



13651

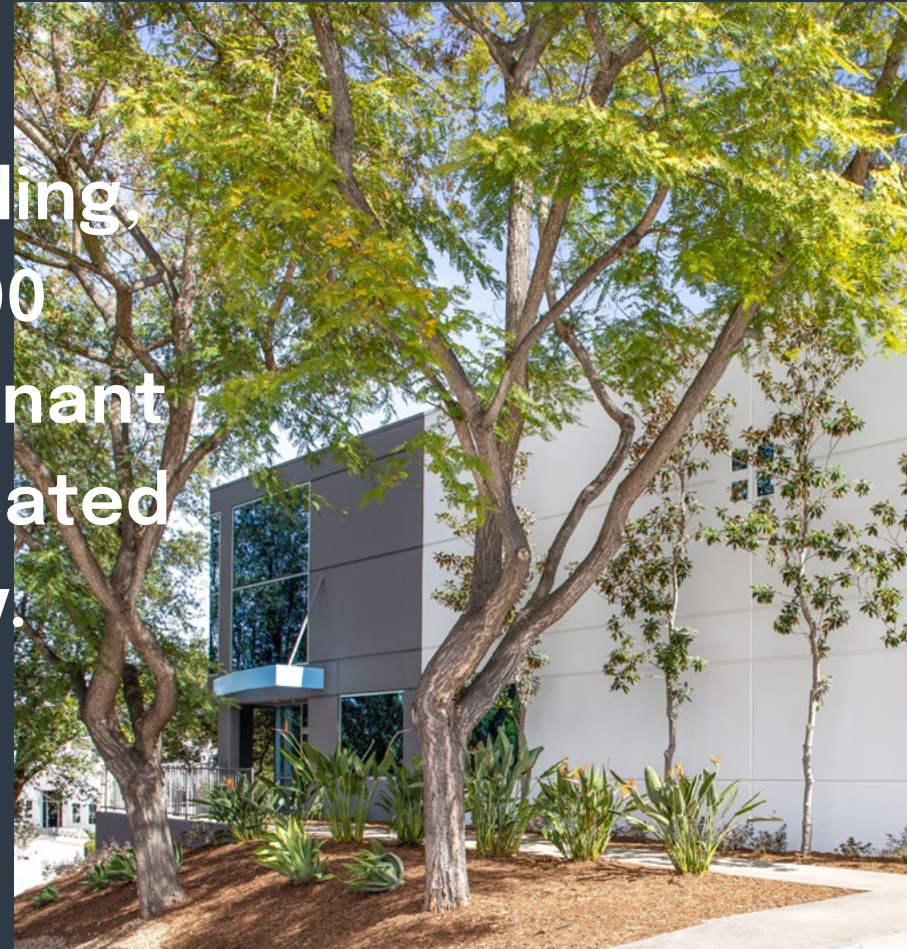
# exchange

poway

13651-13771 DANIELSON STREET, POWAY, CALIFORNIA 92064

Exchange Poway is a high image four-building, approximately 148,000 square foot, multi-tenant industrial project located in the heart of Poway.

**Exchange Poway** is strategically located off the corner of Scripps Poway Parkway and Danielson Street and boasts great access to I-15 via Scripps Poway Parkway and Pomerado Road.



**CONSTRUCTION TYPE**  
Concrete Tilt-Up

**CLEAR HEIGHT**  
18-25'

**ZONING**  
Light Industrial

**PARKING RATIO**  
2.8/1,000



Exchange Poway has excellent visibility on the highly trafficked Scripps Poway Parkway which hosts 44,500 cars per day



Located in a dynamic submarket with corporate neighbors including General Atomics, Amazon, Geico, Sysco and more



Proximate high-quality retail amenities including Costco, Home Depot, Kohls, Starbucks and In-N-Out, as well as an outstanding onsite deli



Various unit sizes and configurations from 1,915 to 28,528 square feet across the project



Collaborative environment with a diverse range of tenants and industries including technology, logistics, defense, engineering and manufacturing



Excellent truck access with full drive-around capability as well as ample dock high and grade level loading doors



# Corporate Tenants

In Poway

- GENERAL ATOMICS
- amazon
- GEICO
- Sysco
- ALLSTATE MOVING SYSTEMS
- corovan
- NATIONAL POWERSPORT AUCTIONS NPA
- Cohu



