



ENDURING REAL ESTATE

Lic #01977797

AVAILABLE

Land Development Opportunity



14082 STOWE DR
POWAY, CA 92064

AVAILABILITY

- +/- 1.23 Acres

FEATURES

- Purchase, Ground Lease or BTS
- Zoning Code: Planning Community 7
- Adjacent to Hampton Inn Hotel & Suites
- Excellent location for retail, drive thru, bank, medical office, general office



South Poway Specific Plan

[Click Here](#) for a Complete List of Zoning Uses

JOIN

NEARBY RETAILERS:



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3990 Old Town Ave, Suite B-208
San Diego, CA 92110
Phone: (858) 536-8383
www.enduringrealestate.com

Contact Information

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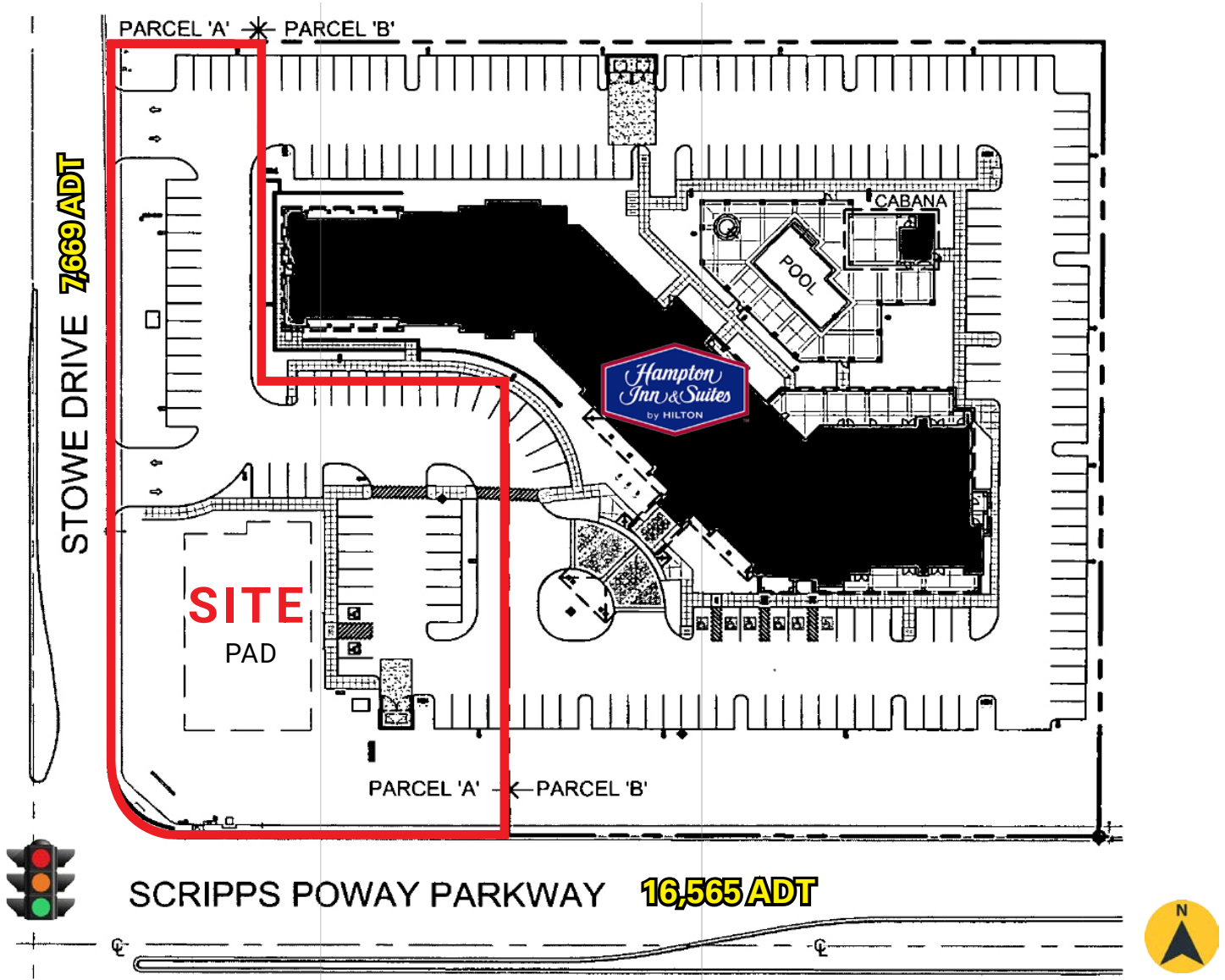
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SITE PLAN



