

# 13865 POWAY ROAD

POWAY, CALIFORNIA

AMPLE PARKING | 15' CEILINGS  
12'X12' DRIVE IN DOOR

**FOR SUBLEASE**  
±2,443 SF AUTOMOTIVE SPACE

AVAILABLE  
SPACE

# 13865 POWAY ROAD

POWAY, CALIFORNIA

 ±2,443 SF AUTOMOTIVE SPACE

 15' CEILINGS

 ONE RESTROOM

 ONE OFFICE/WAITING ROOM 14' X 14'

 1 DRIVE IN DOOR 12' X 12'

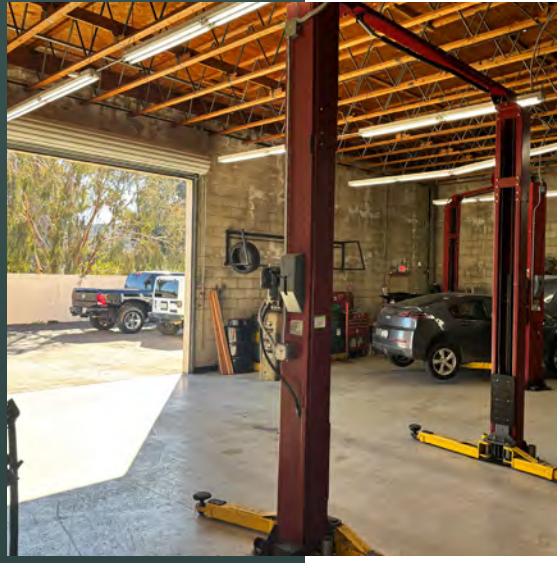
 AMPLE PARKING

AVAILABLE SPACE

**LEASE RATE**

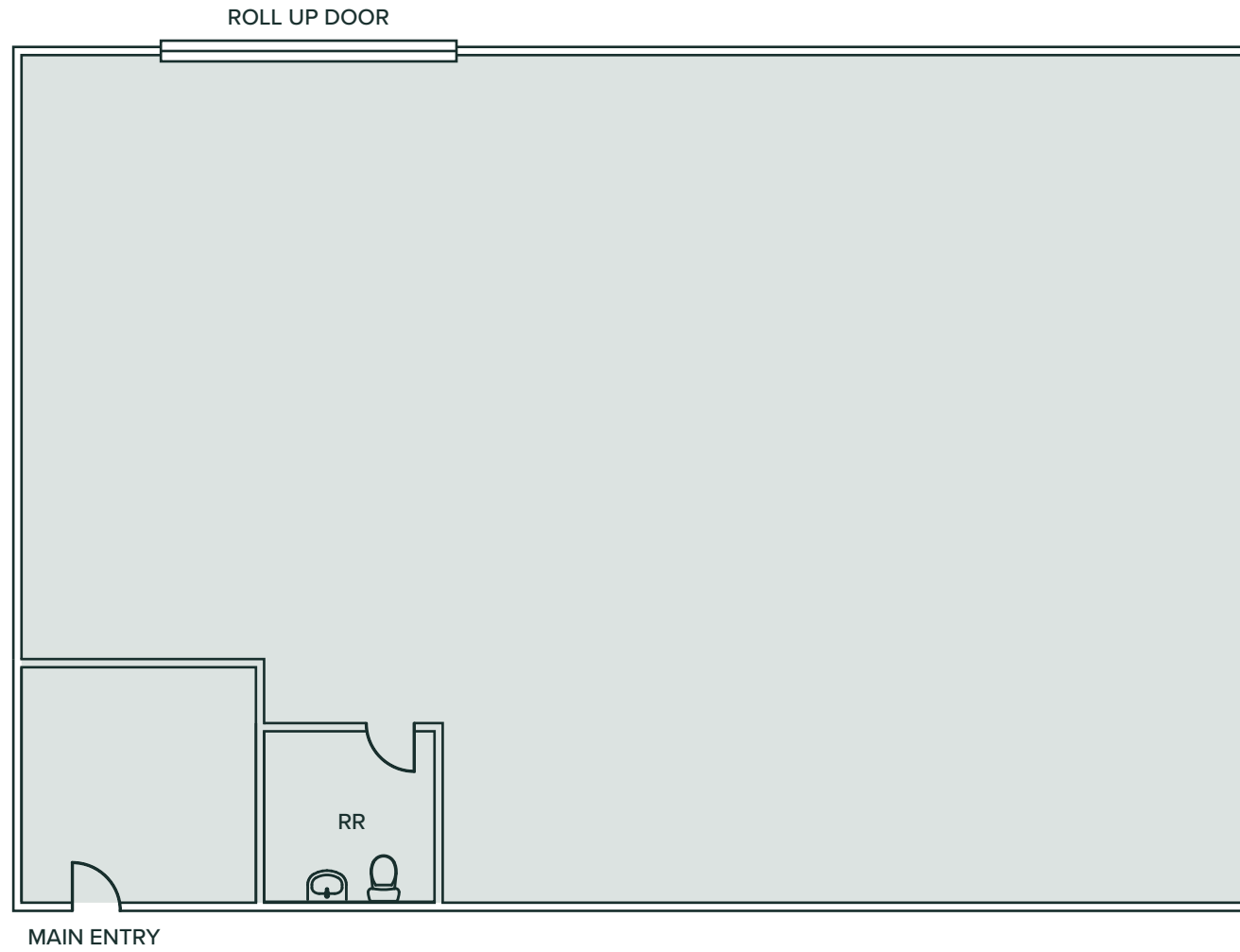
**ASKING \$1.69/SF + NNN (\$0.52/SF ESTIMATED)**

