



# NewMark Merrill COMPANIES

*When you love shopping centers it shows.*

# SABRE SPRINGS PLAZA

**SOUTHWEST CORNER OF POWAY ROAD AND SPRINGBROOK DRIVE IN SAN DIEGO, CALIFORNIA**

## RETAIL SPACE AVAILABLE FOR LEASE



**Project Size** 15,038 Sq. Ft. of Retail Space

### Demographics



**Population\***

**1 Mile. . . . . 11,581**  
**3 Miles . . . 114,966**



**Household Income\***

**1 Mile. . . . \$162,262**  
**3 Miles . . . \$148,388**



**Traffic Count\***

**Poway Road & Springbrook:**  
**+/- 40,300 cars per day**



**NewMark Merrill**  
COMPANIES

### For Lease • Retail Space Available

- Excellent visibility along Poway Road
- Clear and convenient access at busy signaled intersection of Poway Road and Springbrook Drive.
- Five schools within a 1-mile radius - approx. 3,325 total students
- Convenience shopping center with five schools located within a 1-mile radius; approximately 3,325 total students
- Synergistic retail, restaurant and service tenants provide a strong “daily trips” draw

For additional information, please contact:

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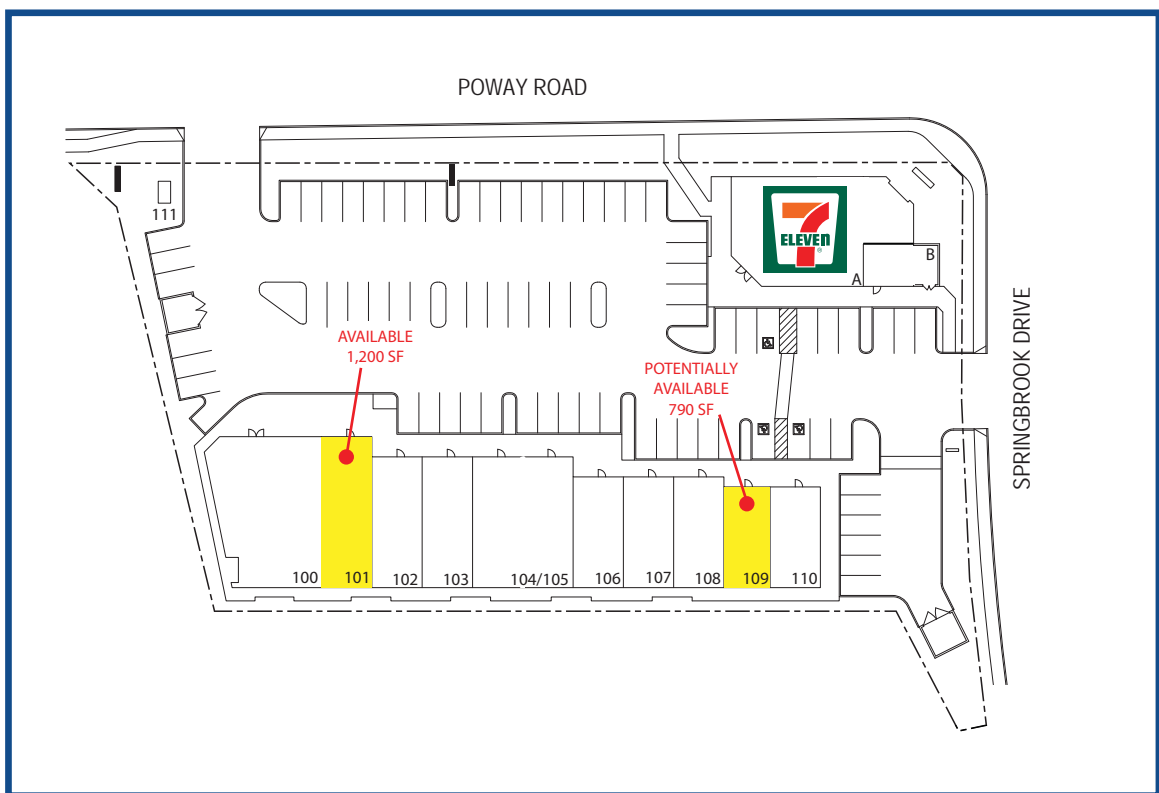
\* Estimates are based on 2018 demographics for population and average income per household. Traffic count is based upon SANDAG 2010 counts. The information herein is not guaranteed and should be independently verified.

