



**URBAN
PROPERTY
GROUP** est. 1989

Regency
Centers.

Poway CA



**FOR LEASE ± 1,146
SF PLUS PATIO**

TWIN PEAKS PLAZA

14823 POMERADO RD, POWAY, CA 92064

2ND GENERATION CORNER
CAFE SPACE AVAILABLE
FOR LEASE ± 1,146 SF PLUS PATIO

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MARKET AERIAL



FOR LEASE ± 1,146 SF PLUS PATIO

TWIN PEAKS PLAZA

Located along Pomerado Road and Ted Williams Pkwy (SR 56) in the heart of Poway, the property at 14721 – 14905 Pomerado Road offers tenants excellent exposure in a highly trafficked commercial corridor serving the surrounding community. The site provides convenient access to Interstate 15, allowing for easy connectivity to Rancho Bernardo, Carmel Mountain, and greater San Diego, while remaining embedded within a dense and affluent residential base. Nearby retailers, service providers, and professional users create steady daytime and weekend traffic, making the location well-suited for customer-facing and service-oriented businesses. Poway's strong household incomes, limited competing commercial inventory, and reputation as a safe, well-maintained community support consistent demand and long-term business stability for tenants.



WITHIN 5 MILES

200,148

2024 Population

\$160,191

2024 AVG HHI

\$866,748

2024 Med. Home Value

78,619

Daytime Employees

\$3.2M+

Total Consumer Spending

34,517

Traffic Volume Twin Peaks Rd.

Property Highlites

- Easy freeway access
- 1,556 surface parking spaces
- Market: San Diego, Carlsbad, and San Marcos
- 3,308,714 annual visits to plaza
- Co-tenants with over 33 other businesses in the plaza

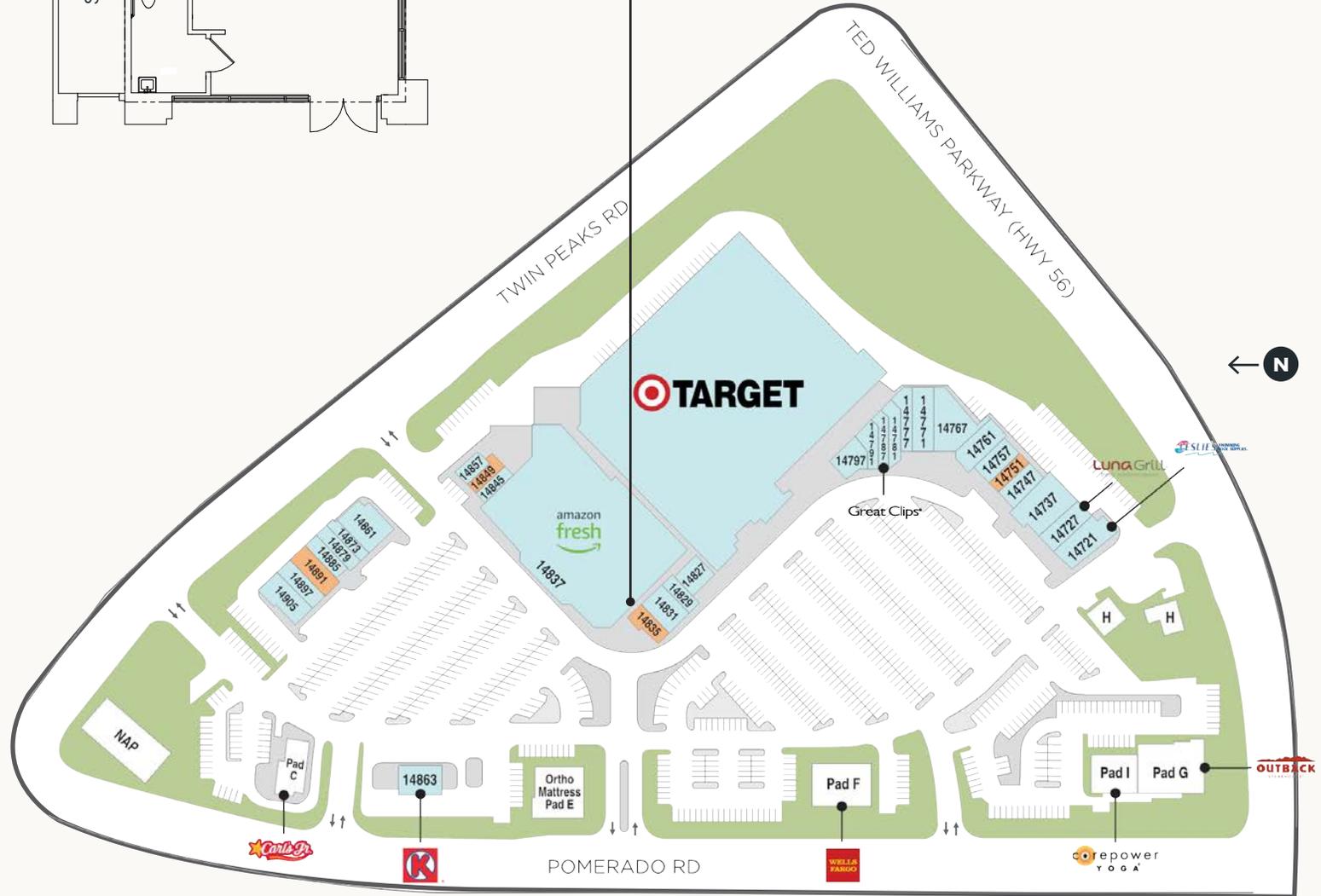
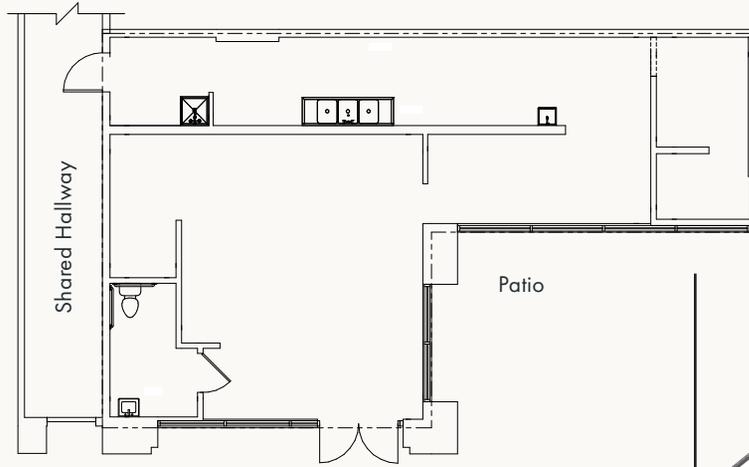
TWIN PEAKS PLAZA



