

FOR LEASE

13132-13202 Poway Rd, Poway, CA 92064

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DRE # 02038104

DRE # 02068445

LEASE SUMMARY

THE PROPERTY

Located in the heart of Poway's main commercial corridor, 13132 Poway Road offers a prime restaurant space with excellent visibility and high traffic counts. The freestanding building features prominent street frontage, ample on-site parking, and convenient access to major thoroughfares including Poway Road and Highway 67. The space is fully built-out for restaurant use, including kitchen infrastructure, dining area, and restrooms, making it ideal for a turnkey food and beverage operation. Surrounded by a mix of national retailers and local businesses, the location benefits from strong daytime and residential demographics.

For more details and leasing options, contact advisor.



LEASE SUMMARY

PROPERTY DETAILS

PROPERTY TYPE	Retail Center
BUILDING SIZE	±31,859 SF
LOT SIZE	3.57 Acres
YEAR BUILT	1975
YEAR RENOVATED	2009

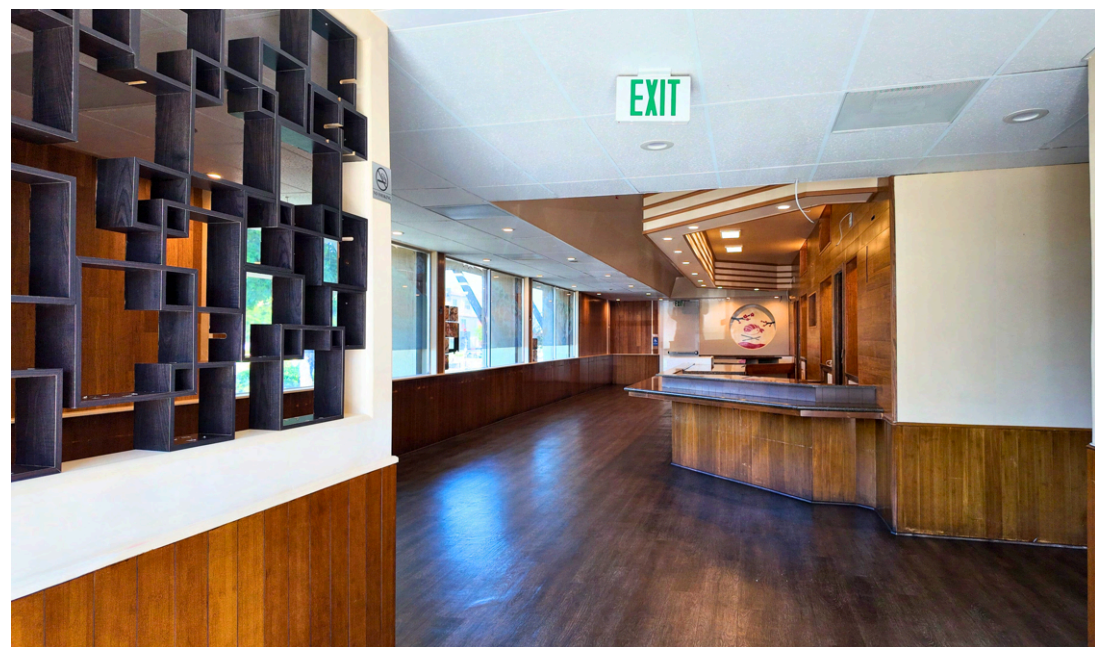
LOCATION	Poway, CA
ZONING	TC
HVAC	Yes
TENANCY	Multiple
PARKING	3.39/1,000 SF



