

WEST VILLAGE POWAY



FOR LEASE

12845 & 12941 Poway Road, Poway, CA 92064




**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY OVERVIEW

West Village Poway is an approx. 6.60 acre mixed-use project consisting of market rate apartment homes, retail and restaurant space, and increased public open area; the project will contribute to a more cohesive village environment in Poway.

In close proximity to The Poway Business Park that has over 18,000 employees and 500 different businesses including General Atomics, Sysco, Geico, and Amazon.

PROPERTY FEATURES

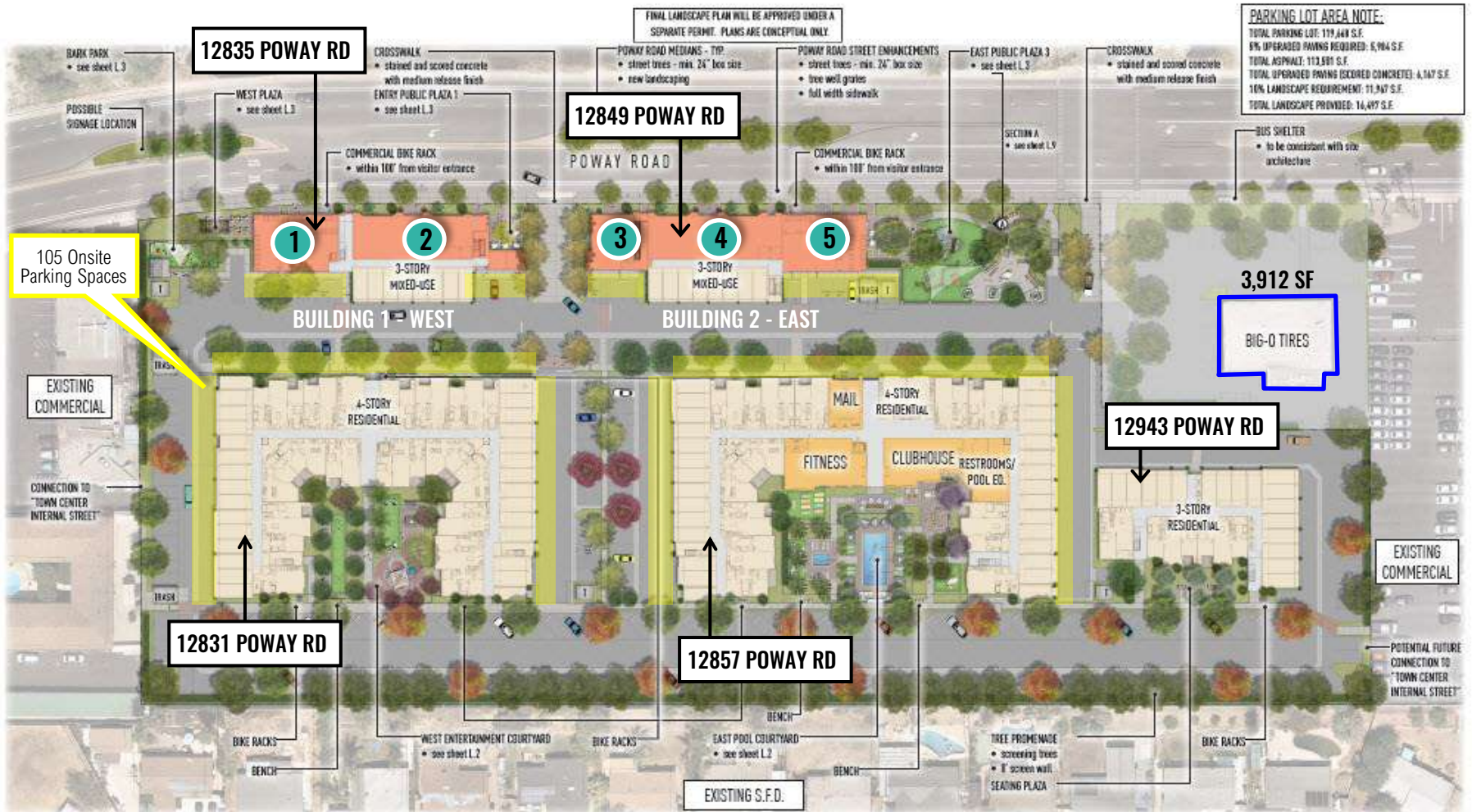
Availability:	Approx. 1,200 - 4,800 SF
# of Apartments on Site:	Approx. 212
Public Open Area:	Approx. 9,955 SF
Parking:	105 Onsite Spaces
Highest & Best Uses:	Retail, Restaurant, Medical & Professional Office Space
Nearby Development Within 3 Blocks:	406 New Residential Units Added to Poway Road within the Next 18 Months
Accessibility:	Close Proximity to I-15, Hwy 67 & 56
Lease Rates:	\$2.75/SF - \$3.25/SF NNN



