

12131

COMMUNITY ROAD
SUITE A

+16,125 SF

DIVISIBLE TO ±8,000 SF

INDUSTRIAL FLEX/R&D AND OFFICE SPACE



CBRE

FOR LEASE | POWAY, CA



Property Highlights

12131 COMMUNITY RD
SUITE A



CONTACT BROKER
RENTAL RATE:
GROSS



**AVAILABLE
NOW**



Property Features

12131 COMMUNITY RD
SUITE A

THE PROPERTY

- A flex industrial/R&D building totaling 69,906 SF
- Prominent location facing Community Road, and close to Scripps Poway Parkway
- Concrete driveways, loading and parking areas
- Zoned LI -City of Poway: Which allows for a variety of light industrial uses such as research and development, assembly, and engineering companies

ACCESS

- Central San Diego County location
- Easy access to Highway 67 via Scripps Poway Pkwy & I-15 via Scripps Poway Pkwy and Poway Rd

THE OWNERSHIP

- Professionally owned and managed by Whitaker Facilities Corporation
- Hands-on responsive property management in close proximity
- With approximately, 1,000,000 SF in their Poway portfolio, tenants have the opportunity to right-size as needed

Property Details

12131 COMMUNITY RD
SUITE A



This high-image 16,125 flex/R&D suite is perfect for an engineering, research or tech company. The space offers upgraded finishes at a more budget-friendly gross cost that includes electric. The suite includes a high image reception/ waiting area, conference rooms, two break rooms, private restrooms with a shower and a proper balance of private offices, open area and engineering or assembly space. Occasional larger equipment delivery can be accommodated upon advance notice/request through Sublessor

- High-image corporate space with modern, upgraded conference rooms, entranceway/waiting area, break areas and restrooms.
- Electric costs included in monthly rent
- **ZONING:** LI - City of Poway
- **PARKING RATIO:** 2.43/(40 Parking SPaces)
- **SPRINKLERED:** 0.45/3,000 GPM
- Occasional access for delivery to accept larger items available

Floor Plan Layout

12131 COMMUNITY RD
SUITE A

AS BUILT

Floor plan provided for general reference only, and may not be to scale.

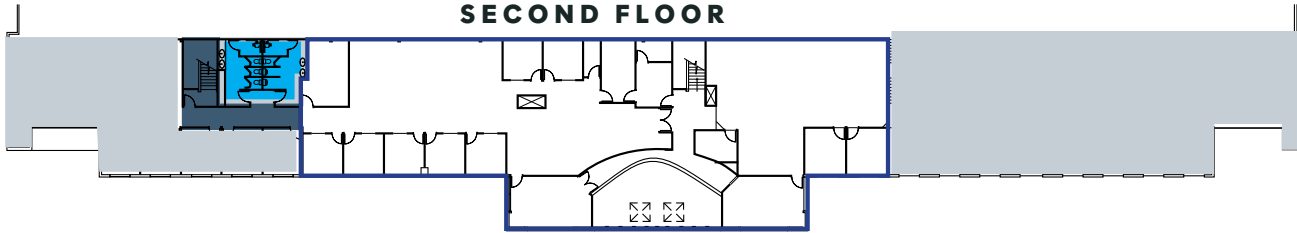


+16,125
Square Footage
(Divisible to ±8,000 SF)

