

# For Sale

14269 Danielson Street | Poway, CA 92064

7,200 SF owner-user two story office building  
Signage exposure to Scripps-Poway Parkway





## Sale Availability

7,200 SF two story office building for sale. Perfect for an owner user that needs half or full building. Floors divide easily. Updated interior improvements and furnished.

Offered at \$2,300,000

Zoned: PC-7

PlannedCommunity - South Poway Business Park

Land Use: IP - Industrial Park

Click or scan below for use matrix



## Property Highlights

- Safe, secure & clean office park setting
- Prime location in South Poway Business Park, within 3 miles of Hwy 67 and 5 miles of I-15
- Well maintained office building featuring glass line and ample natural light
- Exterior signage opportunity along Scripps Poway Pkwy
- Parking ratio is plentiful at 4/1,000 SF

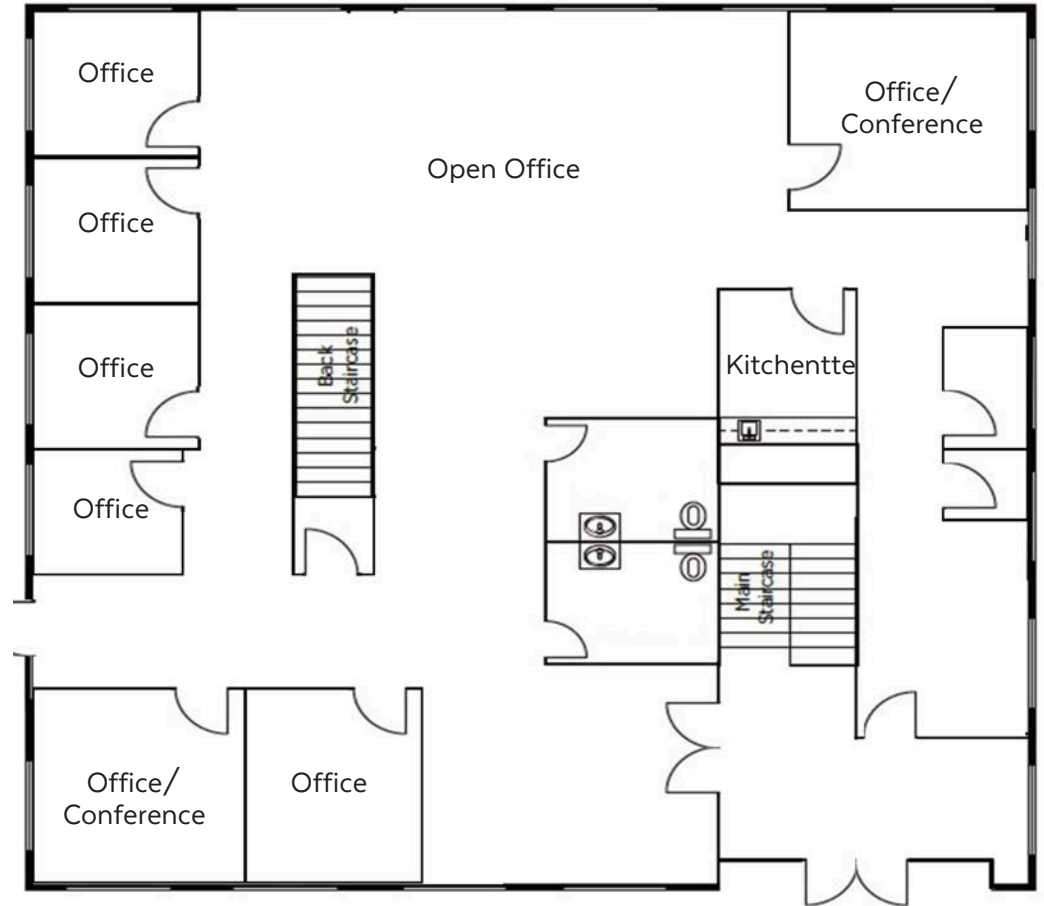
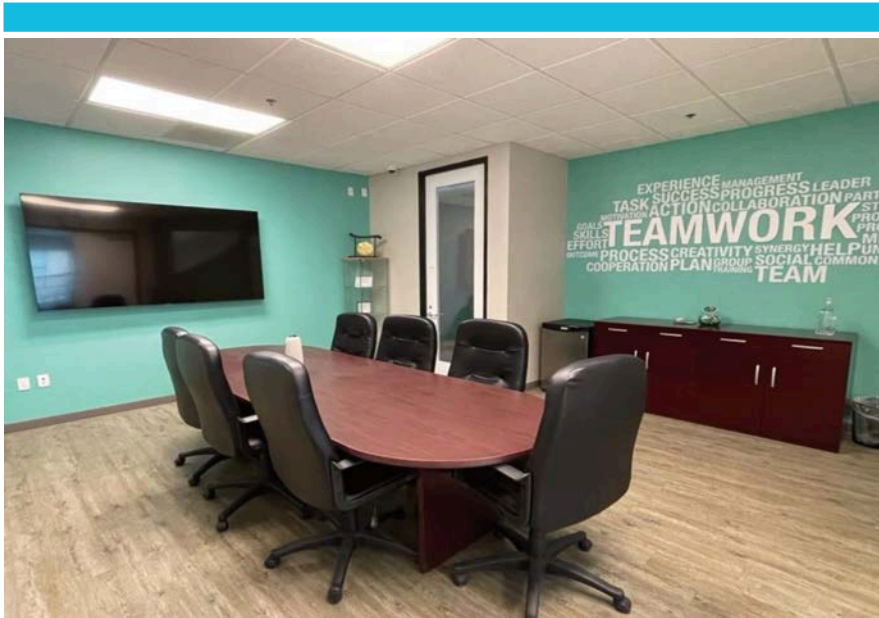


