



Poway City Centre

13616 - 13654 POWAY ROAD | POWAY, CA 92064

New Anchors Now Open!



NEWMARK | PACIFIC

 **KIMCO**[™]
REALTY

RETAIL FOR LEASE

SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
1	Sherwin-Williams	3,874
2	AVAILABLE	2,580
3	Ross	21,830
4A	Boot Barn	11,304
4B	Five Below	11,631
4	Trader Joe's	17,700
5	HomeGoods	26,210
6	Aloha Salon	1,782
7	El Ranchito Taco Shop	2,208
8	H&R Block (Coming Soon)	1,974
9	AVAILABLE	1,955
10	Crystal Gardens Florist	2,000
11	Mattress Firm	3,607
12	Panda Express	2,100
13	Domino's Pizza	1,500
14	Pacific Dental	2,801
15	Club Pilates	1,710
16	Perfect Beauty Bar	1,266
17	Mathnasium	1,990
18	Sunshine Animal Hospital	2,048



Tenants in the Market



POWAY CITY CENTRE

HomeGoods

ROSS
DRESS FOR LESS

TRADER
JOE'S®

five
BELOW

BOOT
BARN

Walmart



SPROUTS
FARMERS MARKET

KAHOOTS

HARBOR FREIGHT
TOOLS & CO. OF AMERICA

Walgreens

petco
THE HEALTH & WELLNESS CO.

Michaels
Where Creativity Happens

STATER BROS.
markets
amc
THEATRES

LOWE'S

CVS
pharmacy
North Park
Produce

LA FITNESS
TRACTOR
SUPPLY CO.
TractorSupply.com
(Coming Soon)
DOLLAR TREE

Smart & Final
extra!
DOLLAR TREE

KOHL'S

THE HOME DEPOT
COSTCO
WHOLESALE

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DEMOGRAPHICS



56,089

3-MILE TOTAL POPULATION



57,802

3-MILE DAYTIME POPULATION



\$207,863

3-MILE AVG. HOUSEHOLD INCOME



\$1,156,167

3-MILE AVERAGE HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2026 Population	12,962	56,089	143,737
	2031 Population	13,011	55,860	143,710
	Total Businesses	646	2,555	5,342
	Total Employees	6,279	24,976	50,576
	Total Daytime Population	13,949	57,802	136,183
	2026 Median Age	39.9	41.6	42.5
HOUSING	2026 Total Households	4,562	19,332	52,623
	2026 Housing Units	4,723	19,966	54,483
	Owner Occupied Housing Units	63.0%	69.7%	66.4%
	Renter Occupied Housing Units	33.6%	27.1%	30.2%
	Vacant Housing Units	3.4%	3.2%	3.4%
INCOME	2026 Average Home Value	\$886,472	\$1,156,167	\$1,158,358
	2026 Average Household Income	\$173,174	\$207,863	\$210,753
	2026 Median Household Income	\$138,363	\$167,287	\$162,493
	2026 Per Capita Income	\$60,407	\$72,002	\$77,681
INCOME BREAKDOWN	<\$15,000	3.5%	2.8%	3.0%
	\$15,000- \$24,999	1.4%	2.1%	2.1%
	\$25,000- \$34,999	2.9%	2.2%	2.3%
	\$35,000- \$49,999	7.6%	4.5%	4.2%
	\$50,000- \$74,999	9.8%	7.8%	7.8%
	\$75,000- \$99,999	9.5%	8.3%	8.6%
	\$100,000- \$149,999	18.9%	15.9%	17.6%
	\$150,000- \$199,999	16.6%	15.4%	14.5%
\$200,000+	29.9%	41.1%	40.0%	