



MAJOR PRICE REDUCTION
\$0.37/LAND SF NNN

12690
DANIELSON COURT
POWAY, CA 92064

FOR LEASE

RARE INDUSTRIAL YARD
±9,050 SF FREESTANDING BUILDING ON 2.79 ACRE LOT

PROPERTY HIGHLIGHTS



RARE ONE OF A KIND PROPERTY

The unique Property has a large lot for excess parking or outdoor storage in the heart of the South Poway Business Park.



IMMEDIATE AVAILABILITY

The Property is currently vacant for occupancy and can be modified for a single tenant or two tenants. See site plan on page 4.



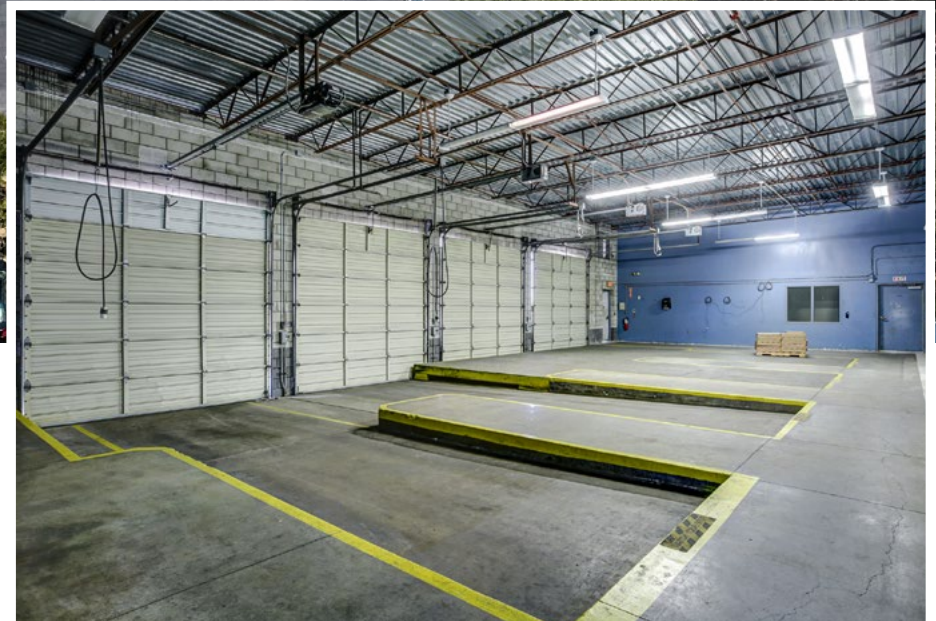
SAFE AND SECURE LOT

The lot is entirely fenced with secured access to the parking and loading areas allowing for easy truck circulation or potential outdoor storage of products.



IDEAL LOCATION

The City of Poway is centrally located near I-15 with quick access to service all of San Diego County as well as within reasonable distance to the Inland Empire or Orange County.



PROPERTY FEATURES



Property Address: 12690 Danielson Ct, Poway, CA 92064

Building Size: ±9,050 SF

Office Size: ±25%

Loading: Four (4) Grade Level Doors
One (1) Dock High Door

Clear Height: ±12' - 16'

Availability: Immediately

NNN's: ±\$11,500 (\$0.10/Land SF)

Features: Fenced and Secured Parking / Yard Area/Freezer / Cooler in Warehouse

Power: 1200 Amps (to be confirmed by the buyer / tenant)

Lot Size: 2.79 Acres

Year Built: 1996

Zoning (Link): [South Poway Business Park
LI - Light Industrial](#)

