

+/-40 Acres • For Sale

Winding Canyon Road, Poway, CA



PROPERTY HIGHLIGHTS

- Private Custom Estate Potential
- Exceptional Privacy & Scenic Surroundings
- Minutes from Shopping, Dining & Top-Rated Schools
- RR-A Rural Residential Zoning
- Offered at \$300,000
- Approximately \$7,500 Per Acre



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Property Overview

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Executive Summary

PROPERTY OVERVIEW

The subject property consists of approximately 40 acres of residential land located in the City of Poway, offering a rare opportunity to acquire a large private landholding in one of San Diego County’s most desirable communities. Ideally situated just minutes from shopping, dining, schools, and major transportation corridors, the property offers the unique combination of privacy, open space, and convenient access to everyday amenities.

Whether envisioned as a private custom estate, recreational retreat, conservation-oriented investment, or long-term land holding, the property provides buyers with the opportunity to create a one-of-a-kind ownership experience in Poway’s highly sought-after rural setting. Large acreage opportunities within the City of Poway are increasingly scarce, making this an attractive offering for buyers seeking privacy, natural beauty, and long-term investment potential.

PROPERTY FACTS

LOCATION: Poway, San Diego County, CA

TOTAL SITE AREA: ±40 Acres

APNs: 321-100-32-00

ZONING: RR-A Rural Residential A

ZONING

The property is zoned RR-A (Rural Residential A), a designation intended to preserve Poway’s unique rural character while accommodating very low-density residential development. This zoning encourages spacious residential environments and is well suited for buyers seeking a private custom estate with abundant open space and a peaceful setting.

The combination of ±40 acres, RR-A zoning, and a premier Poway location creates a unique opportunity to establish a private residence or acquire a long-term investment in one of North San Diego County’s most desirable residential communities.

ASKING PRICE

\$300,000 (\$7,500/AC)