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



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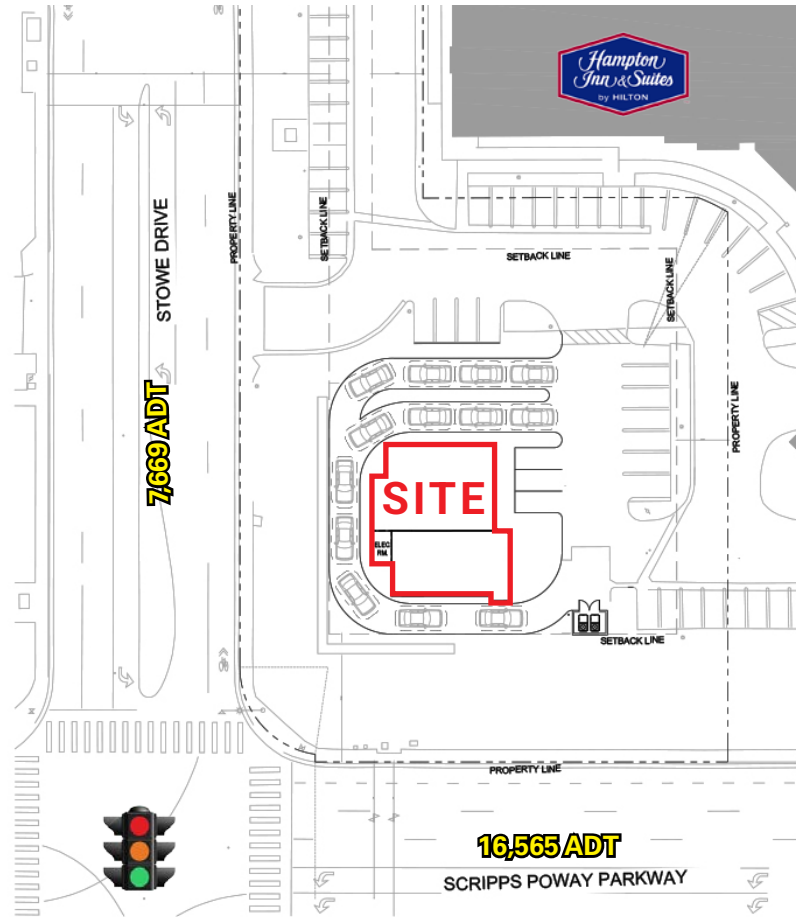


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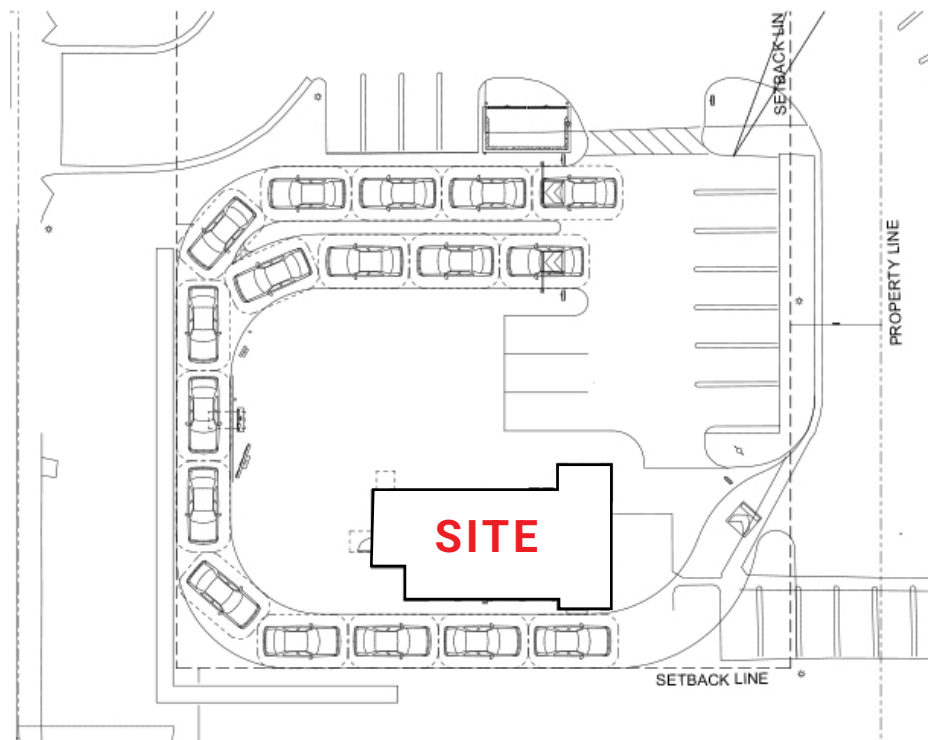
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CONCEPTUAL SITE PLANS

