

13865 POWAY ROAD

POWAY, CALIFORNIA

AMPLE PARKING | 15' CEILINGS
12'X12' DRIVE IN DOOR



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

13865 POWAY ROAD

POWAY, CALIFORNIA

 ±2,443 SF AUTOMOTIVE
SPACE

 15' CEILINGS

 ONE RESTROOM

 ONE OFFICE/WAITING
ROOM 14' X 14'

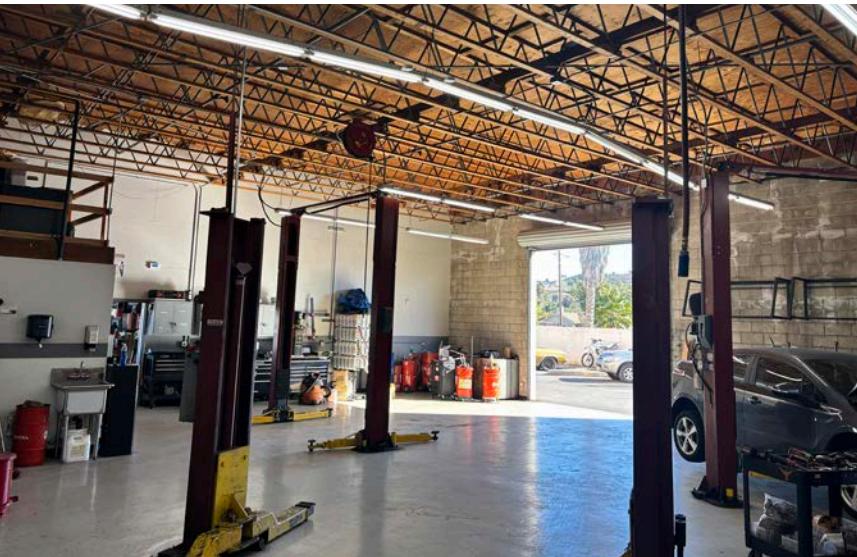
 1 DRIVE IN DOOR 12' X 12'

 AMPLE PARKING



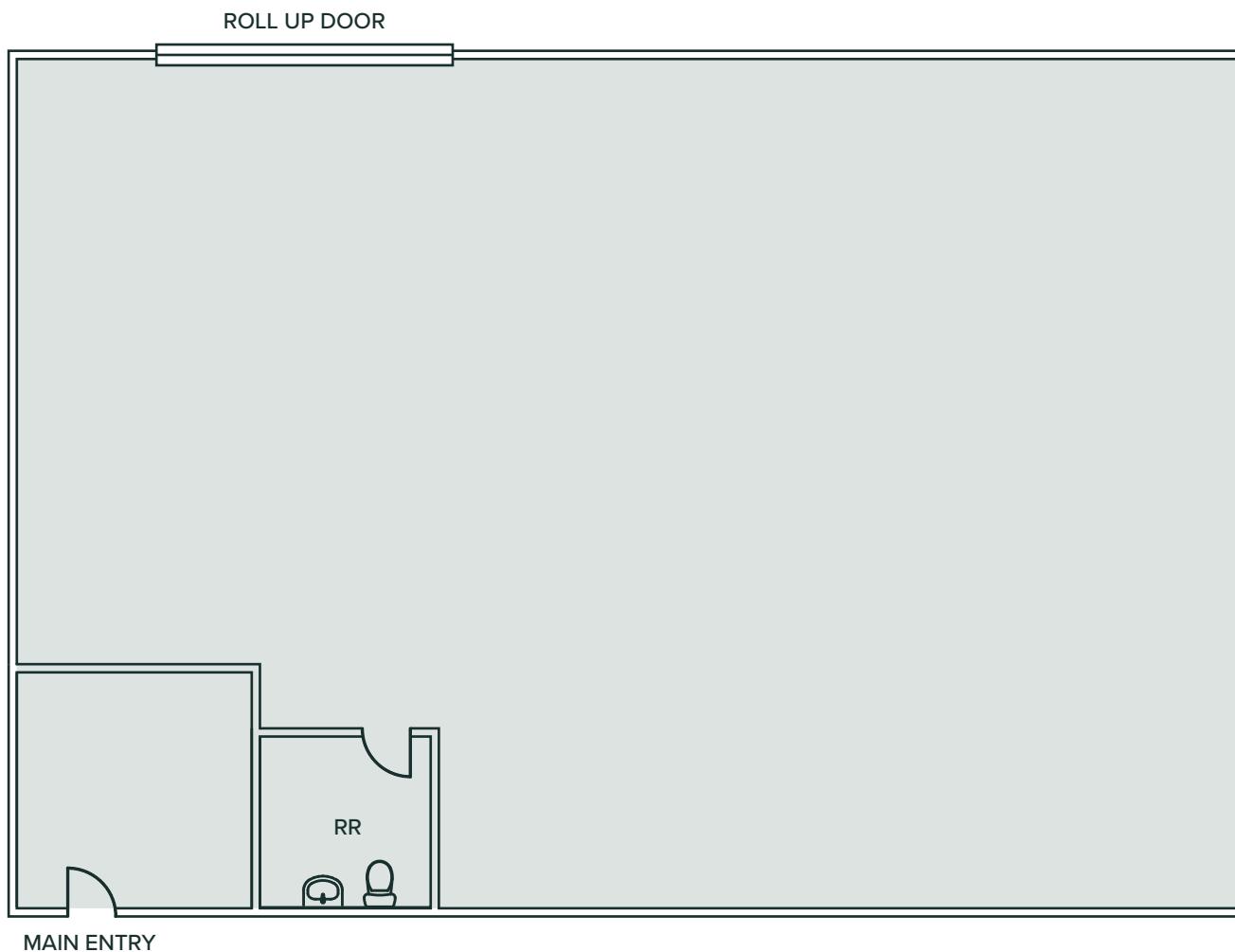
LEASE RATE

ASKING \$1.69/SF + NNN (\$0.52/SF ESTIMATED)



THE INTERIOR

FLOORPLAN



Floorplan not to scale. For reference only.

POWAY

THE CITY IN THE COUNTRY

The City of Poway incorporated in December 1980 as a full-service, general law city and operates under the Council/Manager form of government. Poway, with a population of just under 50,000 residents, is a unique community in San Diego County.

Located in northeast San Diego County, Poway is known as "The City in the Country" and prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, 78 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

- Poway is strategically located in the center of San Diego County
- Convenient freeway access to Los Angeles, Riverside and Orange counties, as well as Mexico
- Lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state
- The San Diego International Airport is located just 24 miles south of the city

48,511

2024 POPULATION
3 MILE RADIUS

22,554

DAYTIME EMPLOYEES
3 MILE RADIUS

\$159,536

AVERAGE HH INCOME
3 MILE RADIUS

\$748M+

CONSUMER SPENDING
3 MILE RADIUS

41.2

MEDIAN AGE
3 MILE RADIUS

\$886,845

MEDIAN HOME VALUE
3 MILE RADIUS



13865 POWAY ROAD

POWAY, CALIFORNIA

STRATEGICALLY LOCATED
CENTER OF SAN DIEGO COUNTY

ABUNDANCE OF RETAIL AND
RESTAURANT AMENITIES NEARBY

THREE MILES EAST OF I-15 AND
FIVE MILES WEST OF SR-67

24 MILES NORTH OF SAN DIEGO
INTERNATIONAL AIRPORT

16 MILES EAST OF DEL MAR

13865 POWAY ROAD

POWAY, CALIFORNIA

For more information or tours, please contact:

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