PROJECT RENDERINGS

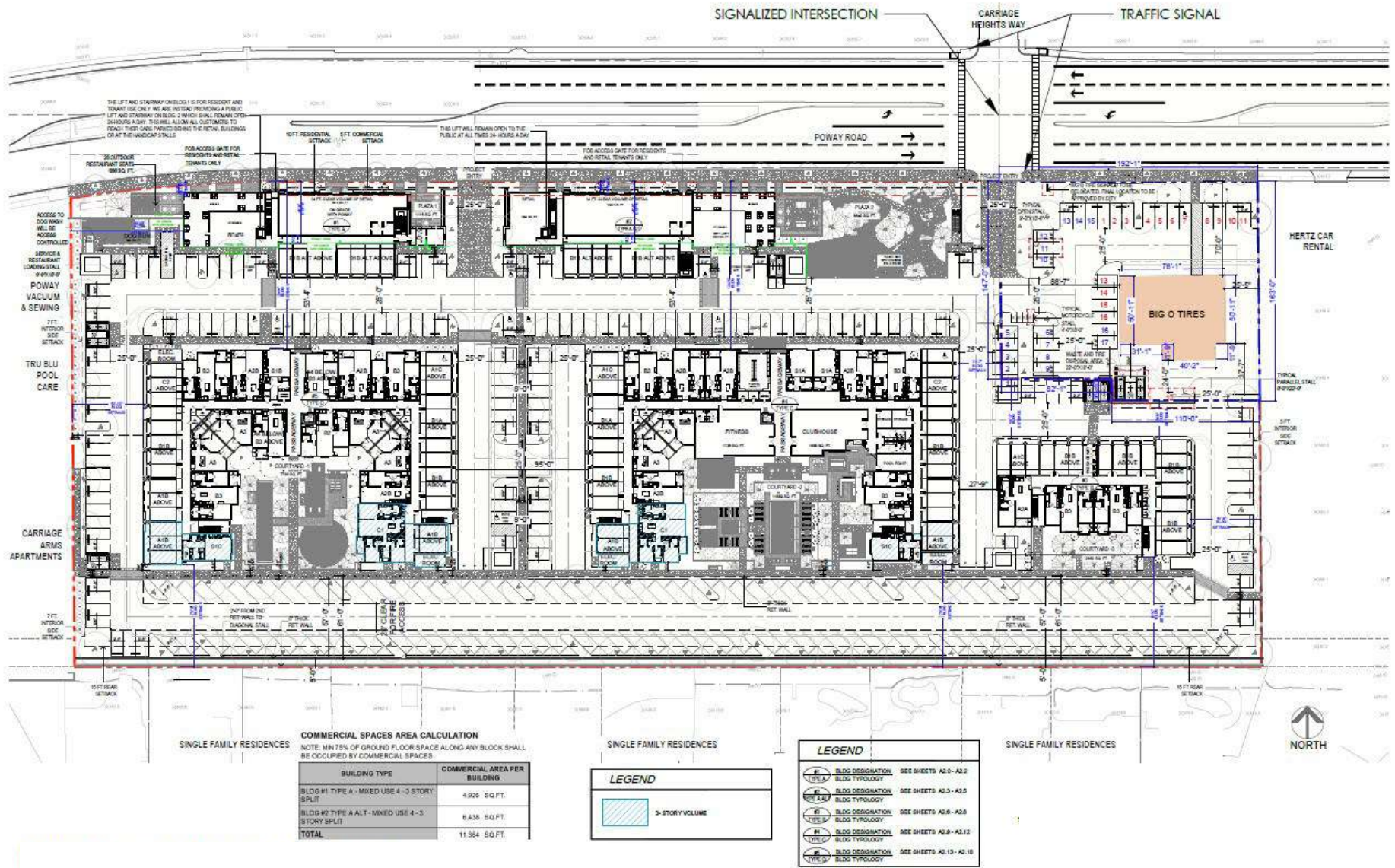


SITE PLAN



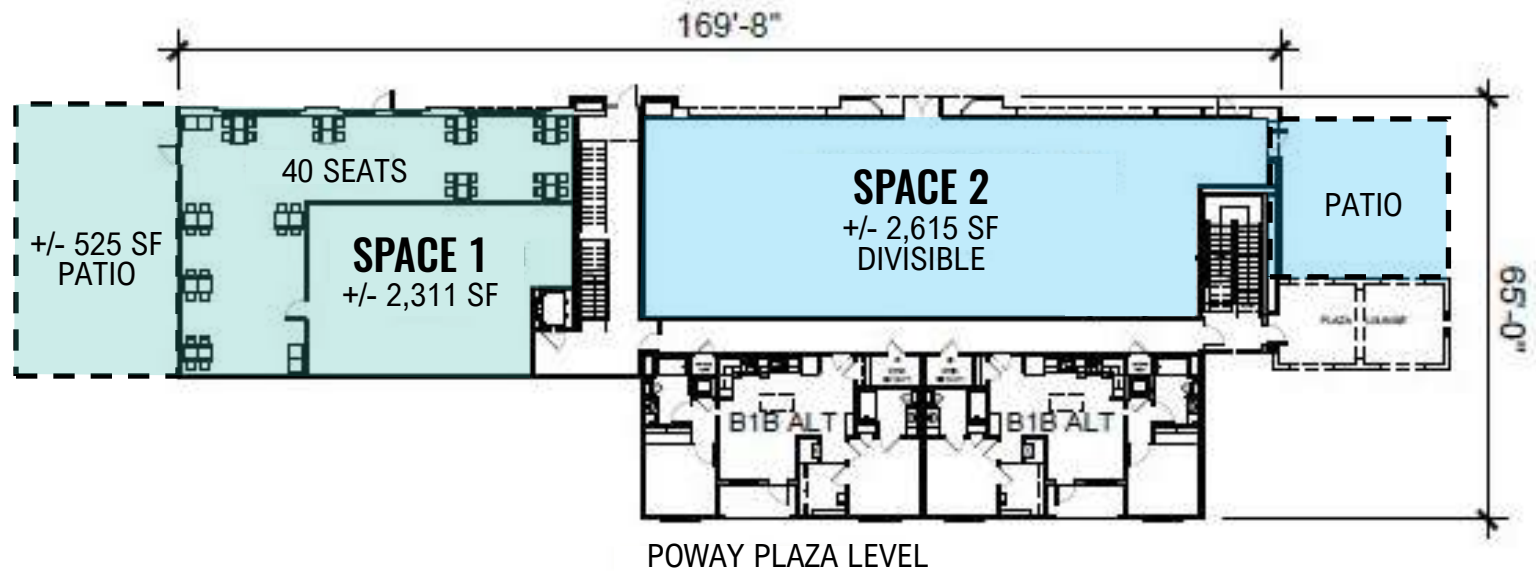
FEATURES

Space 1:	Approx. 2,311 SF Restaurant + Approx. 525 SF Outdoor Patio Seating.
Space 2:	Approx. 1,200 SF - 2,615 SF Retail with Outdoor Patio Seating.
Space 3:	Poway Town Center Leasing Office. Not Available for Lease.
Space 4:	Approx. 1,200 SF - 2,944 SF Retail.
