



**POMERADO
PLAZA**

12202-12234 POWAY ROAD, POWAY, CA 92064
±1,680 SF - ±1,750 SF SUITES AVAILABLE FOR LEASE

Voit

REAL ESTATE SERVICES



POMERADO PLAZA, is among one of the largest retail centers in Poway with over 50,000 square feet of retail space. The project is located on the west end of Poway Road at Oak Knoll Road, with substantial street frontage.

Pomerado Plaza's excellent location and high visibility make it one of Poway's prime family-oriented shopping centers. It boasts great access and parking with convenient access to public transportation.

CENTER NAME
Pomerado Plaza

ADDRESS
12202-12234 Poway Road
Poway, CA 92064

BUILDING SIZE
±50,000 SF

LOT SIZE
±4.3 Acres

NUMBER OF BUILDINGS
Four (4)

PARKING
±4.0/1,000 SF

YEAR BUILT
1982

AVAILABILITY

Suite 120: ±1,680 SF
Suite B102: ±1,750 SF
Suite C100: ±1,700 SF

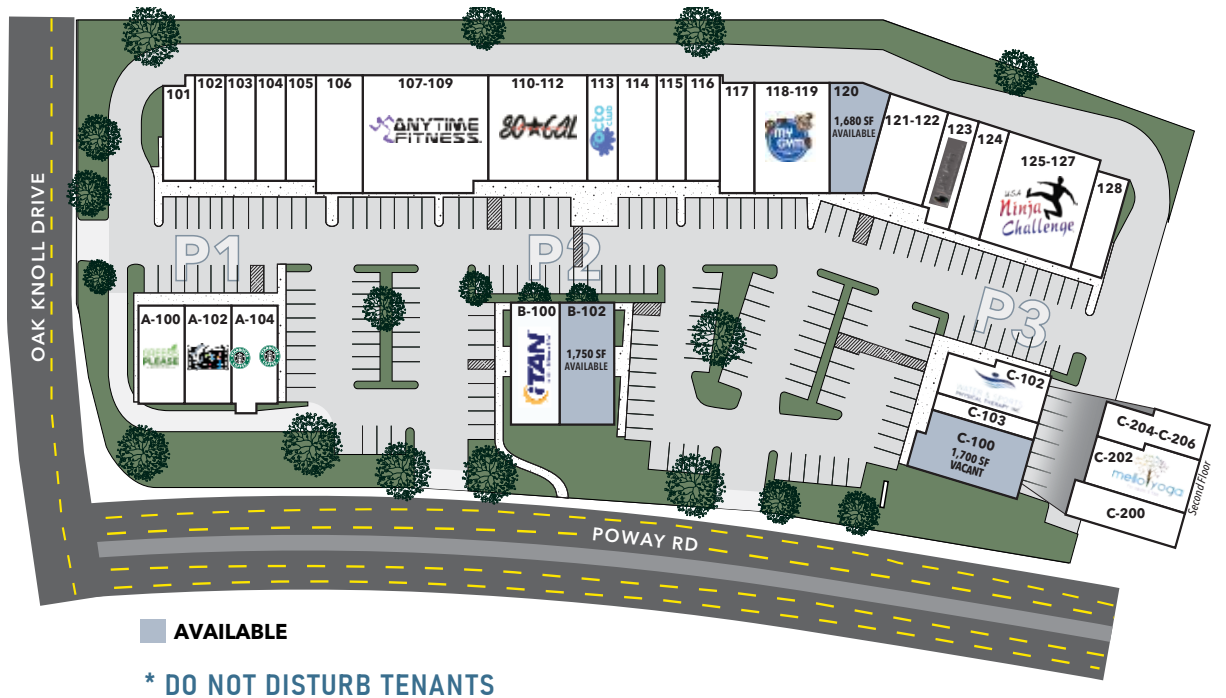
LOW NNN'S
\$0.65 /SF

PROPERTY FEATURES

- » Close proximity to I-15
- » ±36,000 cars per day
- » Well-maintained buildings with lush landscaping
- » West end of Poway, neighboring Sabre Springs, Rancho Penasquitos, Rancho Bernardo, and Scripps Ranch
- » Project adjoins CVS and North Park Produce with an easement to adjacent shopping center



SUITE	TENANT
101	THREE MEAT KABOB - 960 SF
102	TED'S WORLD ARCADE - 1,120 SF
103	SALON SMART - 1,120 SF
104	THAI LADLE- 1,008 SF
105	U.S. MARINES - 1,216 SF
106	MARISSA B. TAYAG, DMD - 992 SF
107-109	ANYTIME FITNESS - 5,568 SF
110-112	SO CAL DANCE - 3,472 SF
113	OCTO-CLUB LANGUAGE INSTRUCTION - 1,120 SF
114	MASSAGE LUX - 1,344 SF
115	HAVEN HAIR SALON - 1,008 SF
116	POWAY CARPETS - 1,008 SF
117	EUROPEAN FOOD MARKET - 1,318 SF
118-119	MY GYM - 2,688 SF
120	AVAILABLE - 1,680 SF \$2.50 PSF + NNN /Mo.
121-122	OCTO-CLUB LANGUAGE INSTRUCTION - 1,800 SF
123	LITTLE ARTISTS - 1,200 SF
124	LELE'S NAILS - 1,200 SF
125-127	USA NINJA CHALLENGE - 3,600 SF
127B	BERTRAND'S MUSIC - 1,040 SF
A100	HAWAIIAN FRESH SEAFOOD - 1,170 SF
A102	SHARKEY'S CUTS FOR KIDS - 1,309 SF
A104	STARBUCKS - 1,565 SF
B100	ITAN- 1,750 SF
*B102	AVAILABLE - 1,750 SF \$3.00 PSF + NNN /Mo.
C100	VACANT - 1,700 SF \$3.00 PSF + NNN /Mo.
C102	WATER SPORTS & PHYSICAL THERAPY - 2,375 SF
C103	S.A.M. SINGAPORE MATH - 975 SF
C200	KRAV MAGA STUDIO - 1,620 SF
C202	MELLO YOGA - 1,380 SF
C204-C206	LATHAM FOUNDATION - 1,175 SF