Conceptual Multi-tenant Site Plan



Conceptual Drive-thru Site Plan





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PHOTOS

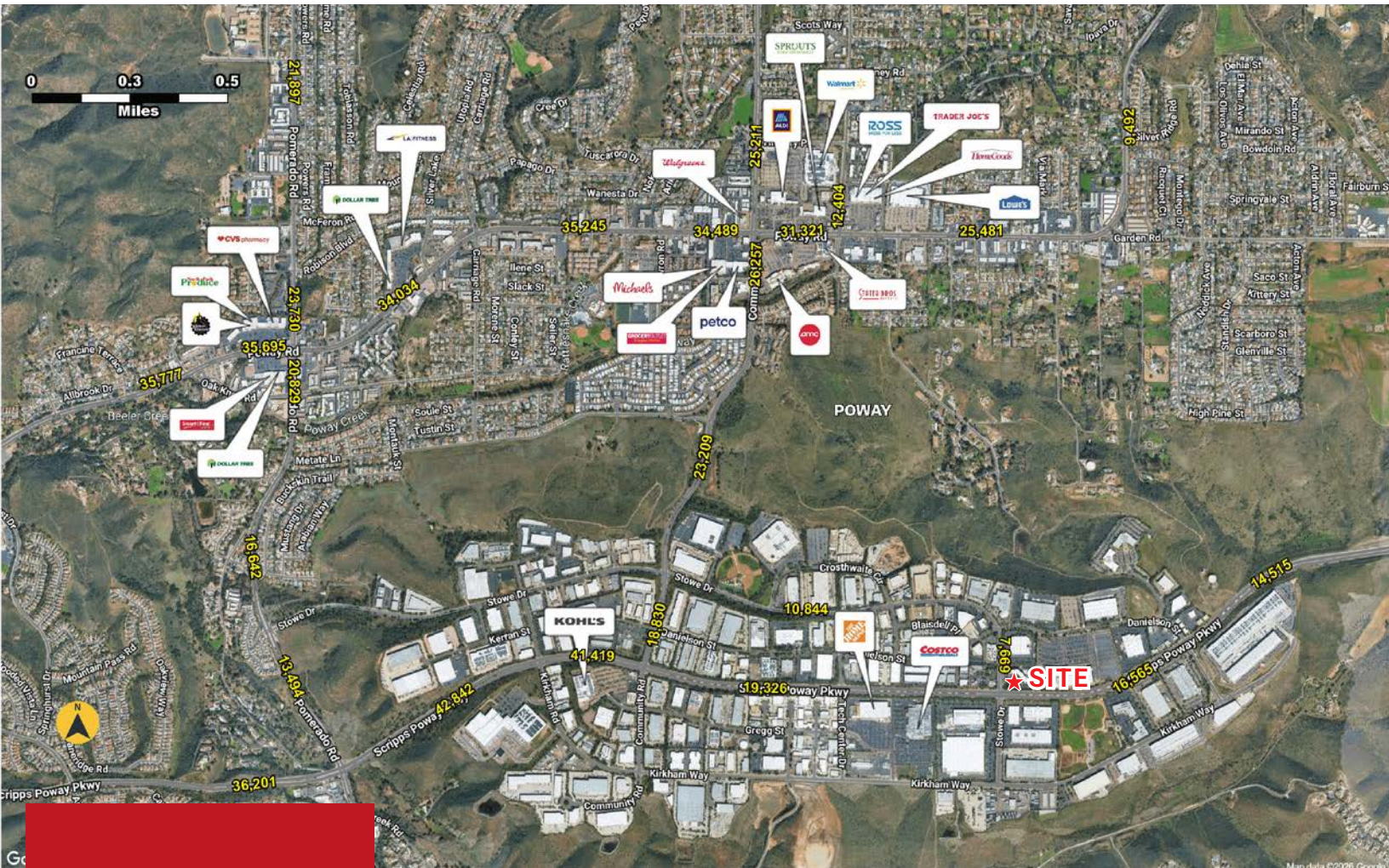




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AERIAL



**BROKER
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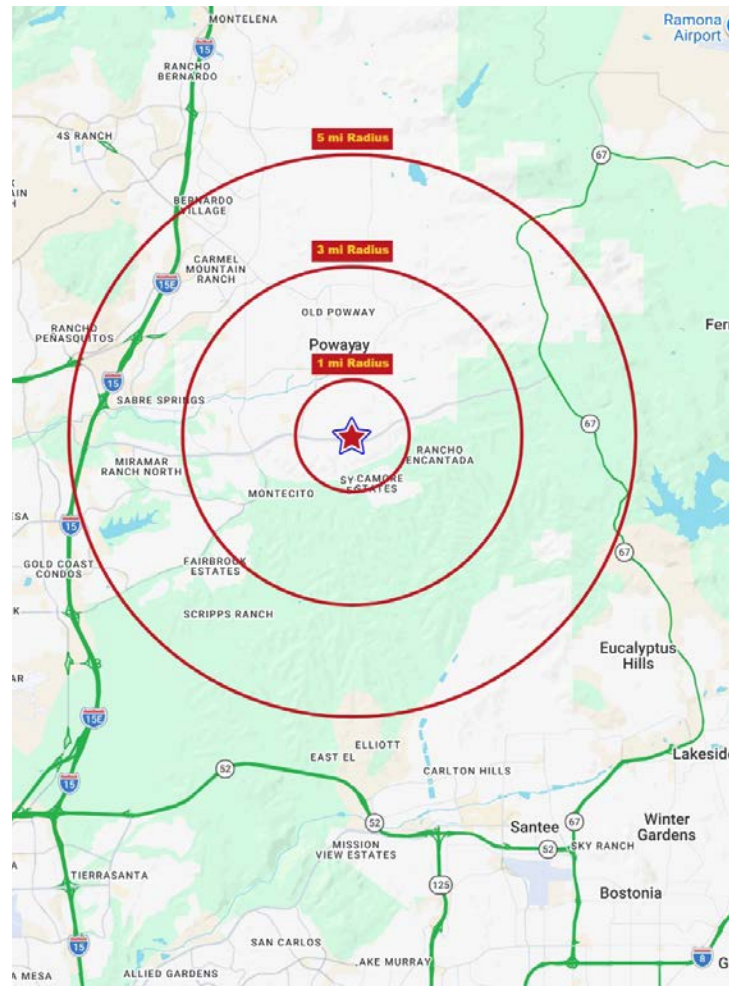
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San Diego, CA 92110**

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Mile
2026 Estimated Population	1,314	41,765	111,464
2031 Projected Population	1,258	40,870	108,670
2020 Census Population	1,360	43,169	115,038
2010 Census Population	1,229	41,186	111,551
2025 Median Age	38.9	40.0	40.7
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Estimated Households	393	14,032	40,550
2031 Projected Households	375	13,726	39,453
2020 Census Households	396	14,044	40,775
2010 Census Households	381	13,572	39,599
RACE AND ETHNICITY	1 Mile	3 Mile	5 Mile
2026 Estimated White	49.3%	54.8%	54.3%
2026 Estimated Black or African American	2.9%	2.7%	2.9%
2026 Estimated Asian & Pacific Islander	25.9%	21.0%	25.2%
2026 Estimated American Indian & Native Alaskan	0.3%	0.6%	0.4%