SCRIPPS POWAY PKWY 44,500 CPD

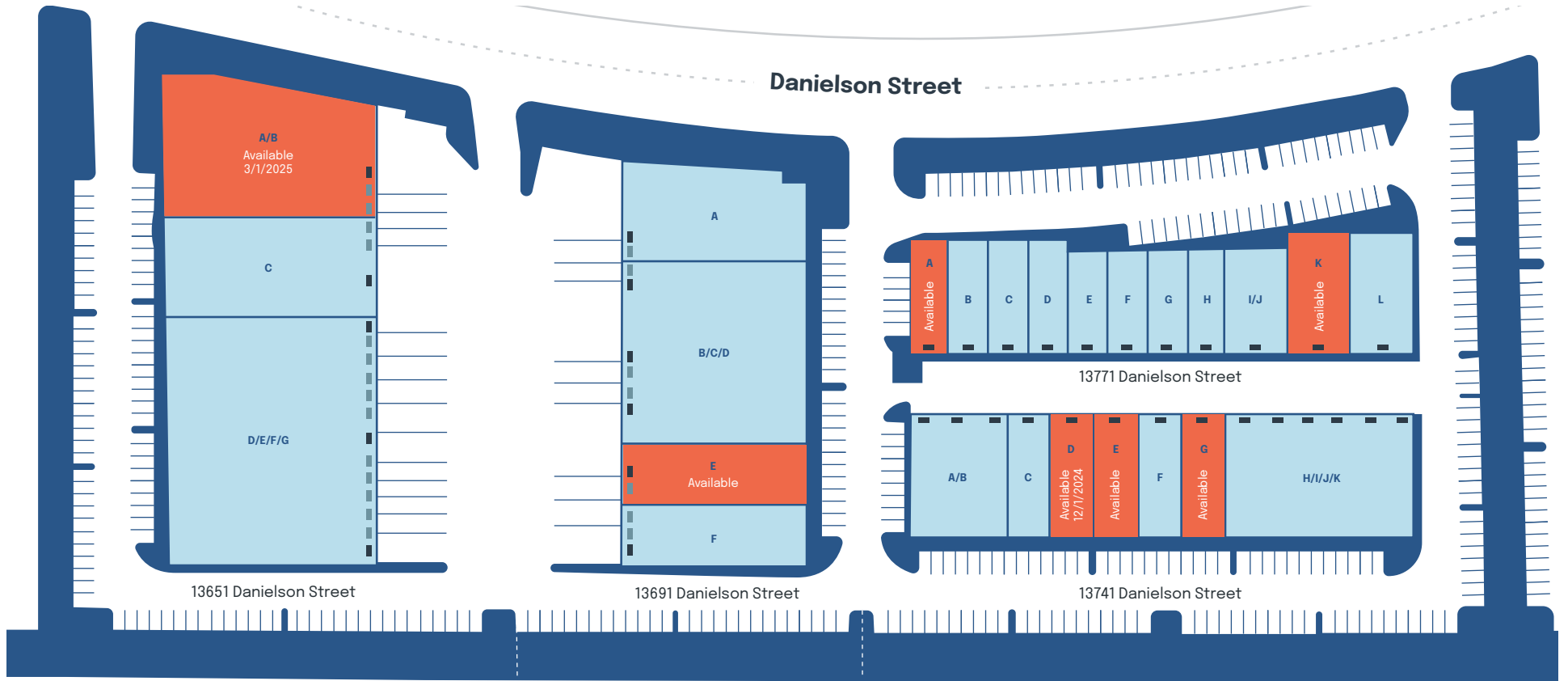
# Retail Amenities

In Poway

- Walmart
- HomeGoods
- petco
- USbank
- LOWES
- SPROUTS FARMERS MARKET
- ups
- STATER BROS. markets
- GROCERY OUTLET Bargain Market
- Walgreens
- CVS
- Beard & Brew
- WELLS FARGO
- FIVE GUYS BURGERS and FRIES
- Starbucks
- Smart & Final
- IN-N-OUT BURGER
- Chick-fil-A
- rubio's COASTAL GRILL
- THE DOCK MARKET
- crumbl cookies
- JOANN
- VONS
- BRUEGGER'S BAGELS
- PAPA JOHN'S
- COSTCO WHOLESALE
- ALDI
- Michaels
- KOHL'S
- Jersey Mikes
- Filippis