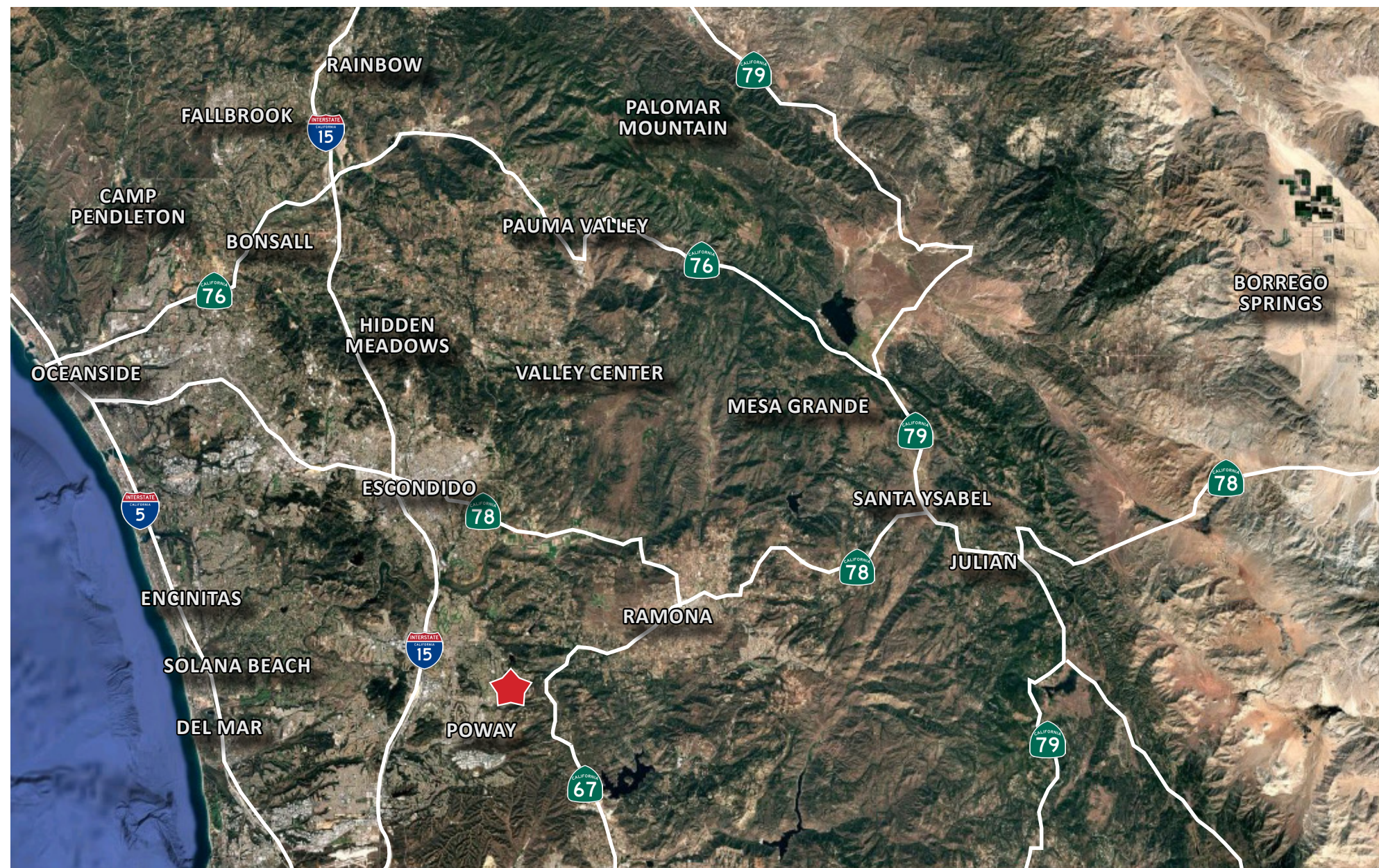




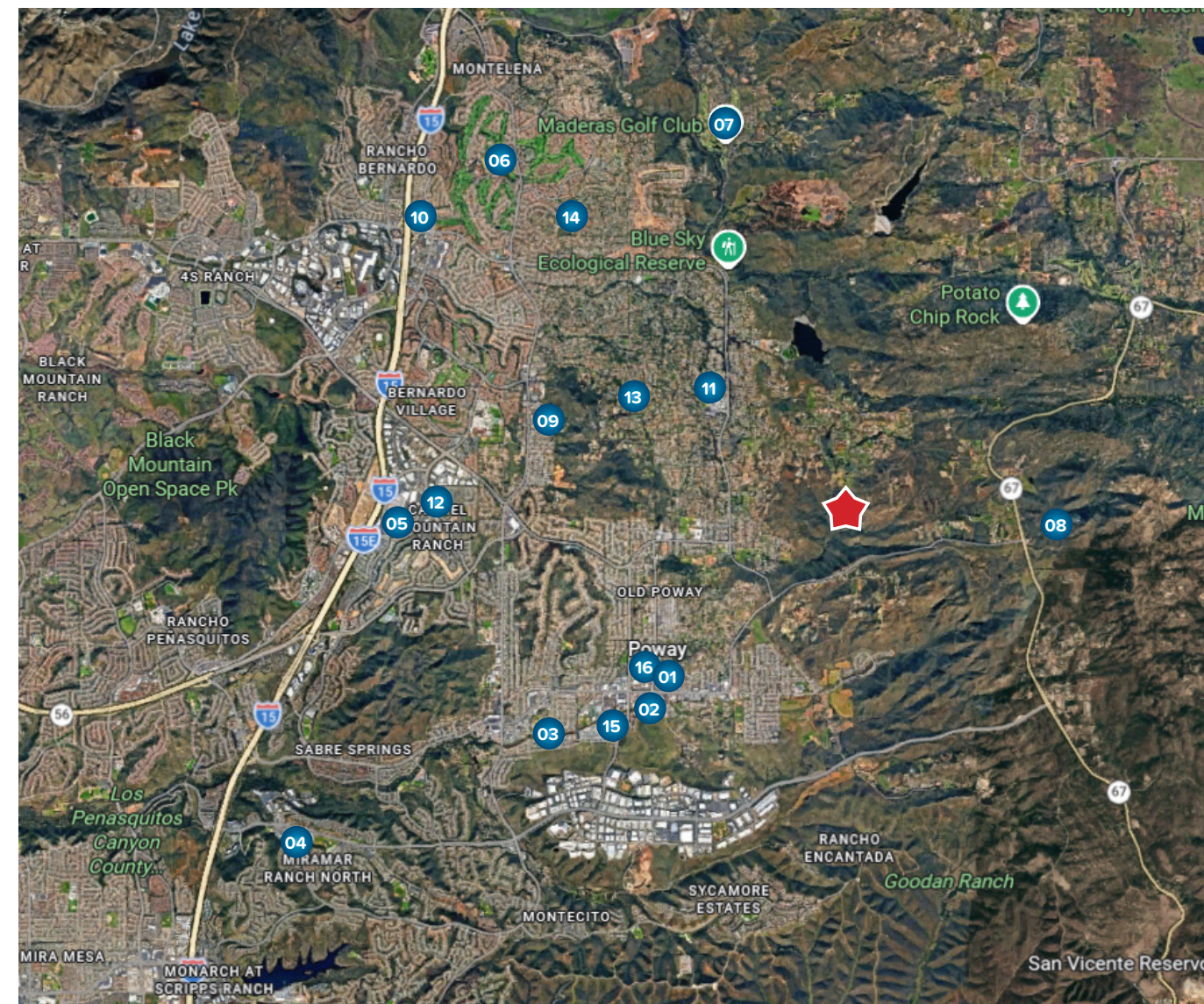
The background image is a wide-angle aerial photograph of a mountain range. The mountains are covered in dense, dry-looking vegetation, possibly autumn foliage, with shades of brown, orange, and yellow. The terrain is rugged with many ridges and valleys. In the distance, the mountains fade into a hazy blue. The sky is a clear, pale blue, transitioning to a warm orange and yellow glow on the right side, indicating a sunset or sunrise. A large, semi-transparent blue gradient overlay covers the left half of the image, fading into the background on the right.