14823 POMERADO RD
POWAY, CA 92064

**2ND GENERATION
CORNER CAFE SPACE
AVAILABLE NOW**

**FOR LEASE ± 1,146 SF
PLUS PATIO**



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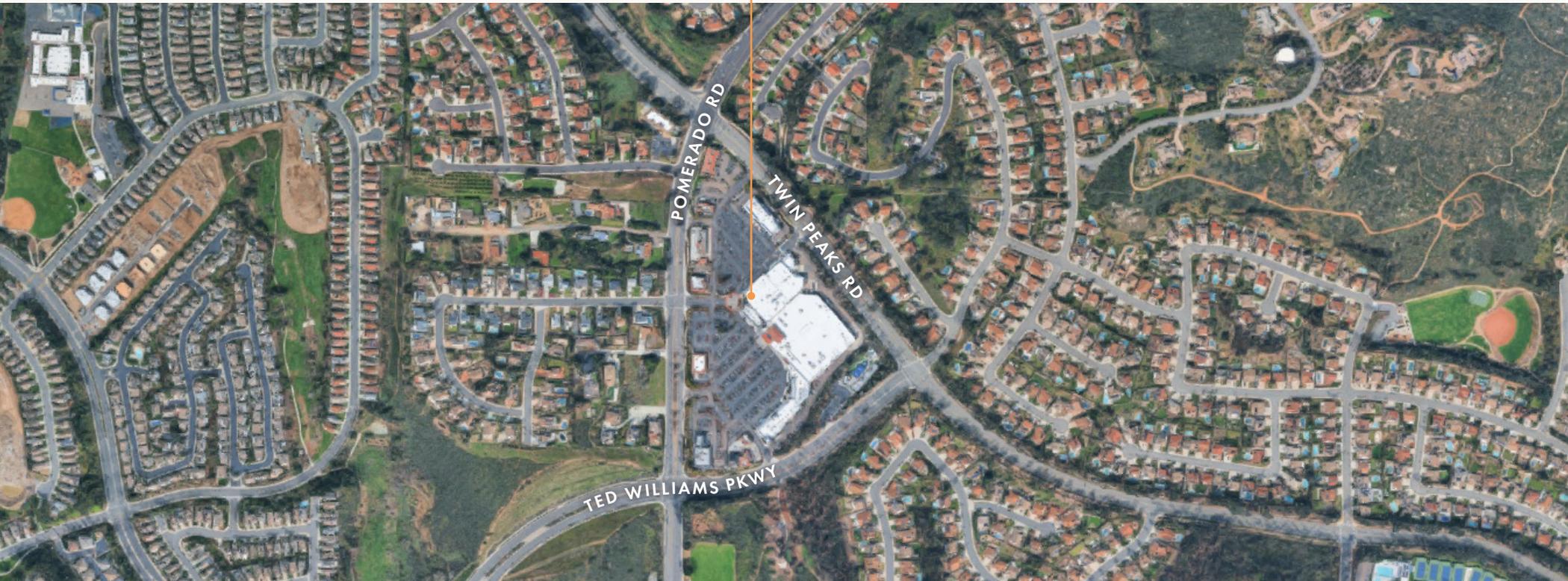
LOCATION