2026 Estimated Other Races	21.5%	20.9%	17.1%
2026 Estimated Hispanic	21.6%	22.6%	18.7%
INCOME	1 Mile	3 Mile	5 Mile
2026 Estimated Average Household Income	\$251,345	\$205,597	\$209,607
2026 Estimated Median Household Income	\$203,758	\$167,674	\$165,842
2026 Estimated Per Capita Income	\$75,218	\$69,167	\$76,397
EDUCATION (AGE 25+)	1 Mile	3 Mile	5 Mile
2026 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.9%	2.2%
2026 Estimated Some High School (Grade Level 9 to 11)	6.5%	2.3%	2.0%
2026 Estimated High School Graduate	13.4%	13.7%	10.6%
2026 Estimated Some College	14.1%	16.5%	15.0%
2026 Estimated Associates Degree Only	5.8%	7.1%	6.7%
2026 Estimated Bachelors Degree Only	32.4%	32.0%	34.7%
2026 Estimated Graduate Degree	25.5%	25.3%	28.7%
BUSINESS	1 Mile	3 Mile	5 Mile
2026 Estimated Total Businesses	413	2,290	5,199
2026 Estimated Total Employees	9,980	29,665	53,644
2026 Estimated Employee Population per Business	24.1	13.0	10.3
2026 Estimated Residential Population per Business	3.2	18.2	21.4



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Source:

Sites, USA, 2000 - 2020 Census, 2026 Estimates
& 2031 Projections Calculated using Proportional Block Groups