**Introductory
Lease Rate:** **\$44,000 NNN
(\$0.37/Land SF NNN)**

CONCEPTUAL TWO TENANT SITE PLAN

SITE 1: FULL BUILDING ON
1.13 ACRE SITE

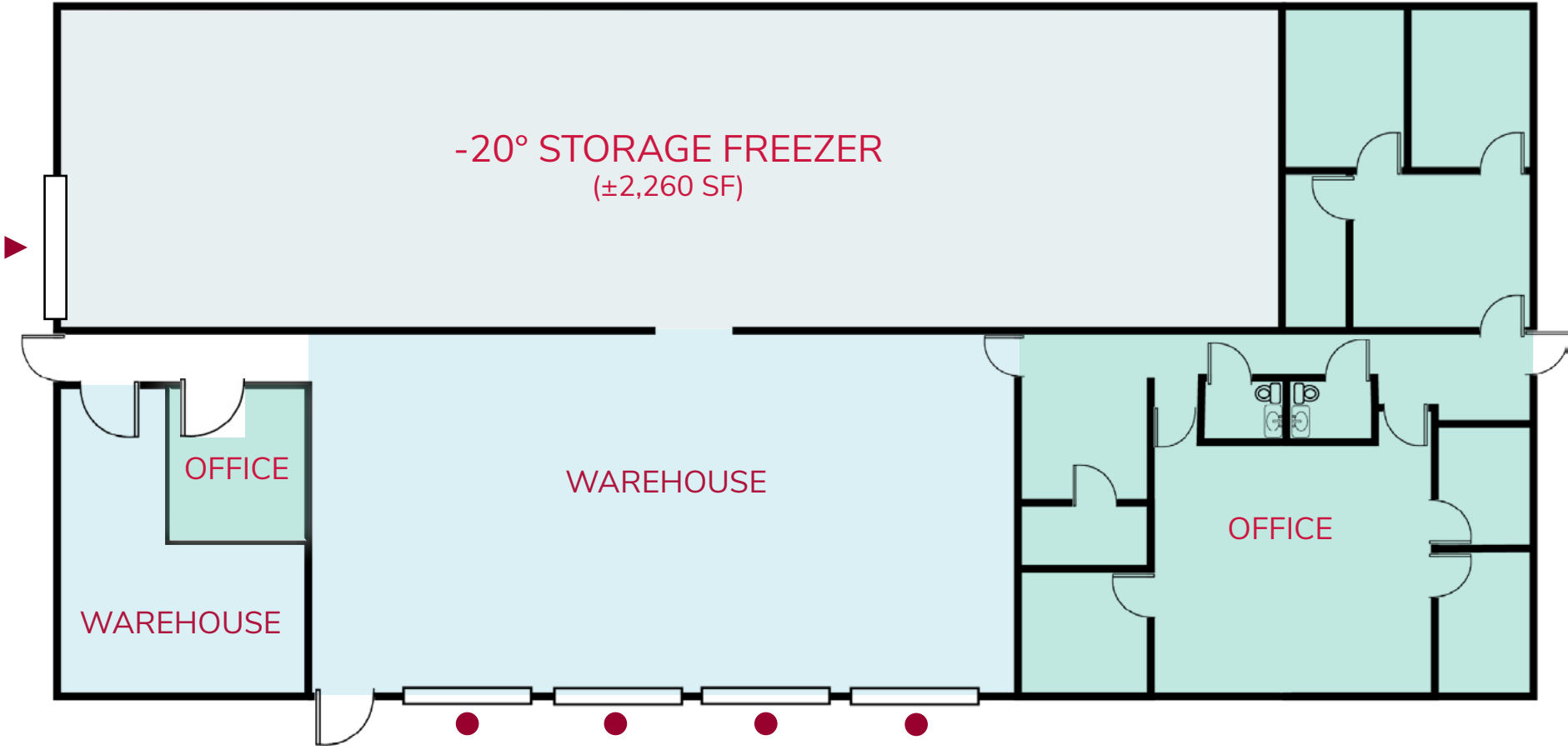
SITE 2: MODULAR
OFFICE ON 1.65 ACRE SITE

