

FOR SALE: \$9,675,000**13044 & 13056 Poway Road, Poway CA 92064****98,445 square feet (2.26 acres)**

APNs: 317-101-04-00 & 317-101-05-00

- Two Contiguous Rectangular Level Parcels
- In the Poway Town Center District
- Close Proximity to I-15 & SR 67 Freeways
- High Traffic Count on Poway Road: over 33,000 cars daily
- Zoned: Planned Community 8 Poway Road Corridor
(ref: <https://ca-poway.civicplus.com/documentcenter/view/5245/-poway-road-specific-plan>)
- Utilities connected
- High Visibility development site
- Bus Route 944 Sabre Springs & 945 Rancho Bernardo
- Desirable Poway Submarket
- Abundant nearby retail amenities

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13044 & 13056 Poway Road, Poway, CA 92064

Poway Land



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View to the South East

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DEMOGRAPHICS within a 1 minute drive time



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DEMOGRAPHIC SUMMARY

13056 Poway Rd, Poway, California, 92064

Drive time of 1 minute

KEY FACTS

145

Population

40.0

Median Age



47

Households

\$85,144

Median Disposable Income

EDUCATION

8%

No High School Diploma



10%

High School Graduate



27%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$110,955

Median Household Income



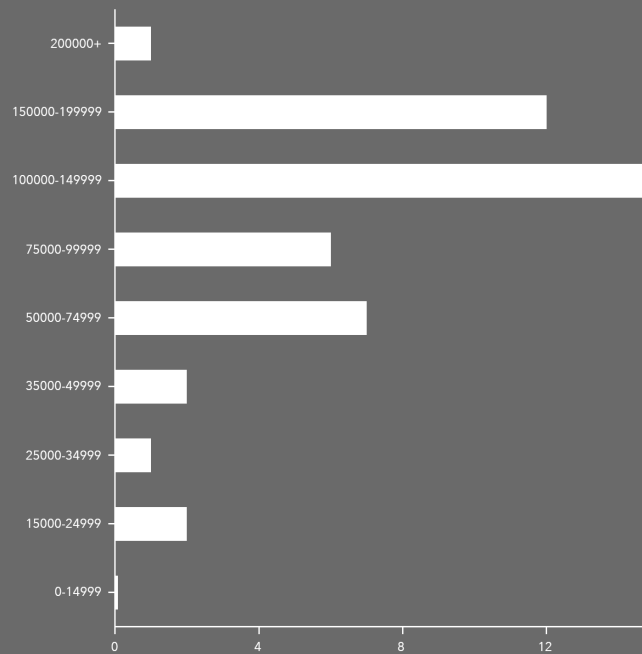
