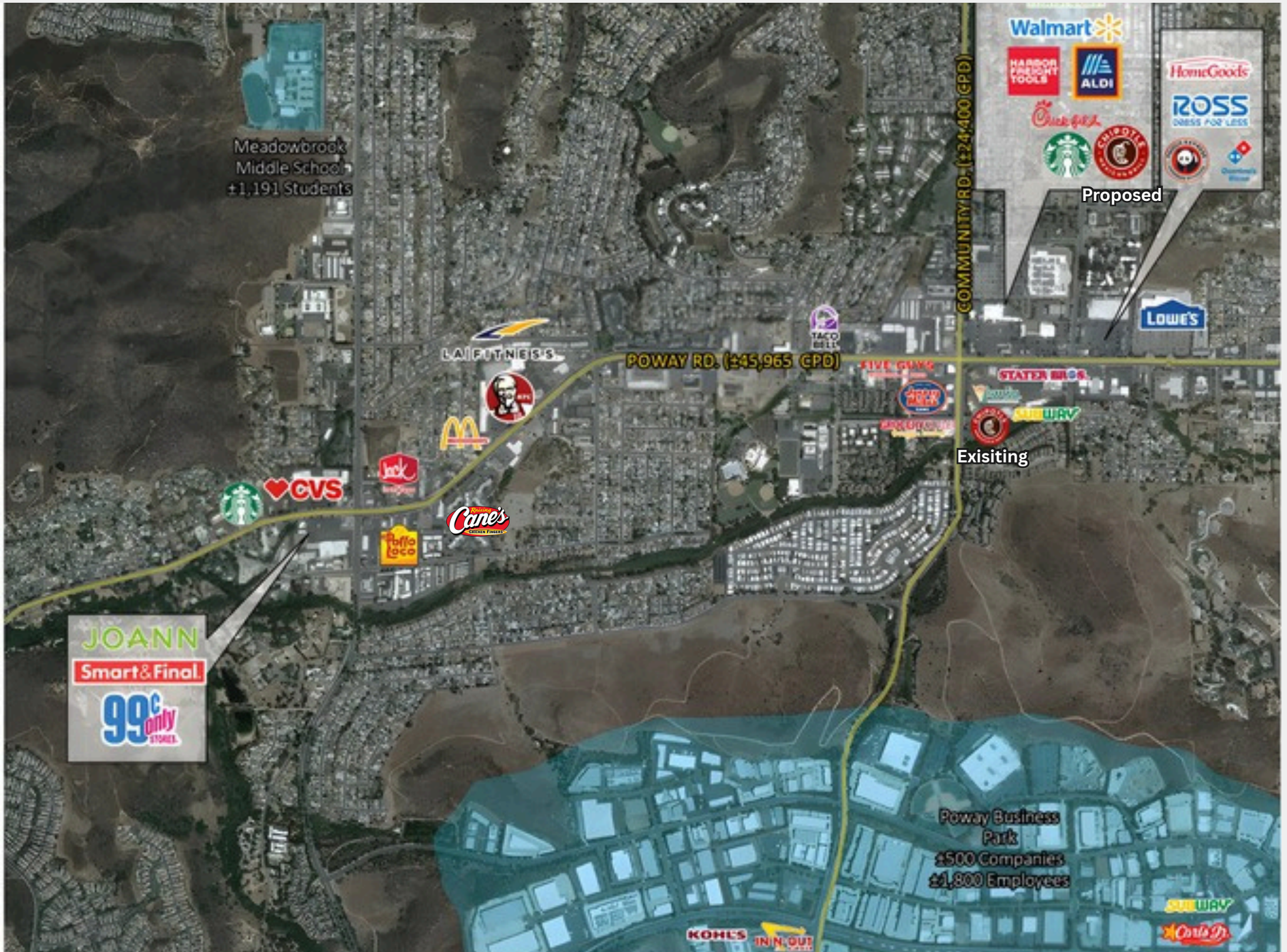


# EXISTING CHIPOTLE PREMISES AVAILABLE APPROXIMATELY JUNE 2026

To inquire please contact broker. Do not disturb tenant.



Creekside Plaza 13409-13577 Poway Rd. Poway, CA 92064





Walmart

Kahoots

PostNet

Starbuck

Serous

Dorch

Proposed

PROPOSED

Mobil

ROSS

HomeGoods

Aloha Nails & Spa

My Kid's Dentist & Orthodontist

Paragon Treading

Cane's

FIVE GUYS

UPS Bank

Auto Zone

Michaels

petco

FedEx

AME

SUBWAY

Existing

Eitb

Verizon

MISSION

STATER BROS.

Assemble

Spoke

TOYOTA

# CREEKSIDE PLAZA

13409-13577 POWAY RD | POWAY, CA 92064

## Site Plan



# SPACE DETAILS



- Existing Chipotle space
- 2,778 SF
- Patio space
- End cap space
- 2nd generation restaurant improvements

## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	9,448	11,784	3,210	\$128,376	\$116,963
3 MILES	58,838	71,005	19,751	\$169,292	\$141,803
5 MILES	143,051	151,820	51,119	\$172,770	\$141,552



# Overview

- Nearby Poway Business Park with approximately 20,000 employees and approximately 500 companies.
- Anchored by Stater Bros. Market attracting a steady flow of foot traffic that provides a strong customer base for retail and service-oriented businesses.
- Located on one of Poway's most heavily traveled corridors, Creekside Plaza enjoys excellent exposure to both local residents and regional traffic.
- Positioned at the doorstep of Poway's family neighborhoods, with seamless access to schools, parks, and housing—ideal for retailers serving everyday needs.





## DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein 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.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information provided is without representation or warranty, and additional details are available upon request.

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