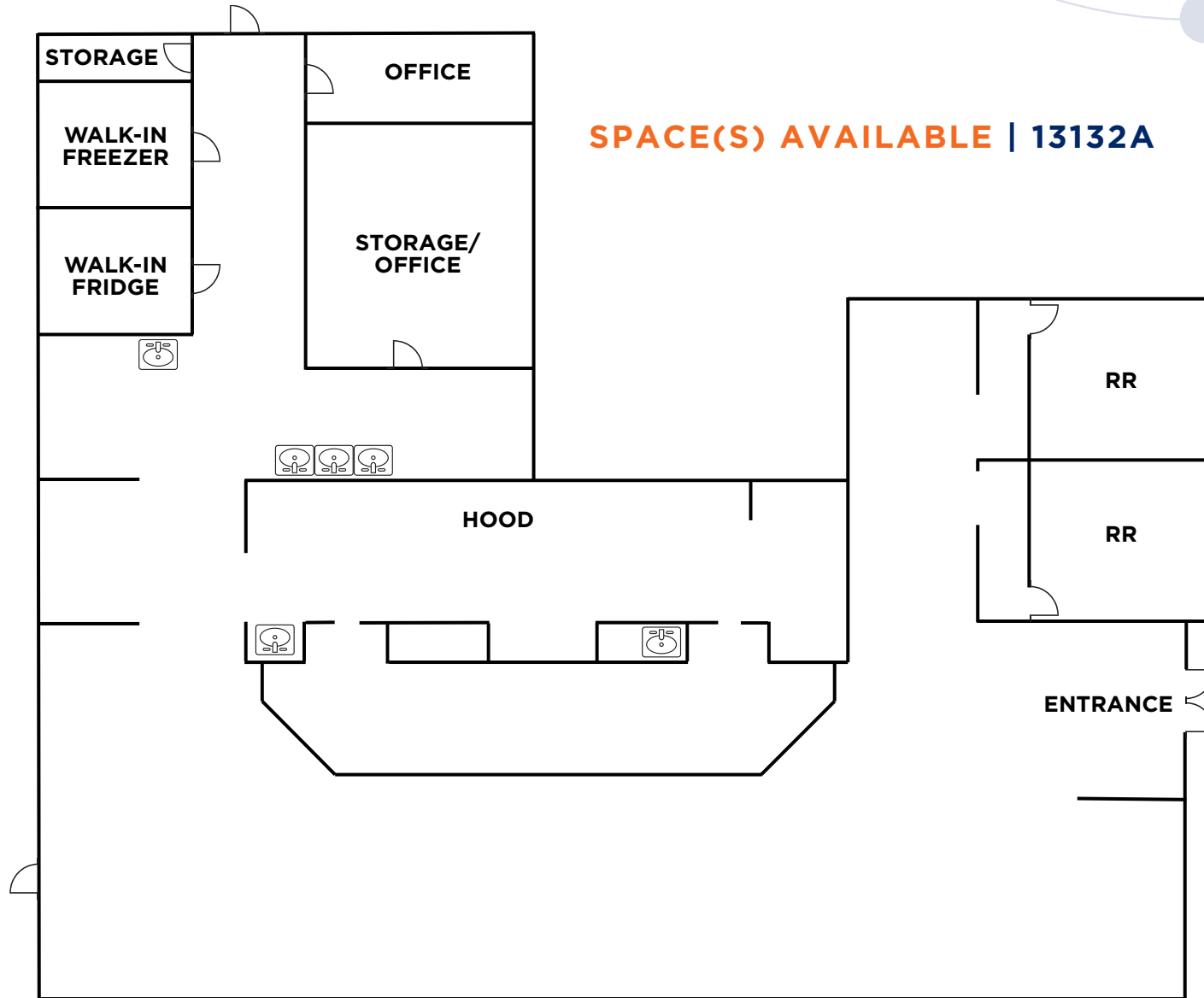
LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
13132A	±2,878 SF	Retail, Restaurant	Contact Advisor



FLOOR PLAN



SPACE PHOTOS



SPACE PHOTOS





LOCATION MAP

Black
Mountain
Open Space Pk

13132-13202 POWAY RD



56

15

Los
Penasquitos
Canyon
County...

I-15 Express Lanes

LOCATION SUMMARY



POWAY, CALIFORNIA

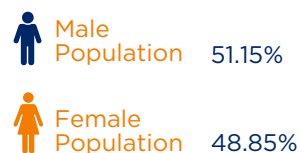
Nestled in the heart of vibrant Poway, California, Poway Library Plaza offers an unparalleled investment opportunity. This prime strip center enjoys a strategic location between two bustling intersections, ensuring high visibility and accessibility. With a 3.57-acre footprint and 31,859 square feet of gross leasable area, the plaza commands attention from both pedestrians and motorists alike. Surrounded by a thriving community and boasting a 3-mile radius population of 71,764, this strip center is ideally positioned to attract a steady stream of customers and tenants in one of Poway's most desirable commercial destinations.

DEMOGRAPHICS

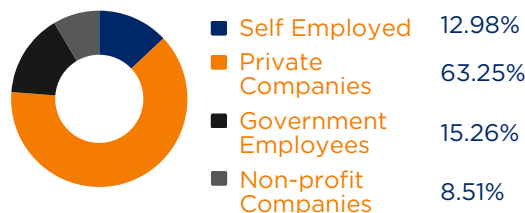
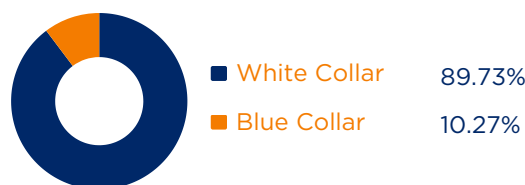
POWAY, CA

Poway, California, features a predominantly family-oriented community, with 59.8% of residents aged 15 and over currently married and 40.3% of households having children under 18. The average household size is 2.93, and the average family size is 3.23. This demographic profile underscores the community's emphasis on family life, making it an ideal location for medical services catering to families and children.

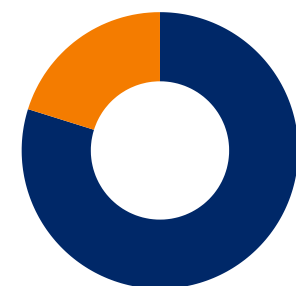
POPULATION



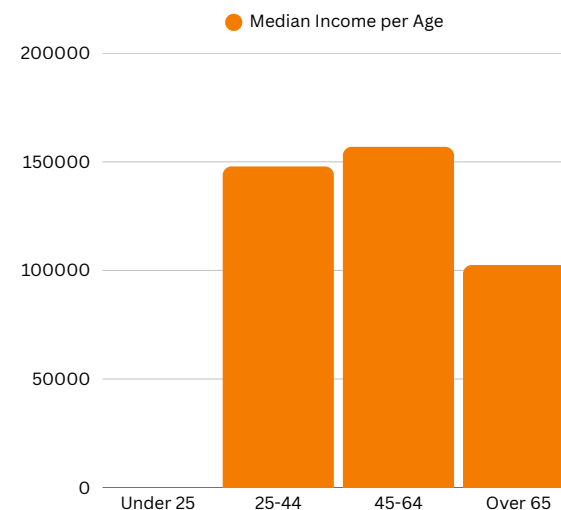
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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