*Pricing Negotiable



CURRENT FLOORPLAN

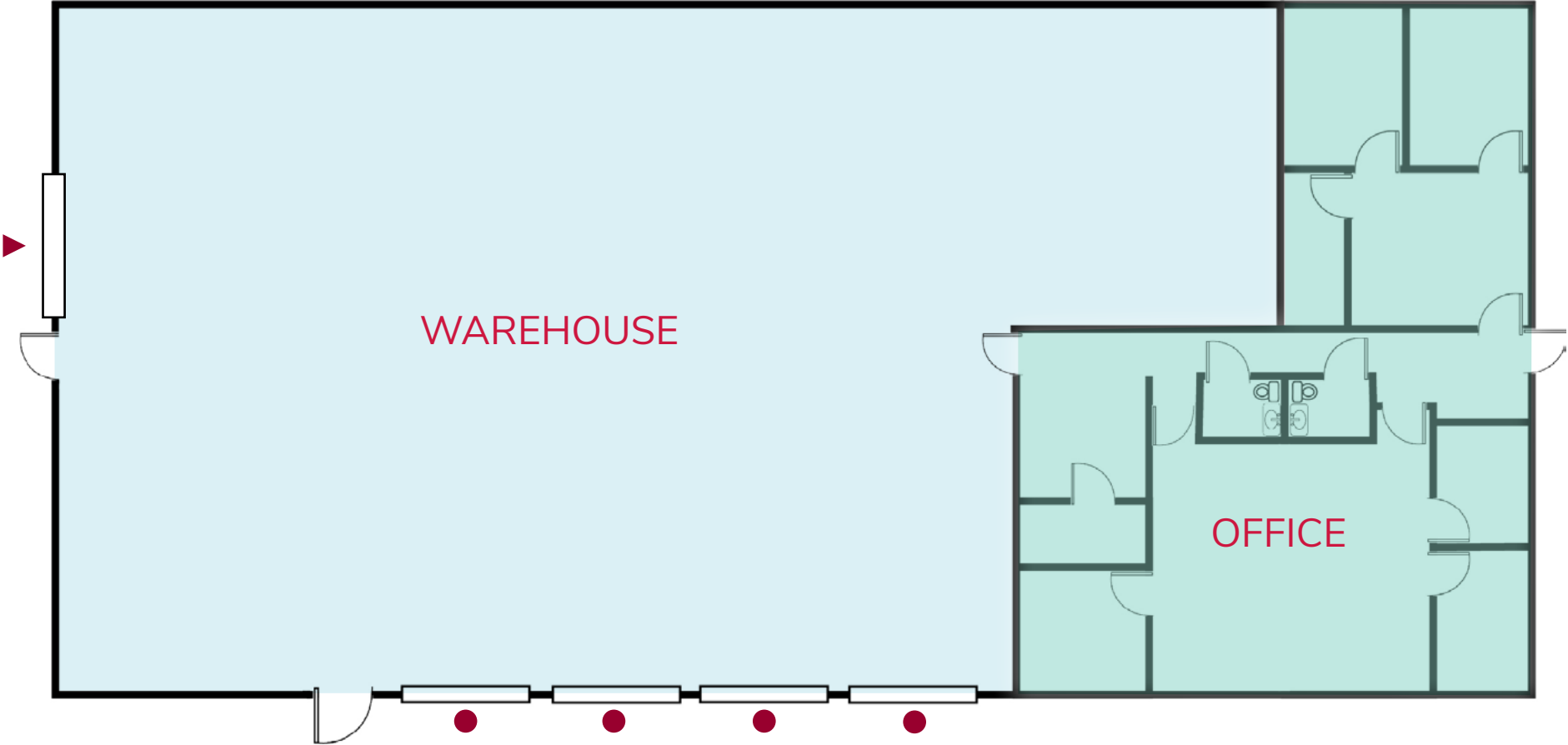
*not to scale



- = grade level door
- ▲ = dock high door

CONCEPTUAL FLOORPLAN

*not to scale



- = grade level door
- ▲ = dock high door

PROPERTY PHOTOS



AREA MAP



NEARBY RETAIL & AMENITIES

12690
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- | | |
|-----------------------------|--|
| 1. Papa Duke's Deli & Grill | 12. Get Air Trampoline Park |
| 2. Kohl's | 13. Bon Suisse |
| 3. In-n-Out | 14. Stowe Plaza |
| 4. Lightning Brewery | <ul style="list-style-type: none"> • Carls Jr. • Subway • Giant New York Pizza • D'Sotos Mexican Food • The Grillery • Poke Stage • Victor's Kafe • SDCCU Poway Branch |
| 5. Sportsplex USA | |
| 6. Home Depot | |
| 7. Costco | |
| 8. Hampton Inn | |
| 9. Eat Your Heart Out | |
| 10. O'Brien's Boulangerie | |
| 11. Vertical Hold | |

CORPORATE NEIGHBORS



Poway

the city in the country

Poway maintains its business excellence with the Poway Business Park, a 700 acre complex that offers high quality infrastructure, numerous amenities, and plenty of open space in keeping with the city's rural surroundings.