Space 5:	Approx. 2,400 SF - 4,000 SF Restaurant + Approx. 1,000 SF Outdoor Patio Seating. Potential to Expand into Space 4.



FLOOR PLANS

BUILDING 1 - WEST



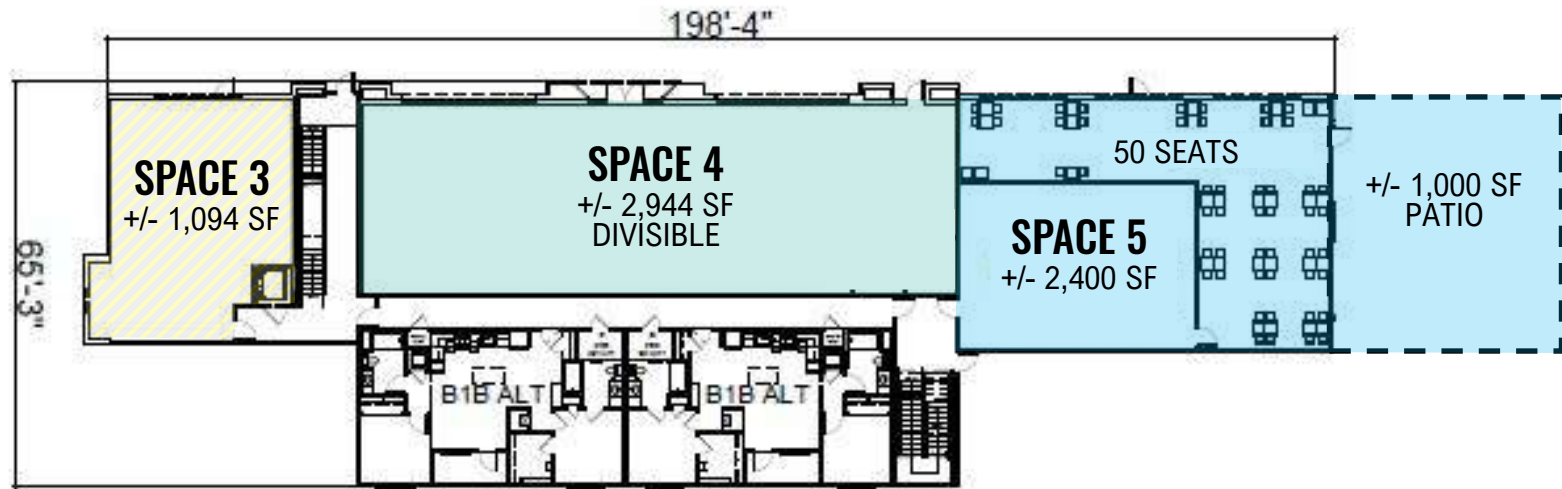
FEATURES

Space 1:	Approx. 2,311 SF Restaurant with 525 SF Outdoor Patio Seating.
Space 2:	Approx. 2,615 SF Retail with Potential Demise. 14' Clear Volume, Patio Seating.

Floor Plan Not Fit to Scale; for Reference Purposes Only.

SITE PLAN

BUILDING 2 - EAST



POWAY PLAZA LEVEL

FEATURES

Space 3:	Approx. 1,094 SF Poway Town Center Leasing Office. Not Available for Lease.
Space 4:	Approx. 2,944 SF Retail with Potential Demise. 14' Clear Volume.
Space 5:	Approx. 2,400 SF Restaurant with 1,000 SF Outdoor Patio Seating. Potential to Expand into Space 4.

