

Creekside Plaza

13409-13577 POWAY ROAD | POWAY



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Property Highlights



Featuring Stater Bros. Market as the anchor tenant, Creekside Plaza benefits from consistent foot traffic, creating a robust customer base ideal for retail and service-oriented businesses.



Situated along one of Poway's busiest thoroughfares, Creekside Plaza offers exceptional visibility and easy access for both local residents and regional visitors.



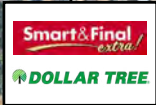
Ideally located at the gateway to Poway's family neighborhoods, with convenient proximity to schools, parks, and residential communities—perfect for retailers meeting everyday needs.

SUITE	TENANT	SF
400	STATER BROS. MARKETPLACE	47,334
501	SUBWAY	1,200
502	TIKKA LOUNGE	1,800
504	CRUMBL COOKIES	1,380
505	ELATION MASSAGE SPA (AVAILABLE)	2,040
507	FANCY NAILS	915
508	AVAILABLE	1,065
509	SPORTCLIPS HAIRCUTS	975
510	IMAGE STUDIOS	6,225
516	AVAILABLE	1,013
517	OGDEN'S 1-HOUR CLEANERS	1,988
601	BASKIN ROBBINS	1,236
602	AVAILABLE	1,268
603	2ND GENERATION RESTAURANT AVAILABLE	1,316
604	MA'S HOUSE	2,250
605	JAMBA JUICE	1,280
606	LEASE PENDING	2,787
700	JIFFY LUBE	2,300
801	SUSHI ROKA BAR & GRILL	3,280

SUITE	TENANT	SF
804	FEDEX OFFICE & PRINT SERVICES	7,200
900	AMC THEATERS	38,500
13497	COMMON SPACE	1,500
13501	BOARD & BREW	2,660
13505	HABIT BURGER GRILL	2,402
NAP	MISSION FEDERAL CREDIT UNION	3,908
NAP	VERIZON WIRELESS	2,500
NAP	CITIBANK	4,500
NAP	THE BRIGANTINE	7,100



Tenants in the Market



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Creekside Plaza



Poway Road (±31,321 Cars Per Day)

Midland Road (±12,404 Cars Per Day)

Community Road (±26,048 Cars Per Day)



Demographics

		1-MILE	3-MILE	5-MILE
POPULATION	2026 Population	13,822	60,572	147,369
	2031 Population	13,924	60,387	147,256
	Total Businesses	655	2,608	5,412
	Total Employees	6,439	25,254	51,099
	Total Daytime Population	14,483	60,796	139,233
	2026 Median Age	39.8	41.4	42.5
HOUSING	2026 Total Households	4,830	21,185	54,129
	2026 Housing Units	4,996	21,883	56,239
	Owner Occupied Housing Units	63.4%	69.0%	65.9%
	Renter Occupied Housing Units	33.3%	27.8%	30.4%
	Vacant Housing Units	3.3%	3.2%	3.8%
	2026 Average Home Value	\$860,500	\$1,153,471	\$1,160,889
INCOME	2026 Average Household Income	\$172,399	\$207,752	\$210,766
	2026 Median Household Income	\$137,194	\$166,430	\$162,617
	2026 Per Capita Income	\$59,998	\$72,693	\$77,865

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