

+9,595 SF RETAIL/FLEX BUILDING FOR SALE

14010 POWAY ROAD, POWAY, CA 92064



MAX STONE, CCIM

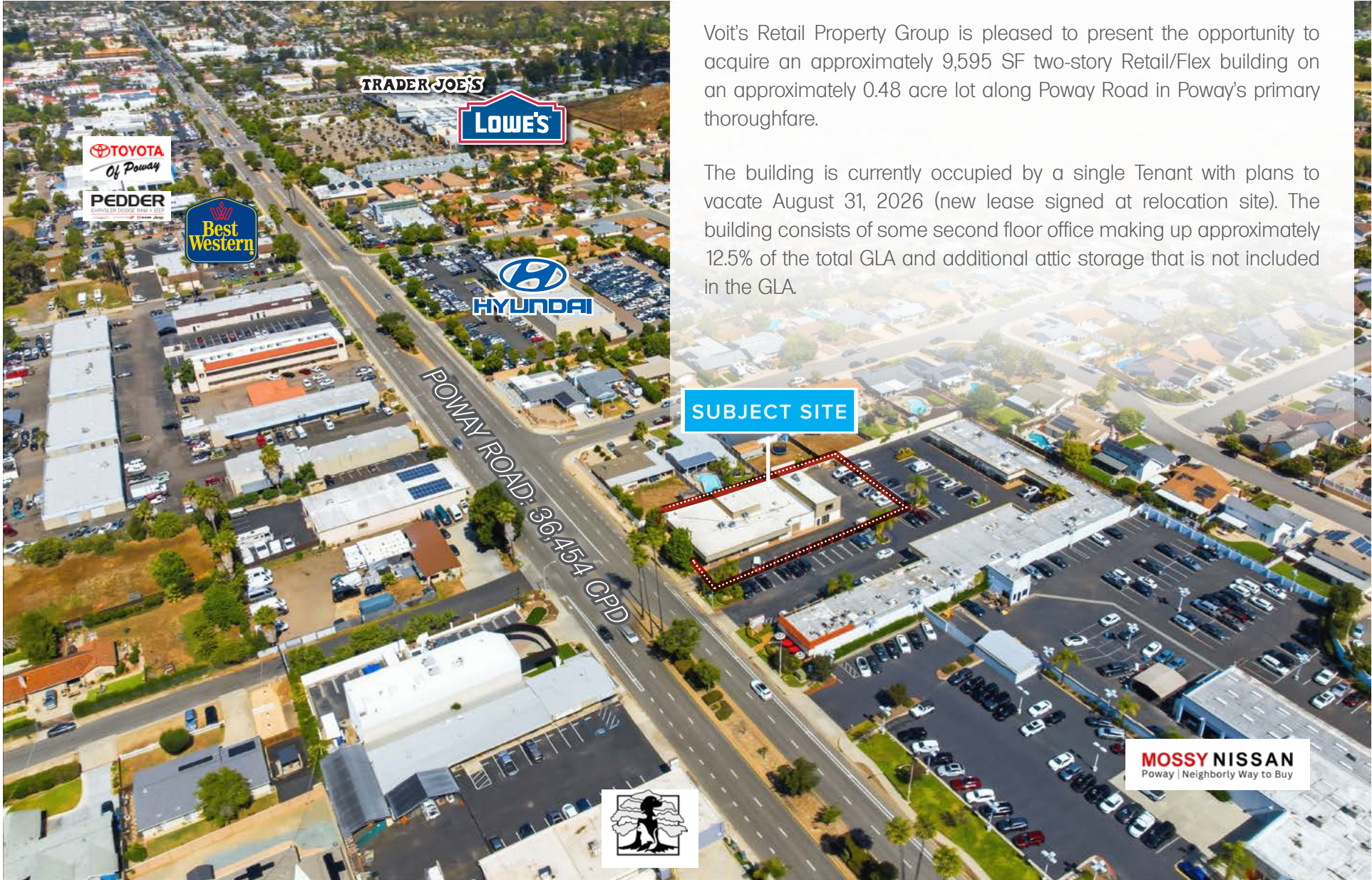
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Voit
REAL ESTATE SERVICES

**RETAIL
PROPERTY
GROUP** 

THE OPPORTUNITY



Voit's Retail Property Group is pleased to present the opportunity to acquire an approximately 9,595 SF two-story Retail/Flex building on an approximately 0.48 acre lot along Poway Road in Poway's primary thoroughfare.