POPULATION

49,701



MEDIAN HOUSEHOLD
INCOME

\$107,902



EMPLOYEES

23,100+



CORPORATE & LOCAL
BUSINESSES

±500



INDUSTRIAL & OFFICE
BUILDINGS

9.5M+ SF

TOP RANKED
SCHOOL DISTRICT

LOWEST CRIME
RATE IN SAN DIEGO
COUNTY

POWAY'S OUTDOOR RECREATION



4,700

acres of open space



55

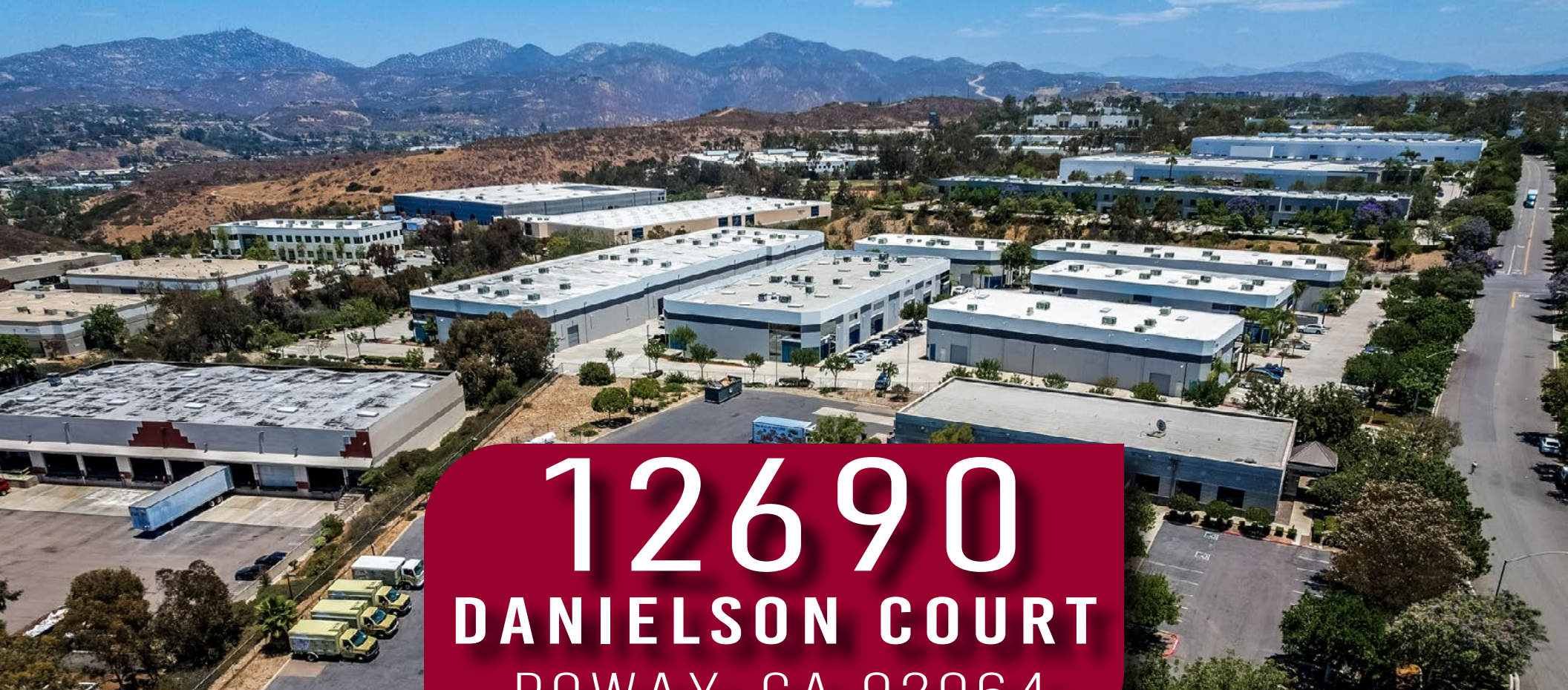
miles of trails



25

recreational parks

as of 2019*



12690 DANIELSON COURT POWAY, CA 92064



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