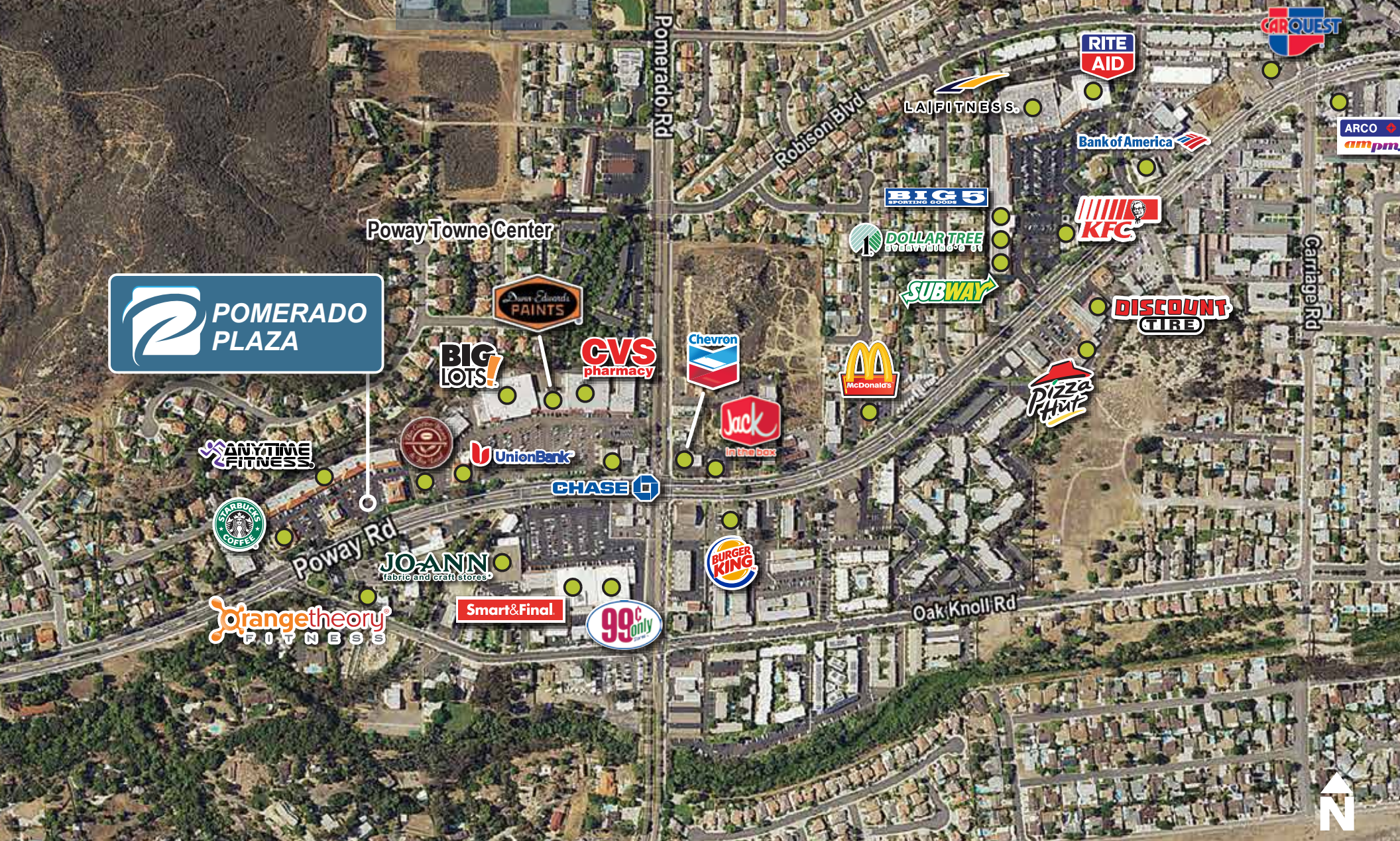
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	11,229	92,524	213,906
2024 HOUSEHOLDS	3,767	32,146	74,748
AVERAGE HOUSEHOLD INCOME	\$132,355	\$150,697	\$153,765
MEDIAN HOME VALUE	\$814,868	\$836,818	\$834,759
MEDIAN YEAR BUILT	1979	1987	1985

TRAFFIC COUNTS

POWAY ROAD	OAK KNOLL ROAD SW	35,286
POWAY ROAD	OAK KNOLL DRIVE NE	34,833
POMERADO ROAD	POWAY ROAD N	21,133
POMERADO ROAD	ROBISON BLVD N	23,730
POWAY ROAD	IOLA WAY NE	36,495
POWAY ROAD	SILVER LAKE DRIVE NE	33,578





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