Floor Plan Not Fit to Scale; for Reference Purposes Only.

SURROUNDING AREA

**406 NEW RESIDENTIAL UNITS
ADDED TO POWAY ROAD WITHIN
THE NEXT 18 MONTHS**

Apollo

A Part of Poway Commons
35 One-Bed & 9 Two-Bed
Condo Style Affordable
Senior Housing

Artemis



A Part of Poway Commons
48 Townhomes & Penthouse Flats

Janus



A Part of Poway Commons
35 Two-Story Row Homes

Metis



A Part of Poway Commons
35 Two-Story Row Homes

06

Poway Crossing

LA Fitness
Dollar Tree
KFC, Bruski Burgers & Brew
New York Giant Pizza
Big 5 Sporting Goods
Massage Envy
Banfield Pet Hospital
Midas

Subject Property

**12845
& 12941
POWAY ROAD**

WEST VILLAGE POWAY

Town & Country

Sprouts Farmers Market
Vons Grocery Store
Kahoots Pet Store
Hallmark
Rubios, Everbowl
Roundtable Pizza
Poor Boy Subs
Postal Annex, H&R Block

NEW

The Trading Post



Poway's New "Guiding Light"
1.54 Acre Mixed-Use Project
53 Units

Poway Plaza

Grocery Outlet Bargain Market
Michaels, T-Mobile
Little Caesars Pizza
Five Guys, Yogurtland
Cupcakes A la Yola
Mainstream Bar & Grill
Phoenix Salon Suites
AutoZone Auto Parts

Creekside Plaza

Stater Bros Market
AMC Poway 10
Brigantine
Chipotle Mexican Grill
Starbucks, Kai Sushi
Baskin Robbins,
KASI Indian
Daphne's California Greek
FedEx, Jiffy Lube, Sprint Store

Poway City Centre

HomeGoods, Stein Mart
Ross Dress for Less
Lowes Home Improvement
Panda Express,
Domino's Pizza
El Ranchito Taco Shop
Aloha Nails & Spa
Town & Country Vet
Jenny Craig Center

AREA DEMOGRAPHICS



	3 mile	5 mile	10 mile
POPULATION			
Total Population (2023)	81,059	174,278	467,530
Total Population (2028)	79,895	171,359	462,037
Change in Population (2010-2023)	0.1%	0.2%	0.5%
Median Age	39.4	40.8	40.2
HOUSEHOLDS			
Total Households	28,179	61,252	161,387
HH Growth (2010-2023)	0.2%	0.4%	0.6%
Owner Occupied Housing	18,498	41,818	112,233
Renter Occupied Housing	9,015	18,215	46,838
INCOME			
Average Household Income	\$147,439	\$153,135	\$148,497
Median Household Income	\$122,602	\$126,675	\$122,216
RACE/ETHNICITY			
White	54,097	111,379	304,980
Black	2,149	4,854	13,512
Asian	19,984	46,750	118,083
Hispanic Origin	13,051	23,196	66,011
Other	5,373	11,295	30,955
REAL ESTATE MARKET SNAPSHOT			
Median Home Value	\$770,106	\$774,760	\$766,783
Median Year Built	1987	1985	1985
Total Businesses	4,028	8,690	24,133
Total Employees	39,636	80,490	231,556



FOR
LEASE

MIXED-USE
PROJECT

WEST VILLAGE POWAY



contact information

DAVE DILDAY

Director, Land Development & Investment Sales
Direct (619) 200-9787
DaveD@PacificCoastCommercial.com
Lic. 00976203

VINCE PROVENZANO

Executive Director | Brokerage
Direct (619) 838-0000
Vince@PacificCoastCommercial.com
Lic. 00780182


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COMMERCIAL**
SALES • MANAGEMENT • LEASING

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REAL ESTATE SERVICES

Pacific Coast Commercial
(619) 469-3600

10721 Trenea Street, Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to a transaction.

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