The building is currently occupied by a single Tenant with plans to vacate August 31, 2026 (new lease signed at relocation site). The building consists of some second floor office making up approximately 12.5% of the total GLA and additional attic storage that is not included in the GLA.

PROPERTY HIGHLIGHTS

ADDRESS 14010 Poway Road, Poway, CA 92064

BUILDING SIZE ±9,595 Square Feet

1ST FLOOR ±8,395 Square Feet

2ND FLOOR ±1,200 Square Feet

LAND AREA ±0.48 Acres

YEAR BUILT 1979

STORIES Two (2)

ZONING - Zoning Code: PC-8 (Planned Community 8 - Poway Road Corridor)
- Land Use Code: A/GC (Automotive General Commercial)
- [Link to Use Matrix](#) (pg. 46 of PDF)

OWNERSHIP Fee Simple

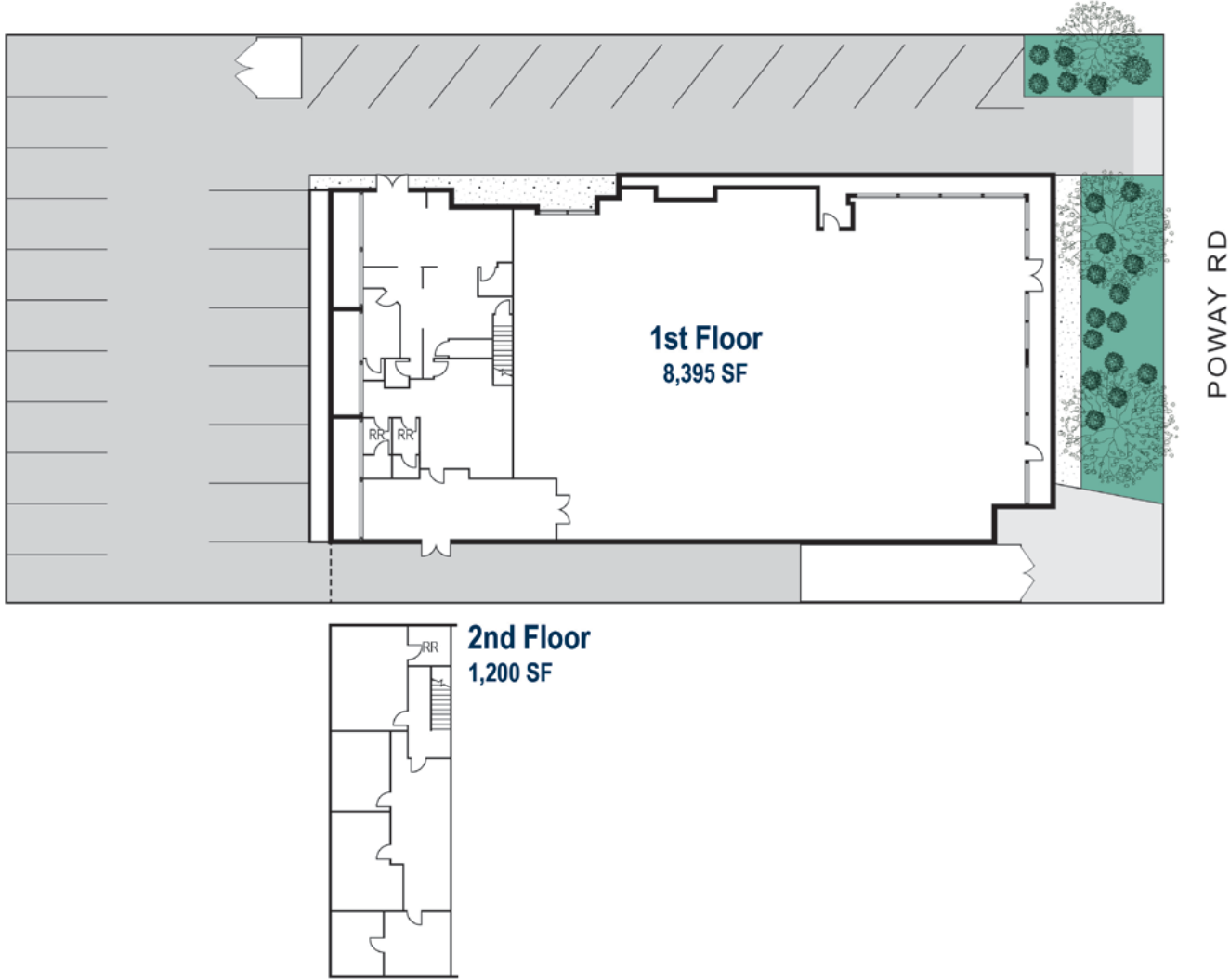


ADDITIONAL FEATURES

- » **Parking On Site -26 parking spaces for the exclusive use of owner, outlined on site plan***
 - » ***Additional parking available on a non-exclusive basis within the shopping center. Owner responsible for 25% of the total cost of maintenance (repaving and striping).**