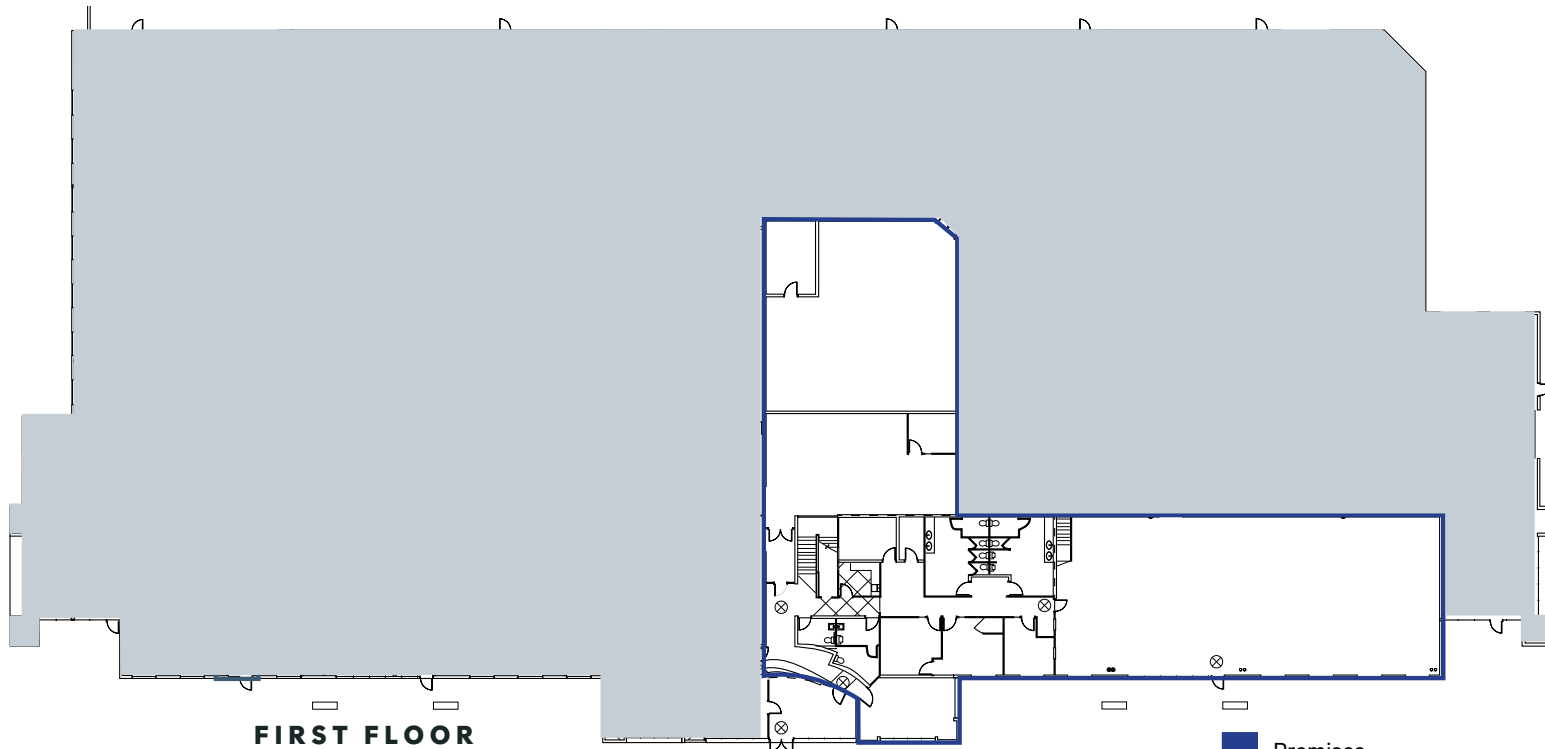





**CONTACT
BROKER**

SECOND FLOOR



FIRST FLOOR



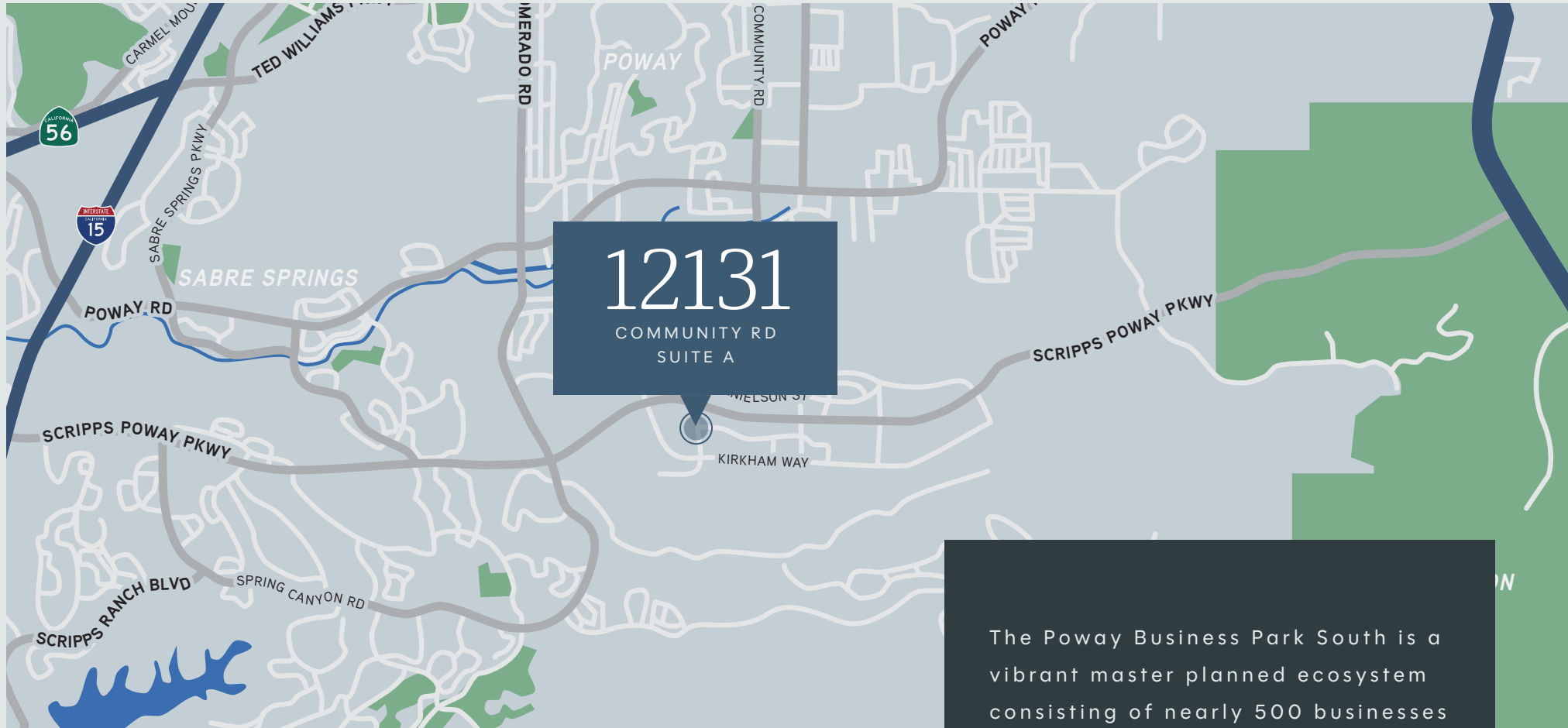
-  Premises
-  Common area stairs
-  Shared restrooms



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The Location

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POWAY

Poway is a thriving city that has a high quality workforce and newest quality industrial inventory in the County. It was ranked as the sixth best city in California in which to locate a business by Outlook Magazine. Spaced out traffic lights and no street parking provide less traffic congestion.

The Poway Business Park South is a vibrant master planned ecosystem consisting of nearly 500 businesses employing 18,000 individuals, offering owners and tenants a high-quality infrastructure and numerous amenities.

Amazon has leased a 500K+ SF industrial space in Poway at Vantage Point. It is one of the largest lease deals by square footage in the region.

Neighbors & Amenities

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BUSINESSES

- | | | |
|-------------------|-------------|----------------------|
| ① Amazon | ⑦ Allstate | ⑬ ABC |