Market Overview

Aerial



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Poway City Center
- 02 Creek Side Plaza
- 03 Poway Promenade
- 04 Scripps Ranch Marketplace
- 05 Carmel Mountain Plaza

ENTERTAINMENT

- 06 Bernardo Winery
- 07 Maderas Golf Club
- 08 Iron Mountain Hiking Trail

MEDICAL FACILITIES

- 09 Poway Healthcare Center
- 10 Kaiser Permanente Rancho Bernardo

EDUCATION

- 11 Poway High School
- 12 Highland Ranch Elementary School
- 13 Country Montessori School
- 14 Chaparral Elementary School

GOVERNMENT

- 15 City Hall
- 16 USPS

Location Overview

POWAY OVERVIEW

Poway is a suburban city in northeastern San Diego County, about 25 miles (40 km) from downtown San Diego. Known as “The City in the Country,” Poway is recognized for preserving large areas of open space while offering suburban neighborhoods, good schools, and access to outdoor recreation.

Popular attractions include:

- Lake Poway for fishing, boating, and hiking.
- Old Poway Park, featuring historic buildings and a heritage railroad.
- Blue Sky Ecological Reserve, known for scenic hiking trails and native wildlife.

Poway generally has:

- A reputation as a safe, family-oriented community.
- A warm inland climate with hotter summers than coastal San Diego.
- A relatively high cost of housing, reflecting demand for its schools and quality of life.

2026 Summary

Population	49,180
Households	16,423
Median Age	41.2
Median Household Income	\$148,359
Average Household Income	\$185,297



SAN DIEGO COUNTY OVERVIEW

San Diego County is located in the far southwestern corner of California, bordering Mexico to the south, the Pacific Ocean to the west, and the counties of Orange, Riverside, and Imperial to the north and east. Covering roughly 4,300 square miles, it is one of the state’s largest and most geographically diverse counties. Its landscapes range from long stretches of coastline and densely populated urban zones to inland valleys, mountain ranges, and eastern desert regions.

With a population of more than 3 million residents, San Diego County is the second-most populous county in California. The region is known for its cultural and ethnic diversity, shaped by significant immigration and strong cross-border ties with Baja California. The climate varies from mild Mediterranean conditions along the coast to hotter, drier environments farther inland, contributing to a wide range of lifestyles and outdoor opportunities.

The county’s economy is driven by major sectors including the military and defense, biotechnology, healthcare, tourism, higher education, and technology. San Diego hosts multiple Navy and Marine Corps bases, a globally respected cluster of research institutions, and numerous biotech companies. The tourism industry is bolstered by attractions such as Balboa Park, the San Diego Zoo, SeaWorld, and the beaches and coastal towns that define the region’s identity.

San Diego County includes 18 incorporated cities, with the city of San Diego serving as the county seat and primary urban center. Other major cities such as Chula Vista, Oceanside, Escondido, and Carlsbad contribute to a metropolitan region known for its high quality of life, outdoor recreation, vibrant neighborhoods, and rich cultural blend. Overall, the county stands out as a dynamic region that combines economic strength, natural beauty, and diverse communities.

2026 Summary

Population	3,300,000
Households	1,181,259
Median Age	36.2
Median Household Income	\$102,000
Average Household Income	\$132,500



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