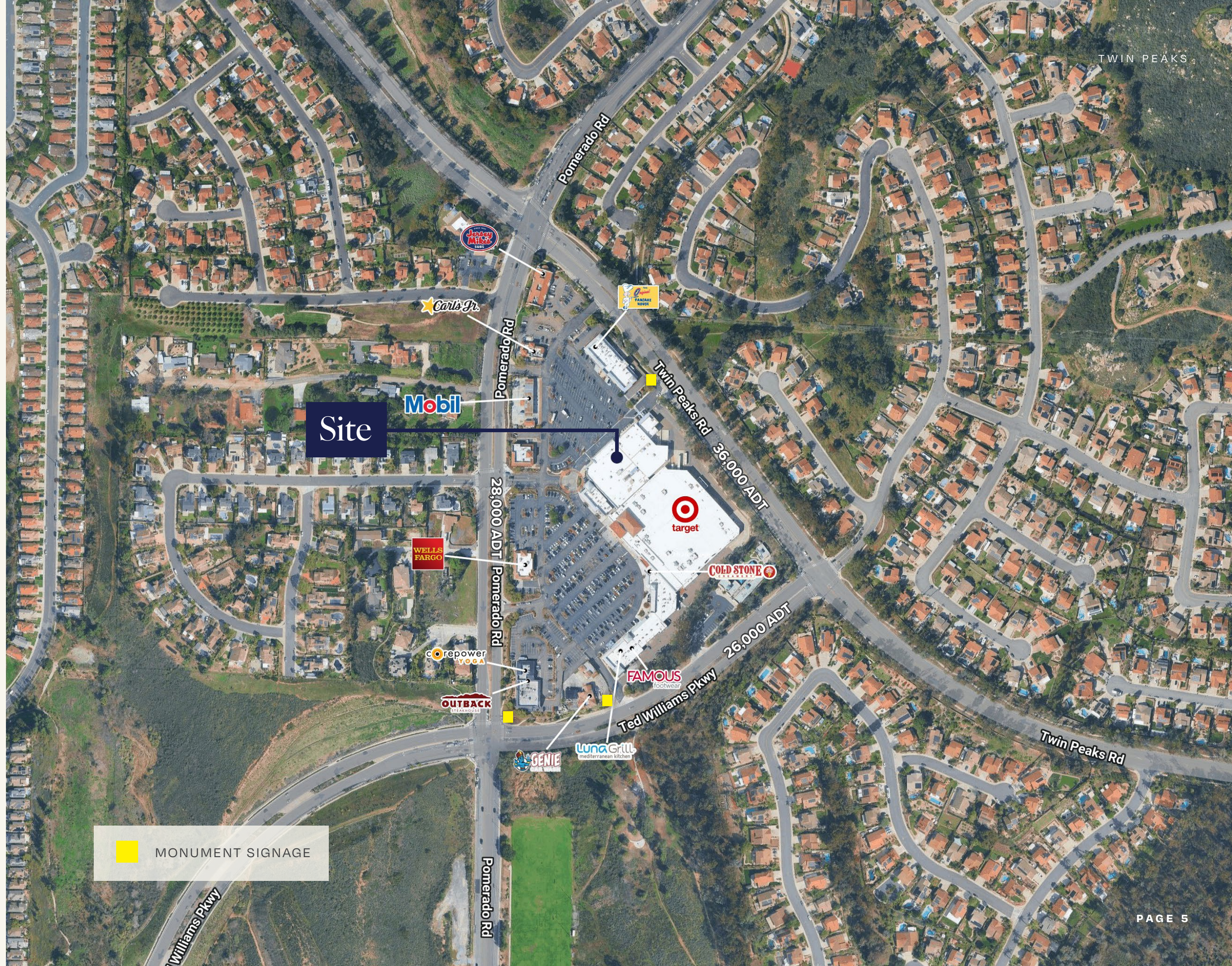


Center Size: 207,741

SPACE	TENANT	SF
14751	AVAILABLE (Restaurant)	1,066
14835	AVAILABLE (Restaurant)	1,125
14849	AVAILABLE	900
14891	AVAILABLE	1,950
14721	LESLIE'S POOL SUPPLIES	3,075
14727	LUNA GRILL	2,007
14737	FAMOUS FOOTWEAR	4,173
14747	BLACK BELT USA	2,143
14757	POWAY EYEWORX OPTOMETRY	2,041
14761	TWIN PEAKS DENTISTRY	2,117
14767	BURN BOOT CAMP	4,125
14771	VILLA CAPRI	2,570
14777	BLISSFUL SEEDS	1,130
14781	POSTALANNEX	1,000
14787	GREAT CLIPS	948
14791	MOCHINUT	637
14797	COLD STONE CREAMERY	1,300
14827	IKE'S LOVE & SANDWICHES	1,225
14829	SERRANO'S MEXICAN FOOD	1,000
14831	THE MANI PEDI SPA	2,000
14837	AVAILABLE	44,686
14845	HEAR USA	1,200
14857	POWAY BICYCLE	1,000
14861	TWIN PEAKS VETERINARY HOSPITAL	2,960
14863	CIRCLE K STORES	1,571
14873	TWIN PEAKS CLEANERS	900
14879	CHARIS PILATES	1,228
14885	CHOPSTICKS CHINESE	1,200
14897	PACIFIC PIZZA	1,300
14905	THE ORIGINAL PANCAKE HOUSE	2,732
PADC	CARL'S JR.	0
PAD E	ORTHO MATTRESS	0
PAD F	WELLS FARGO BANK	0
PAD G	OUTBACK STEAKHOUSE	0
PAD H	GENIE POWAY LLC	0
PAD I	COREPOWER YOGA	0
TARGET	TARGET	112,432