Location

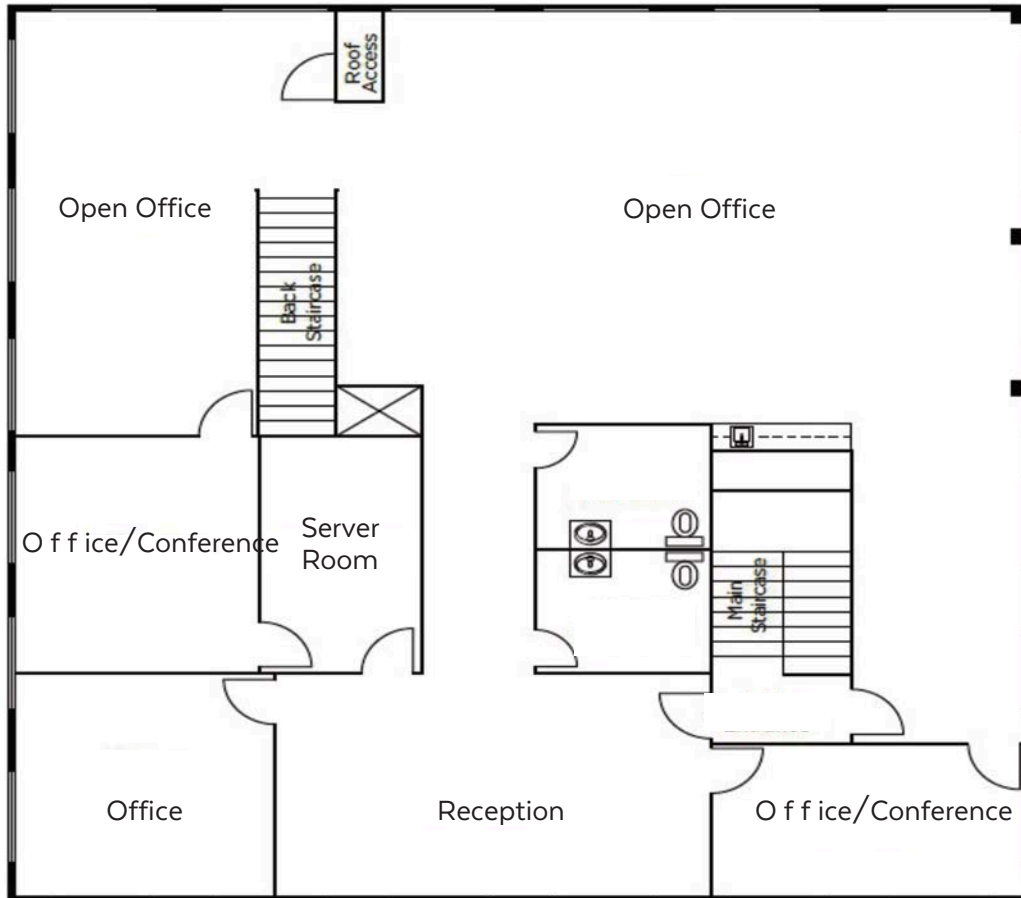


Parking

# First Floor 3,600 SF



# Second Floor 3,600 SF



**Great  
Natural  
Light**



# Location Details

## Convenience

Costco Wholesale

The Home Depot

SDCCU Branch

Hampton Inn & Suites

A1 Self Storage

Kohl's

## Restaurants

In-n-Out

O'Brien's Boulangerie

Carl's Jr.

The Grillery

Giant New York Pizza

Papa Duke's Deli + Grill

## Offices + HQ's

Geico Corporate Office

Amazon Warehouse Station

General Atomics

Teledyne Instruments

Oasis Materials Company

Libery Packaging



# Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2025 Total Population	2,226	37,343	101,759

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total Households	654	12,151	35,350

INCOME	1 MILE	3 MILE	5 MILE
2025 Avg. Household Income	\$169,765	\$173,157	\$176,444
2025 Median Household Income	\$145,097	\$151,385	\$154,332

**Number of Employees** 3-mile radius  
**20,880**

**Number of Businesses**  
**2,145**

**Average Household Income**  
**\$173,157**

**Number of Households**  
**12,151**

## Community Profile

Poway offers a diverse range of housing options, an outstanding school district, a thriving business park with over 20,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, and 76 miles of trails. Poway benefits from the lowest crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state.

As part of the South Poway Planned Community, the 700-acre Poway Business Park offers tenants high-quality infrastructure, numerous amenities, and plenty of open space in keeping with the city’s rural surroundings. The project was specifically designed to meet the needs of light industrial and manufacturing, warehousing and distribution, and research and development businesses, including Amazon, General Atomics and Geico Direct Insurance.



# Get in Touch.

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## Robert Kerr, CCIM, AACI

Senior Director  
DRE Lic. #01402162

OFFICE 858.354.5722  
rkerr@intersectioncre.com

## Nate White

Senior Director  
DRE Lic. #02108142

OFFICE 619.880.4650  
nwhite@intersectioncre.com

## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. Lessee/Buyer should conduct a careful, independent investigation of the property to verify all information. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

DRE Lic #02208857



PHONE  
619.329.0002

ADDRESS  
110 West A St, Suite 1125  
San Diego, CA 92101

WEBSITE  
[www.intersectioncre.com](http://www.intersectioncre.com)