- » **Median Household Income - \$150,000 Within a 3 Mile Radius**
- » **High Barriers to Entry -only 2 like-kind owner user sales in the last 3 years along Poway Road**

SALE PRICE: \$3,215,000

SITE PLAN



360° SUITE A
VIEW VIRTUAL TOUR

360° SUITE B
VIEW VIRTUAL TOUR

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	11,288	47,475	125,551
2030 Population Projection	11,224	47,466	125,850
2025 Households	3,711	15,584	44,664
2030 Household Projection	3,684	15,559	44,725
Avg Household Income	\$147,693	\$173,921	\$173,534
Median Household Income	\$120,262	\$150,000	\$148,384
Median Home Value	\$881,598	\$1,020,177	\$1,025,042
Median Year Built	1975	1982	1985

TRAFFIC COUNTS

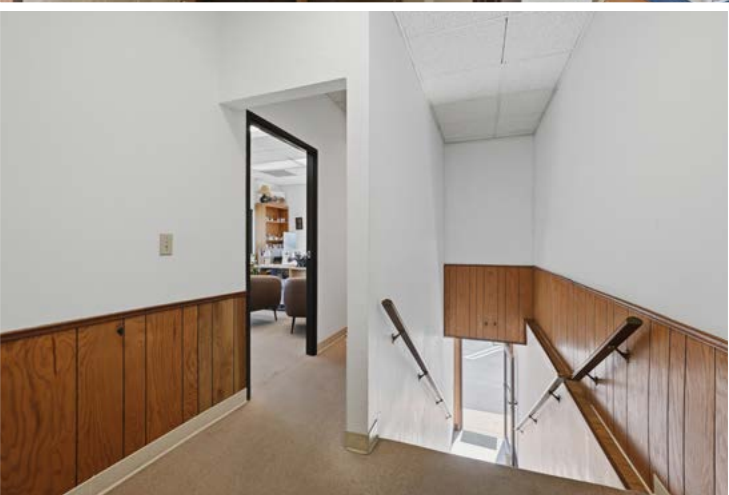
STREET	CROSS STREET	CARS PER DAY
Poway Road	Evanston Drive	25,459
Garden Road	Nelson Lane	11,852
Poway Road	Silver Ridge Road	10,348
Midland Road	Poway Road	12,432
Hilleary Place	Midland Road	5,241













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