



# Poway City Centre

13616 - 13654 POWAY ROAD | POWAY, CA 92064

*New Anchors Now Open!*



NEWMARK | PACIFIC

 **KIMCO**<sup>™</sup>  
REALTY

RETAIL FOR LEASE

## SITE PLAN AND TENANT ROSTER

| SUITE | TENANT                   | SF     |
|-------|--------------------------|--------|
| 1     | Sherwin-Williams         | 3,874  |
| 2     | AVAILABLE                | 2,580  |
| 3     | Ross                     | 21,830 |
| 4A    | Boot Barn                | 11,304 |
| 4B    | Five Below               | 11,631 |
| 4     | Trader Joe's             | 17,700 |
| 5     | HomeGoods                | 26,210 |
| 6     | Aloha Salon              | 1,782  |
| 7     | El Ranchito Taco Shop    | 2,208  |
| 8     | H&R Block (Coming Soon)  | 1,974  |
| 9     | AVAILABLE                | 1,955  |
| 10    | Crystal Gardens Florist  | 2,000  |
| 11    | Mattress Firm            | 3,607  |
| 12    | Panda Express            | 2,100  |
| 13    | Domino's Pizza           | 1,500  |
| 14    | Pacific Dental           | 2,801  |
| 15    | Club Pilates             | 1,710  |
| 16    | Perfect Beauty Bar       | 1,266  |
| 17    | Mathnasium               | 1,990  |
| 18    | Sunshine Animal Hospital | 2,048  |



# Tenants in the Market



**CVS**  
pharmacy  
North Park  
**Produce**

**LA FITNESS**  
**TRACTOR**  
**SUPPLY CO**  
TractorSupply.com  
(Coming Soon)  
**DOLLAR TREE**

**Smart & Final**  
extra!  
**DOLLAR TREE**

**petco** *Michaels*  
Where Creativity Happens  
**GROCERY OUTLET**  
"bargain market"

**ALDI** **SPROUTS**  
FARMERS MARKET  
**KAHOOTS**  
**HARBOR FREIGHT**  
TOOLS • COILS • AIR • JACK • CHAIN • VICE • GRIP

**Walgreens**

**Walmart**

**POWAY CITY CENTRE**  
**HomeGoods** **ROSS**  
DRESS FOR LESS  
**TRADER JOE'S** **five BELOW** **BOOT BARN**

**LOWE'S**

**STATER BROS.**  
markets  
**amc**  
THEATRES

**KOHL'S**

**THE HOME DEPOT** **COSTCO**  
WHOLESALE

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## DEMOGRAPHICS



# 56,089

3-MILE TOTAL POPULATION



# 57,802

3-MILE DAYTIME POPULATION



# \$207,863

3-MILE AVG. HOUSEHOLD INCOME



# \$1,156,167

3-MILE AVERAGE HOME VALUE

|                  | 1-MILE                        | 3-MILE    | 5-MILE      |             |
|------------------|-------------------------------|-----------|-------------|-------------|
| POPULATION       | 2026 Population               | 12,962    | 56,089      | 143,737     |
|                  | 2031 Population               | 13,011    | 55,860      | 143,710     |
|                  | Total Businesses              | 646       | 2,555       | 5,342       |
|                  | Total Employees               | 6,279     | 24,976      | 50,576      |
|                  | Total Daytime Population      | 13,949    | 57,802      | 136,183     |
|                  | 2026 Median Age               | 39.9      | 41.6        | 42.5        |
| HOUSING          | 2026 Total Households         | 4,562     | 19,332      | 52,623      |
|                  | 2026 Housing Units            | 4,723     | 19,966      | 54,483      |
|                  | Owner Occupied Housing Units  | 63.0%     | 69.7%       | 66.4%       |
|                  | Renter Occupied Housing Units | 33.6%     | 27.1%       | 30.2%       |
|                  | Vacant Housing Units          | 3.4%      | 3.2%        | 3.4%        |
| INCOME           | 2026 Average Home Value       | \$886,472 | \$1,156,167 | \$1,158,358 |
|                  | 2026 Average Household Income | \$173,174 | \$207,863   | \$210,753   |
|                  | 2026 Median Household Income  | \$138,363 | \$167,287   | \$162,493   |
|                  | 2026 Per Capita Income        | \$60,407  | \$72,002    | \$77,681    |
| INCOME BREAKDOWN | <\$15,000                     | 3.5%      | 2.8%        | 3.0%        |
|                  | \$15,000- \$24,999            | 1.4%      | 2.1%        | 2.1%        |
|                  | \$25,000- \$34,999            | 2.9%      | 2.2%        | 2.3%        |
|                  | \$35,000- \$49,999            | 7.6%      | 4.5%        | 4.2%        |
|                  | \$50,000- \$74,999            | 9.8%      | 7.8%        | 7.8%        |
|                  | \$75,000- \$99,999            | 9.5%      | 8.3%        | 8.6%        |
|                  | \$100,000- \$149,999          | 18.9%     | 15.9%       | 17.6%       |
|                  | \$150,000- \$199,999          | 16.6%     | 15.4%       | 14.5%       |
| \$200,000+       | 29.9%                         | 41.1%     | 40.0%       |             |