# SABRE SPRINGS



**FOR LEASE**  
**PRIME RETAIL**  
**SPACE AVAILABLE**

**SOUTHWEST CORNER OF POWAY ROAD AND SPRINGBROOK DRIVE IN SAN DIEGO, CALIFORNIA**



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COMPANIES

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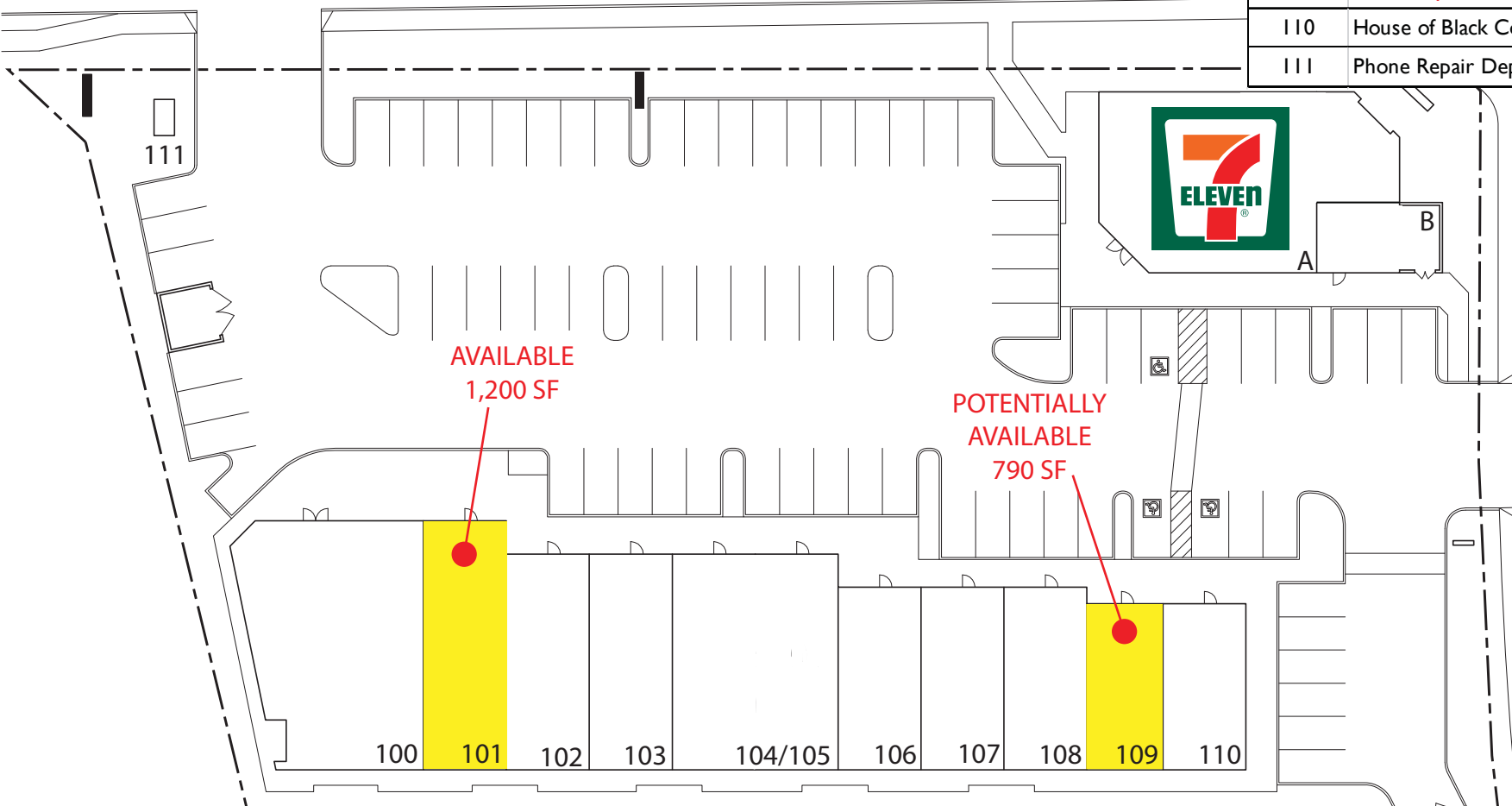
# SABRE SPRINGS

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Suite	Tenant	SF
A	7-Eleven	2,232
B	Brothers Barber Shop	705
100	Phileas Fogg's	2,461
101	Available	1,200
102	China Spring Massage	1,040
103	Sabre Springs Dentistry	1,040
104/105	Poway Jewelry and Loan	2,080
106	Senor Taquero	880
107	French Nail Salon & Spa	880
108	Auto Body Excellence	880
109	Potentially Available	790
110	House of Black Coffee Company	800
111	Phone Repair Depot	50

POWAY ROAD



SPRINGBROOK DRIVE



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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.