\$39,100

Per Capita Income



\$307,809

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



69%

White Collar



20%

Blue Collar



10%

Services

11.4%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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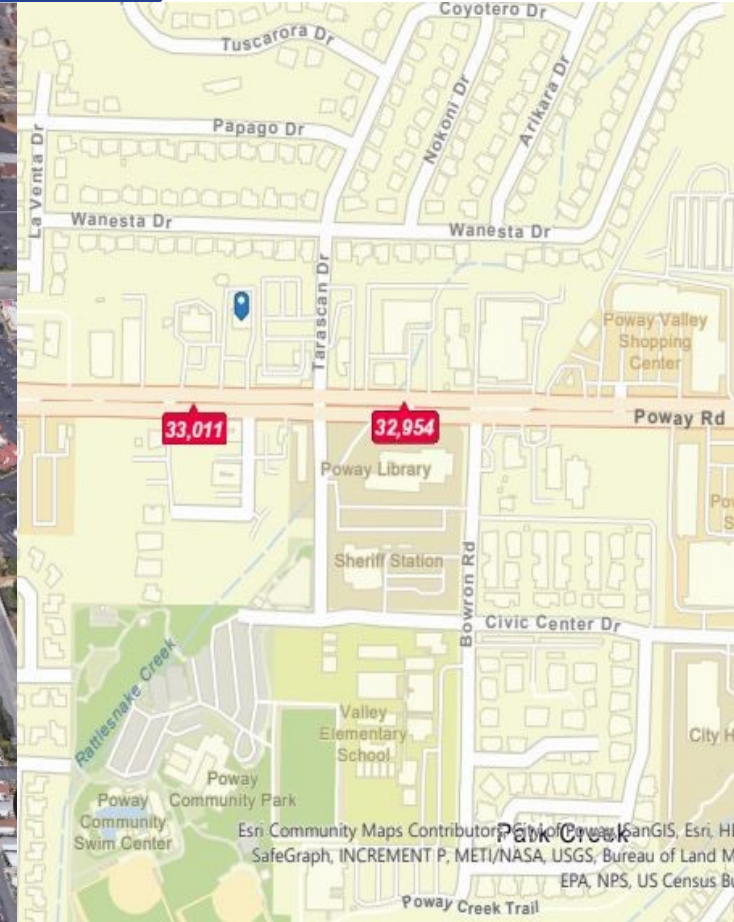
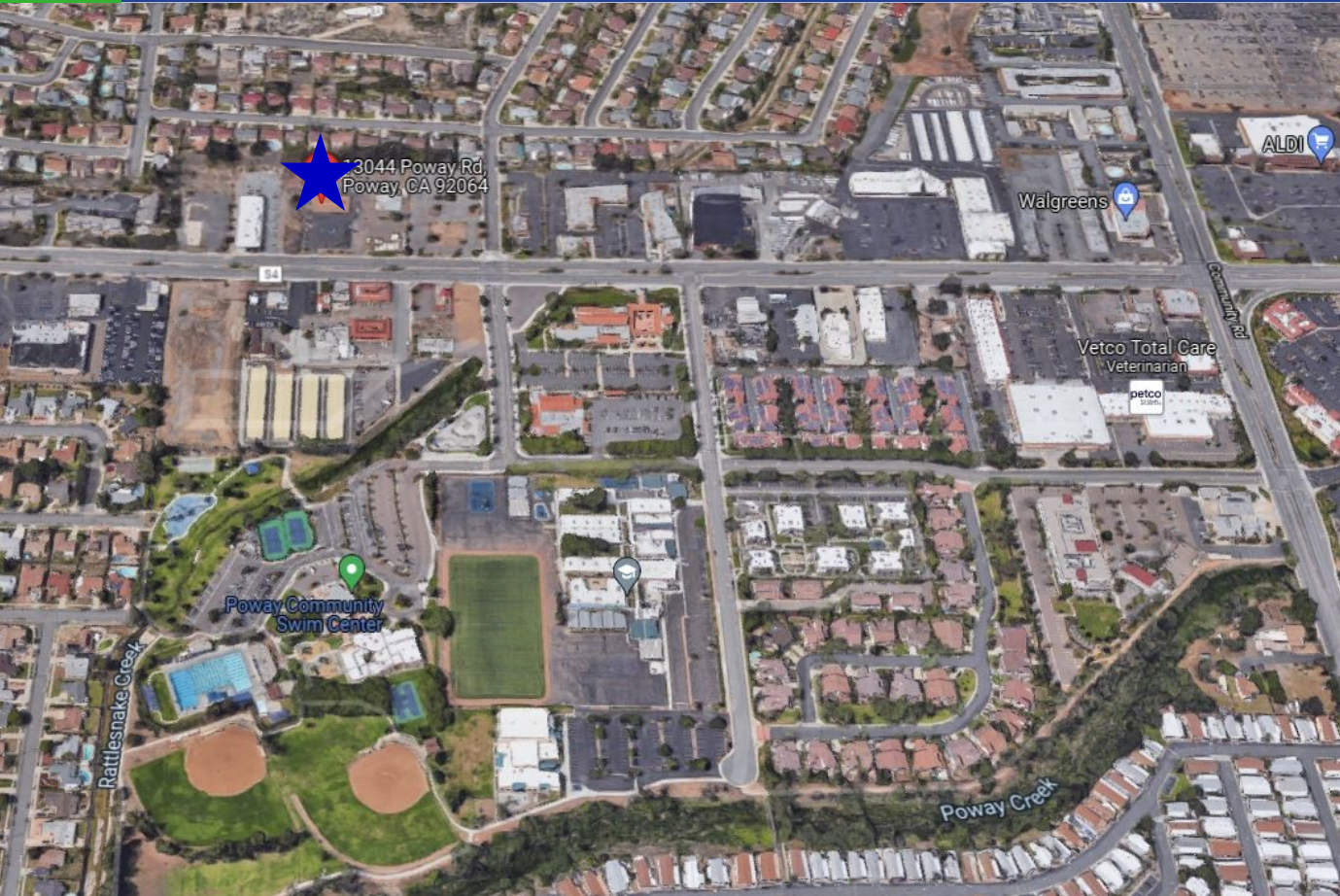
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NEARBY AMENITIES & TRAFFIC COUNTS



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Known as “The City in the Country”, Poway is a highly desirable residential community, located in San Diego’s north county. Extensive open space land areas and Lake Poway offer outdoor recreation. It’s nearby industrial submarket attracts many large companies. New developments are underway, including housing, industrial, retail and leisure amenities.

Bus Route 944 and 945 stop on Poway Road adjacent to the site, connecting to the nearby communities of Rancho Bernardo and Sabre Springs.

In the immediate vicinity are numerous public amenities, including: Poway Civic Center, Poway Skate Park, San Diego County Sheriff’s Department, Poway Branch Library, and Poway Community Swim Center. Nearby Retailers include many restaurants, home goods retailers, automotive related business and professional services companies.

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