

POWAY CROSSINGS

Retail For Lease

12622-12654 Poway Rd, Poway, CA 92064



RESTAURANT & RETAIL OPPORTUNITIES

1,084 - 18,160 SF Available for Lease

Description:

- Anchored by LA Fitness, Big 5 Sporting Goods and Dollar Tree. Other notable tenants in the Center include: Massage Envy, Banfield Pet Hospital, Sola Salon Studios, Kentucky Fried Chicken, and i-Tan.
- Recent growth of the neighboring communities of Scripps Ranch, Carmel Mountain Ranch and Sabre Springs has bolstered Poway's commercial trade area.
- Major tenants in the trade area include Target, Super Wal-Mart, Steinmart, Lowe's, Home Depot, Kohl's, Ross, Staples, PetCo, Michaels, Grocery Outlet, HomeGoods, AMC Theaters and more.

Traffic Count:

- ± 35,900 average daily traffic on Poway Road between Pomerado Road and Carriage Road.

Demographics

	1 MILE	3 MILES	5 MILES
Population '18	13,124	88,958	195,104
Average Income	\$103,187	\$135,910	\$141,984
Daytime Population	11,918	98,516	188,258

Source: 2018 ESRI



For further information, please contact our exclusive agents:

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Corporate CA RE #01355491 www.ngkf.com

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Tenant Roster

SUITE	TENANT	SF
12622- A/B	Sushi Lounge	2,567
12624-14	Available	1,084
12624-12	New York Giant Pizza	1,188
12624- 2-10	Dollar Tree	8,261
12630	Big 5 Sporting Goods	10,320
12636-10	Check N Go	1,333
12636-8	Ryan Wendy Salon	1,260
12636- 4-6	Sola Salon Studios	4,493
12642-20	I-Tan	1,690
12642-18	Available	1,668
12642-16	Code Ninjas	1,768
12642-12	Natesha Dance Studio	844
12642-10	Pacific Barber	845
12642- 4-8	Massage Envy	3,780
12642-2	Nutri-Mart	800
12648	LA Fitness	40,567
12654- 8-10	Banfield Pet Hospital	3,162
12654-6	Nails by Holly	1,170
12654- 2-4	Available	1,995
12666	Available	18,160
12660	Kentucky Fried Chicken	2,500



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Suite 12624-14 | 1,084 Sq Ft | Available



Suite 12642-18 | 1,668 Sq Ft | Available



Suite 12654- 2-4 | 1,995 Sq Ft | Available



Suite 12666 | 18,160 Sq Ft | Anchor | Available

**Newmark
Knight Frank**

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DEMOGRAPHICS



Executive Summary

12622 Poway Rd, Poway, California, 92064
Rings: 1, 3, 5 mile radii

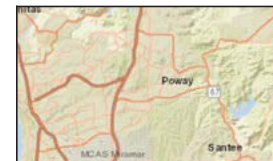
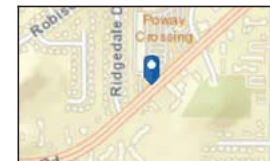
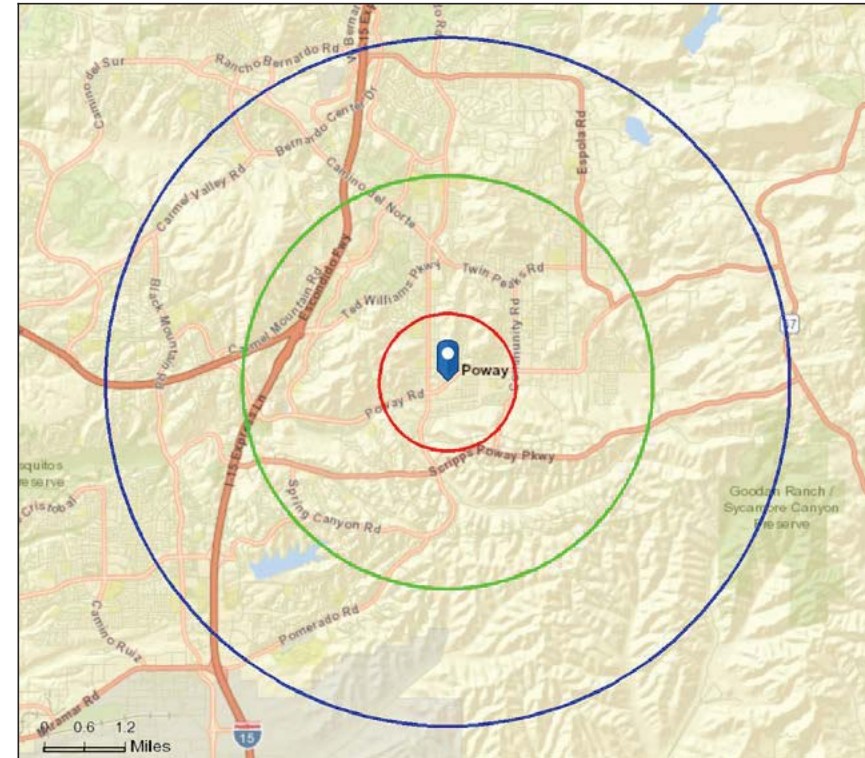
Prepared by Esri
Latitude: 32.95388
Longitude: -117.05760



Site Map

12622 Poway Rd, Poway, California, 92064
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95388
Longitude: -117.05760



	1 mile	3 miles	5 miles
Population			
2000 Population	12,321	80,629	167,968
2010 Population	12,487	84,447	179,968
2018 Population	13,124	88,958	195,104
2023 Population	13,572	91,678	203,498
2000-2010 Annual Rate	0.13%	0.46%	0.69%
2010-2018 Annual Rate	0.60%	0.63%	0.98%
2018-2023 Annual Rate	0.67%	0.60%	0.85%
2018 Male Population	49.3%	48.9%	49.1%
2018 Female Population	50.7%	51.1%	50.9%
2018 Median Age	37.1	38.7	39.9
Households			
2000 Households	4,132	27,652	58,249
2010 Households	4,229	29,447	63,464
2018 Total Households	4,442	30,893	68,335
2023 Total Households	4,585	31,725	70,992
2000-2010 Annual Rate	0.23%	0.63%	0.86%
2010-2018 Annual Rate	0.60%	0.58%	0.90%
2018-2023 Annual Rate	0.64%	0.53%	0.77%
2018 Average Household Size	2.95	2.85	2.84
Median Household Income			
2017 Median Household Income	\$77,135	\$103,211	\$106,438
2022 Median Household Income	\$82,837	\$110,374	\$113,859
2017-2022 Annual Rate	1.44%	1.35%	1.36%
Average Household Income			
2017 Average Household Income	\$99,467	\$130,909	\$136,007
2022 Average Household Income	\$110,945	\$145,892	\$151,656
2017-2022 Annual Rate	2.21%	2.19%	2.20%
Per Capita Income			
2017 Per Capita Income	\$33,600	\$45,871	\$48,010
2022 Per Capita Income	\$37,348	\$50,903	\$53,310
2017-2022 Annual Rate	2.14%	2.10%	2.12%

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