| ② General Atomics | ⑧ Cohu, Inc | ⑭ Best Buy |
| ③ Corovan | ⑨ Ferguson | ⑮ California Closets |
| ④ ChefWorks | ⑩ Teledyne | ⑯ NAPA Auto Parts |
| ⑤ Sysco | ⑪ Geico | |
| ⑥ Allied | ⑫ Bilstein | |

AMENITIES

- | | | |
|--------------------|--|--|
| ① Papa Duke's Deli | ⑦ Costco | ⑪ Walgreens, Wingstop, Poway's Irish Pub, Bongiorno's |
| ② Kohl's | ⑧ Carl's Jr / Subway | ⑫ Starbucks, Chipotle, Stater Bros, Kai Sushi, AMC Dine-in |
| ③ In N Out | ⑨ Hampton Inn | ⑬ Walmart, USPS, Vons, City Dragon Chinese Food, Chik-Fil-A, Rubio's, Iron Pan Thai, Sprouts, McDonald's |
| ④ Lighting Brewery | ⑩ Grocery Outlet, Little Caesars, Five Guys, Auto Zone, Mainstream Bar & Grill | |
| ⑤ Sportsplex USA | | |
| ⑥ Home Depot | | |



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CHRIS WILLIAMS

Senior Vice President
+1 858 646 4743
chris.williams1@cbre.com
Lic. No. 01791013

CYNTHIA CARTER

Senior Associate
+1 858 546 4674
cynthia.carter@cbre.com
Lic. No. 02015870

SEBASTIAN SAK

Associate
+1 858 546 2603
sebastian.sak@cbre.com
Lic. No. 02196608

TED CUTHBERT

Senior Vice President
+1 858 546 4688
ted.cuthbert@cbre.com
Lic. No. 00964042

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