

Retail For Lease

1200, 1775 SF, + Kiosk Available



Sabre Springs Marketplace

12612-12650 Sabre Springs Pkwy
San Diego, CA 92128

For more information, please contact:



Peter Orth
619-318-7767
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CalBRE Lic. #00448913

Matt Orth
858-736-1337
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11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com



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Property Information

- ▲ Foot Traffic Generated by AAA Auto Club and Soapy Joe's Car Wash
- ▲ In Active Shopping Center
- ▲ Seeking Financial and Other Uses
- ▲ Outstanding North San Diego I-15 corridor location
- ▲ Current Tenants include:
Auto Club, Le Petit Academy,
ARCO AM-PM, and Nutmeg Bakery
- ▲ Within Sabre Springs master-planned community
- ▲ Serves the Poway, Rancho Penasquitos,
Carmel Mountain Ranch,
and Sabre Springs trade areas

Contact Broker for additional information.

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V8

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Available

12640 Sabre Springs Parkway

▲ Suite 111 - 1,200 SF

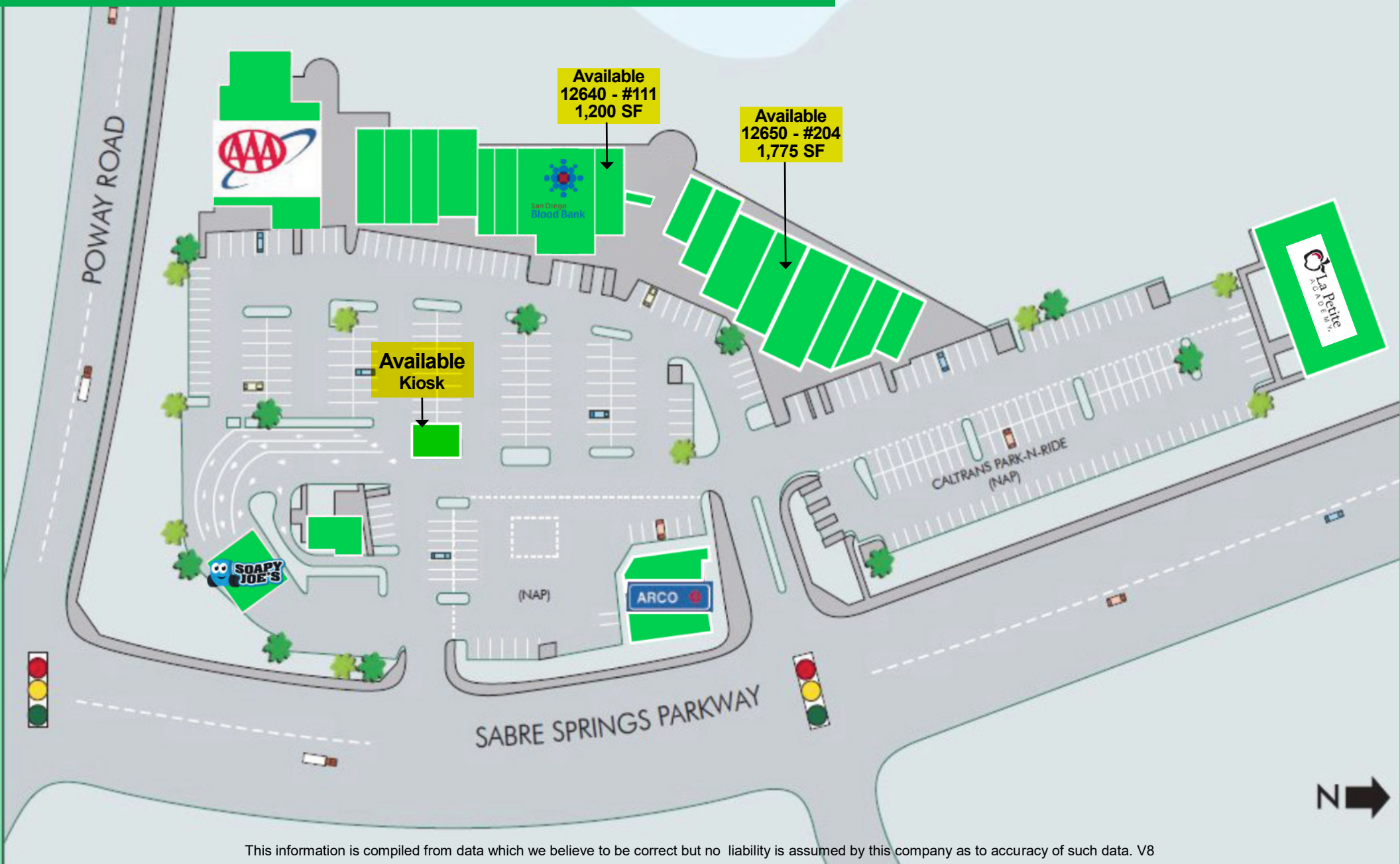
12650 Sabre Springs Parkway

▲ Suite 204 - 1,775 SF

12612 Sabre Springs Parkway

~10.5' x 10.5', Active,
▲ Well Lit, **Kiosk Location** with
Covered Walk Up Area

Site Plan



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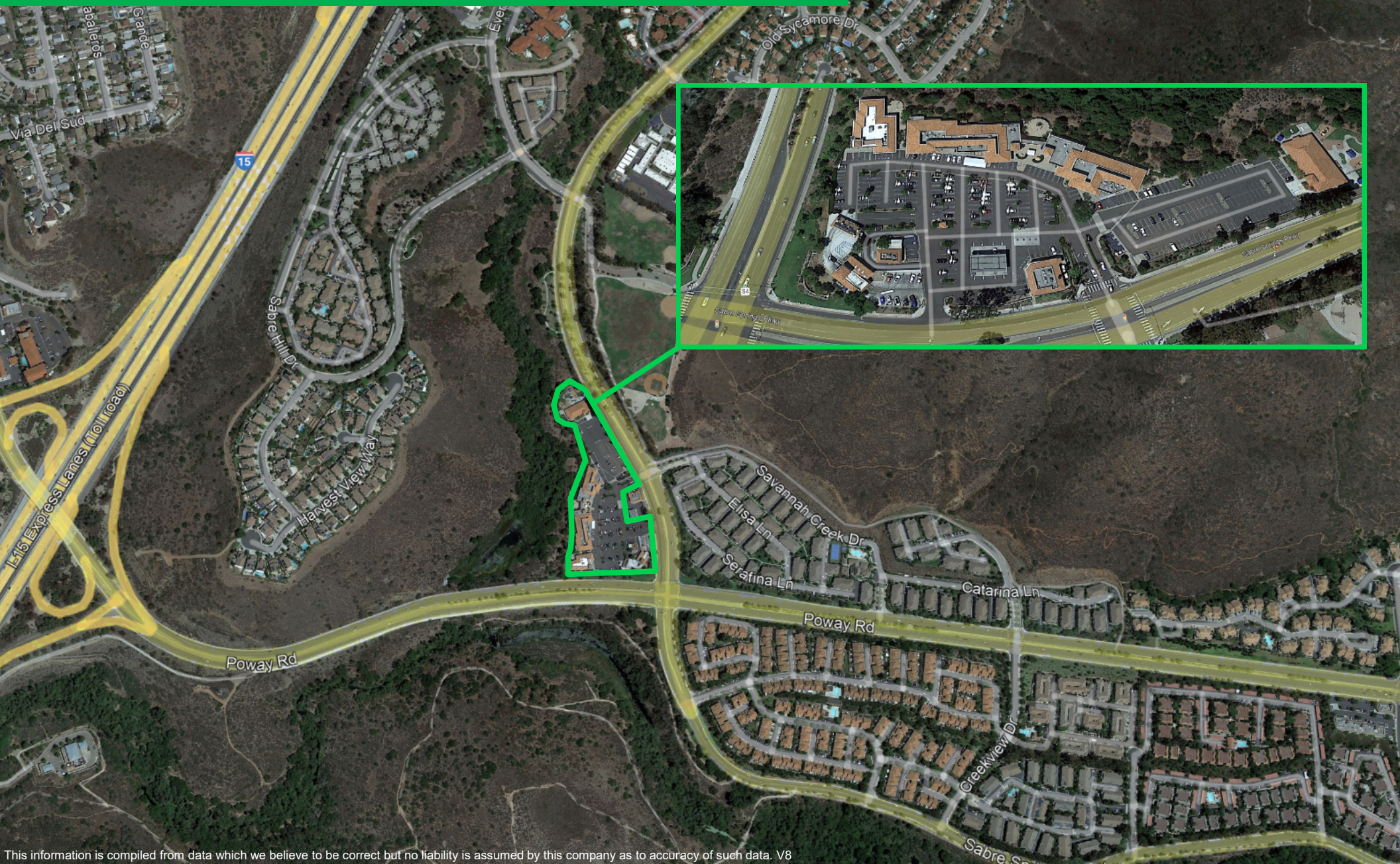
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Aerial Map



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Demographics

Population	2 Mile	3 Mile	5 Mile
2024 Total Population:	50,513	124,642	259,412
2029 Population Projection:	49,991	123,520	256,795
Pop Growth 2020-2024:	-0.6%	-0.4%	-0.6%
Median Age:	39.4	40	39.5
Households			
2024 Total Households:	17,922	43,092	86,508
HH Growth 2024-2029:	-0.2%	-0.2%	-0.2%
Average Household Inc:	\$150,632	\$155,082	\$155,627
Avg Household Size:	2.8	2.8	2.8
Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$826,160	\$824,618	\$837,960
Median Year Built:	1991	1988	1986

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