LONG TERM DIRECT DEAL AVAILABLE,  
CONTACT BROKER FOR DETAILS



THE INTERIOR

# FLOORPLAN



Floorplan not to scale. For reference only.

# POWAY

## THE CITY IN THE COUNTRY

The City of Poway incorporated in December 1980 as a full-service, general law city and operates under the Council/Manager form of government. Poway, with a population of just under 50,000 residents, is a unique community in San Diego County.

Located in northeast San Diego County, Poway is known as "The City in the Country" and prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, 78 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

- Poway is strategically located in the center of San Diego County
- Convenient freeway access to Los Angeles, Riverside and Orange counties, as well as Mexico
- Lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state
- The San Diego International Airport is located just 24 miles south of the city

**48,511**

—  
2024 POPULATION  
3 MILE RADIUS

**22,554**

—  
DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$159,536**

—  
AVERAGE HH INCOME  
3 MILE RADIUS

**\$748M+**

—  
CONSUMER SPENDING  
3 MILE RADIUS

**41.2**

—  
MEDIAN AGE  
3 MILE RADIUS

**\$886,845**

—  
MEDIAN HOME VALUE  
3 MILE RADIUS

# 13865 POWAY ROAD

POWAY, CALIFORNIA

STRATEGICALLY LOCATED  
CENTER OF SAN DIEGO COUNTY

ABUNDANCE OF RETAIL AND  
RESTAURANT AMENITIES NEARBY

THREE MILES EAST OF I-15 AND  
FIVE MILES WEST OF SR-67

24 MILES NORTH OF SAN DIEGO  
INTERNATIONAL AIRPORT

16 MILES EAST OF DEL MAR



15

O'Reilly AUTO PARTS Walgreens WING STOP

Auto Zone Michaels GROCERY OUTLET

Walmart HomeGoods  
ROSS DRESS FOR LESS  
Lowe's PANDA EXPRESS  
SHERWIN WILLIAMS ALDI Chick-fil& rubio's

STATER BROS. STARBUCKS COFFEE  
BR BASKIN-ROBBINS Board & Brew  
SUBWAY jamba

KOHL'S

IN-N-OUT BURGER

THE HOME DEPOT

Carls Jr.

COSTCO WHOLESALE



POWAY RD

COMMUNITY RD

COMMUNITY RD

SCRIPPS POWAY PKWY

# 13865 POWAY ROAD

POWAY, CALIFORNIA



For more information or tours, please contact:

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