Site Aerial



Site

MONUMENT SIGNAGE

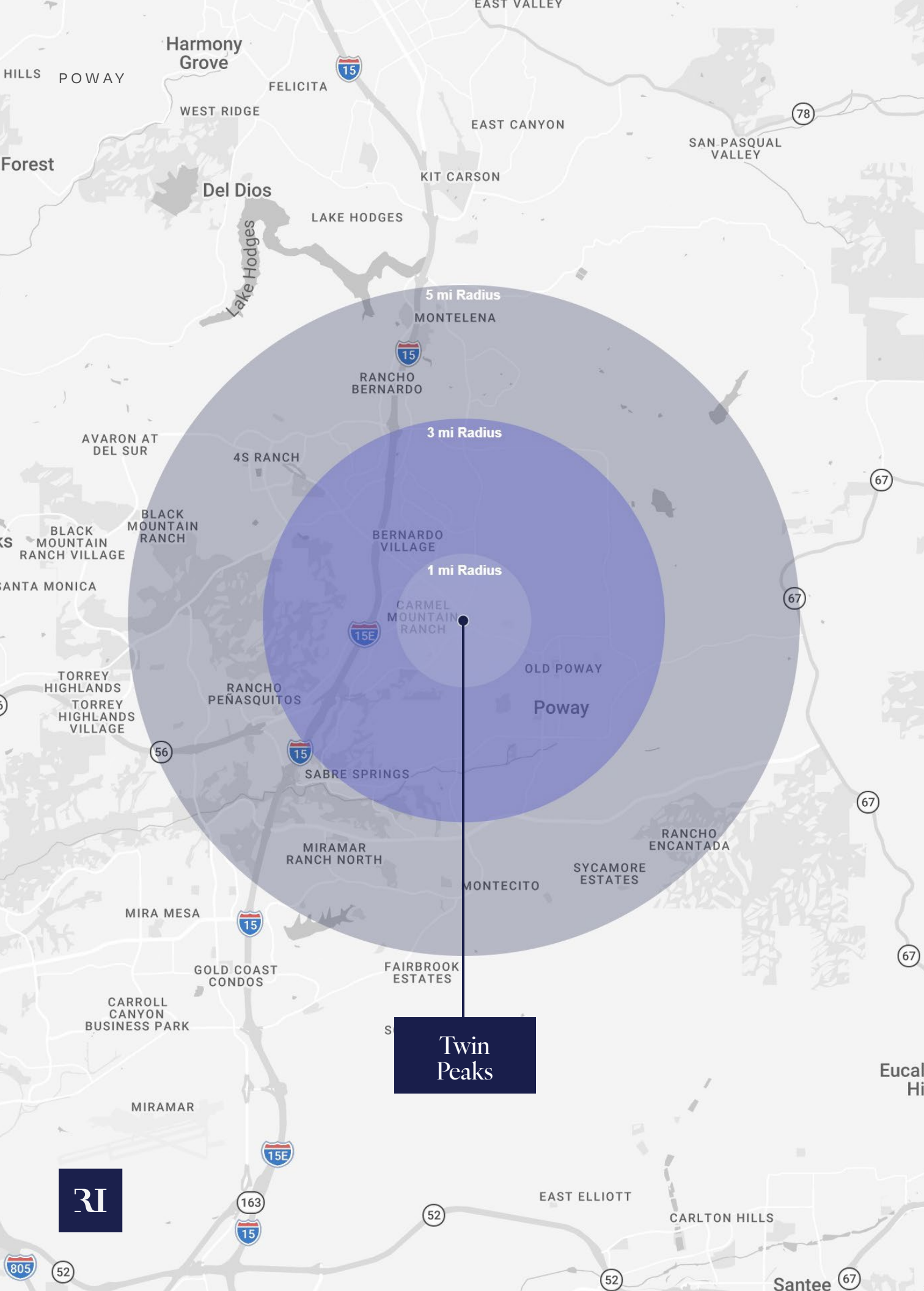


Wide Aerial



Demographics

POWAY | CALIFORNIA



1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
EST POPULATION	12,358	89,496	200,682
TOTAL EMPLOYEES	3,210	53,230	89,821
AVG HOUSEHOLD INCOME	\$206,164	\$180,992	\$210,514
MED HOUSEHOLD INCOME	\$164,291	\$146,042	\$165,532
MEDIAN AGE	42.0	41.6	41.3

Twin Peaks



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property

Twin Peaks

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