Nestled in one of North San Diego County's most vibrant suburban markets, Twin Peaks Plaza sits at the heart of a highly engaged and affluent Poway community.

Surrounded by a strong mix of established residential neighborhoods, the center benefits from a 3-mile radius population of approximately 90,000+ residents — with tens of thousands of local households providing consistent day-to-day demand for retail, services, and dining experiences. With this dense residential base characterized by high household incomes and significant home values, businesses at Twin Peaks enjoy exceptional visibility and sustained consumer traffic from loyal local households.



14721-14905 POMERADO
POWAY, CA 92064
CORNER CAFE SPACE FOR LEASE



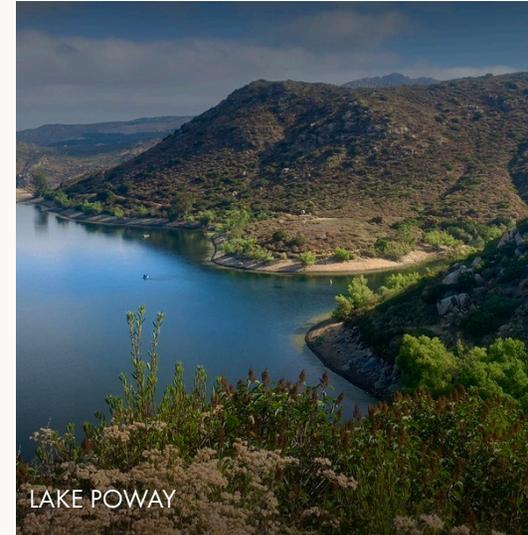
DISCOVER POWAY

Poway, "The City in the Country," offers top-rated schools, abundant open space, and a high quality of life in northeast San Diego County.

Poway is a family-friendly suburban city in northeast San Diego County, celebrated for its open space, top schools, and relaxed semi-rural lifestyle—all with over 70 miles of trails to explore.



POWAY CENTER FOR THE PERFORMING ARTS



LAKE POWAY

ARTS & CULTURE

Kumeyaay-Ipai Interpretive Center
Poway Center for the Performing Arts
Poway Branch Library
Tony Gwynn Memorial

RECREATION

Aquatics
Boating & Fishing
Trails & Hiking
Farmers Market
Golf

PARKS

Blue Sky Ecological Reserve
Community Park
Lake Poway
Old Poway Park
Veterans Park



MADERAS GOLF COURSE



ANNUAL MAJOR EVENTS:

Winter Festival
Lake Poway Youth Fishing Derby
Old Fashioned Fourth of July
Rendezvous in Poway
Halloween

MONTHLY/REGULARLY RECURRING EVENTS:

Poway Cruisers Car Show
Polo Tournaments
Weekly Park Play
Live Music/Comedy
Arts & Crafts/Culture

CONTACT US

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