# Executive Summary

921 Sabre Springs  
Auto Body Excellence  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 32.94533  
Longitude: -117.08475

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	8,622	46,290	98,508
2010 Population	11,255	52,280	105,132
2019 Population	11,581	54,646	114,966
2024 Population	11,783	56,145	119,134
2000-2010 Annual Rate	2.70%	1.22%	0.65%
2010-2019 Annual Rate	0.31%	0.48%	0.97%
2019-2024 Annual Rate	0.35%	0.54%	0.71%
2019 Male Population	49.0%	49.1%	49.2%
2019 Female Population	51.0%	50.9%	50.8%
2019 Median Age	36.2	37.5	38.2

In the identified area, the current year population is 114,966. In 2010, the Census count in the area was 105,132. The rate of change since 2010 was 0.97% annually. The five-year projection for the population in the area is 119,134 representing a change of 0.71% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	53.4%	55.6%	55.9%
2019 Black Alone	2.1%	2.5%	2.7%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	35.4%	30.0%	30.0%
2019 Pacific Islander Alone	0.2%	0.2%	0.3%
2019 Other Race	2.5%	4.7%	4.3%
2019 Two or More Races	6.3%	6.5%	6.4%
2019 Hispanic Origin (Any Race)	9.8%	13.8%	13.2%

Persons of Hispanic origin represent 13.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	200	189	188
2000 Households	3,064	16,533	34,134
2010 Households	3,965	18,543	36,829
2019 Total Households	4,053	19,271	40,005
2024 Total Households	4,108	19,732	41,297
2000-2010 Annual Rate	2.61%	1.15%	0.76%
2010-2019 Annual Rate	0.24%	0.42%	0.90%
2019-2024 Annual Rate	0.27%	0.47%	0.64%
2019 Average Household Size	2.86	2.83	2.86

The household count in this area has changed from 36,829 in 2010 to 40,005 in the current year, a change of 0.90% annually. The five-year projection of households is 41,297, a change of 0.64% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 30,943 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

921 Sabre Springs  
 Auto Body Excellence  
 Rings: 1, 2, 3 mile radii

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	1 mile	2 miles	3 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	25.7%	28.8%	27.6%
<b>Median Household Income</b>			
2019 Median Household Income	\$132,714	\$116,059	\$117,422
2024 Median Household Income	\$151,143	\$130,110	\$130,331
2019-2024 Annual Rate	2.63%	2.31%	2.11%
<b>Average Household Income</b>			
2019 Average Household Income	\$162,262	\$148,910	\$148,388
2024 Average Household Income	\$183,097	\$167,797	\$166,975
2019-2024 Annual Rate	2.45%	2.42%	2.39%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$56,907	\$52,767	\$51,527
2024 Per Capita Income	\$63,983	\$59,221	\$57,763
2019-2024 Annual Rate	2.37%	2.33%	2.31%

### Households by Income

Current median household income is \$117,422 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$130,331 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$148,388 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$166,975 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$51,527 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$57,763 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	93	83	87
2000 Total Housing Units	3,107	16,905	34,780
2000 Owner Occupied Housing Units	2,655	11,915	24,868
2000 Renter Occupied Housing Units	409	4,618	9,266
2000 Vacant Housing Units	43	372	646
2010 Total Housing Units	4,095	19,172	37,948
2010 Owner Occupied Housing Units	2,730	12,228	25,148
2010 Renter Occupied Housing Units	1,235	6,315	11,681
2010 Vacant Housing Units	130	629	1,119
2019 Total Housing Units	4,155	19,747	40,877
2019 Owner Occupied Housing Units	2,764	12,327	25,666
2019 Renter Occupied Housing Units	1,289	6,943	14,339
2019 Vacant Housing Units	102	476	872
2024 Total Housing Units	4,208	20,195	42,144
2024 Owner Occupied Housing Units	2,811	12,586	26,287
2024 Renter Occupied Housing Units	1,298	7,146	15,010
2024 Vacant Housing Units	100	463	847

Currently, 62.8% of the 40,877 housing units in the area are owner occupied; 35.1%, renter occupied; and 2.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 37,948 housing units in the area - 66.3% owner occupied, 30.8% renter occupied, and 2.9% vacant. The annual rate of change in housing units since 2010 is 3.36%. Median home value in the area is \$662,755, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.86% annually to \$691,913.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.