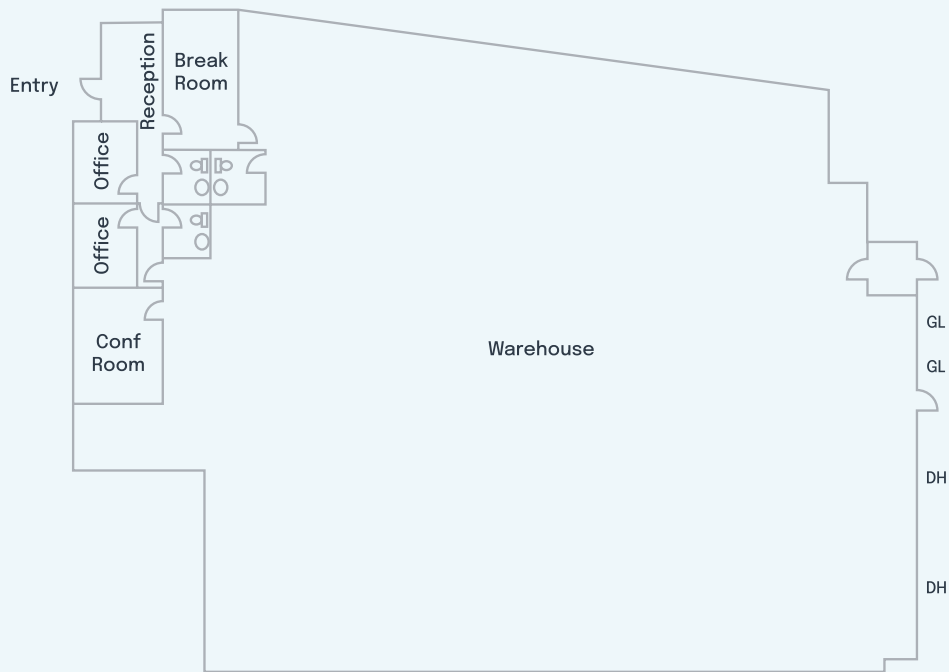
Danielson Street



Scripps Poway Parkway 44,500 cars per day

■ Grade-Level Door   ■ Dock-High Door





GL: Grade Level Loading Door  
DH: Dock High Loading Door



# Available

## Warehouse / Distribution Space

13651 Danielson Street

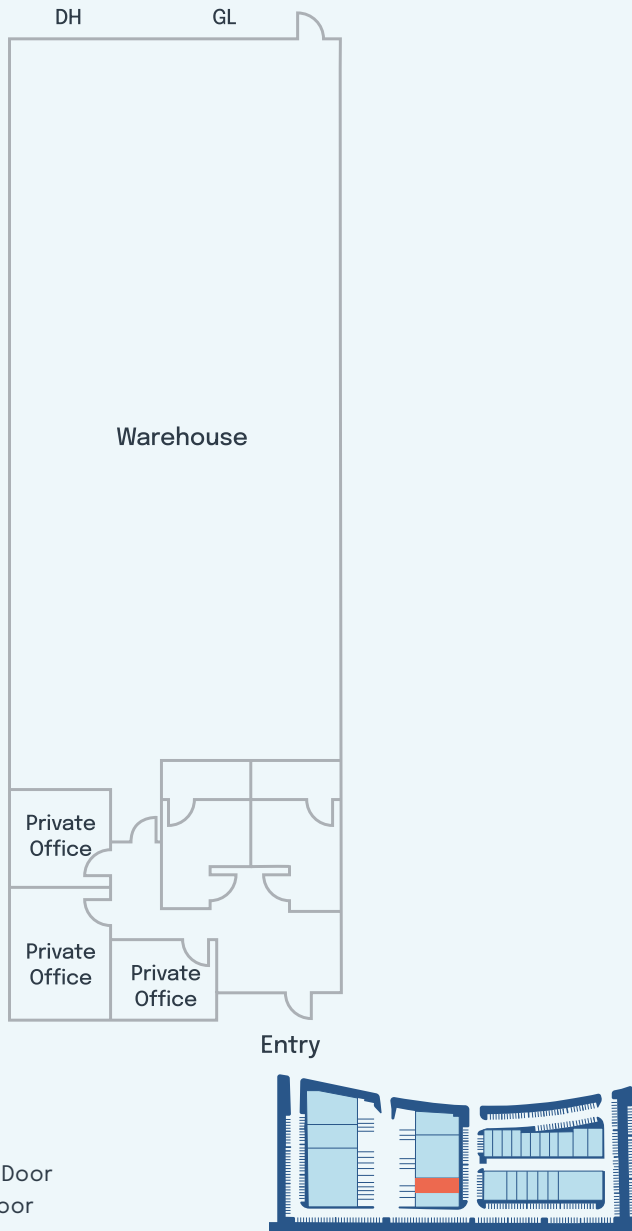
Suite A/B

15,411 SF

2 Dock and 2 Grade Level Doors

Contact broker for asking rent (NNNs ~\$0.60/SF).





GL: Grade Level Loading Door  
DH: Dock High Loading Door

# Available

## Warehouse / Distribution Space

13691 Danielson Street

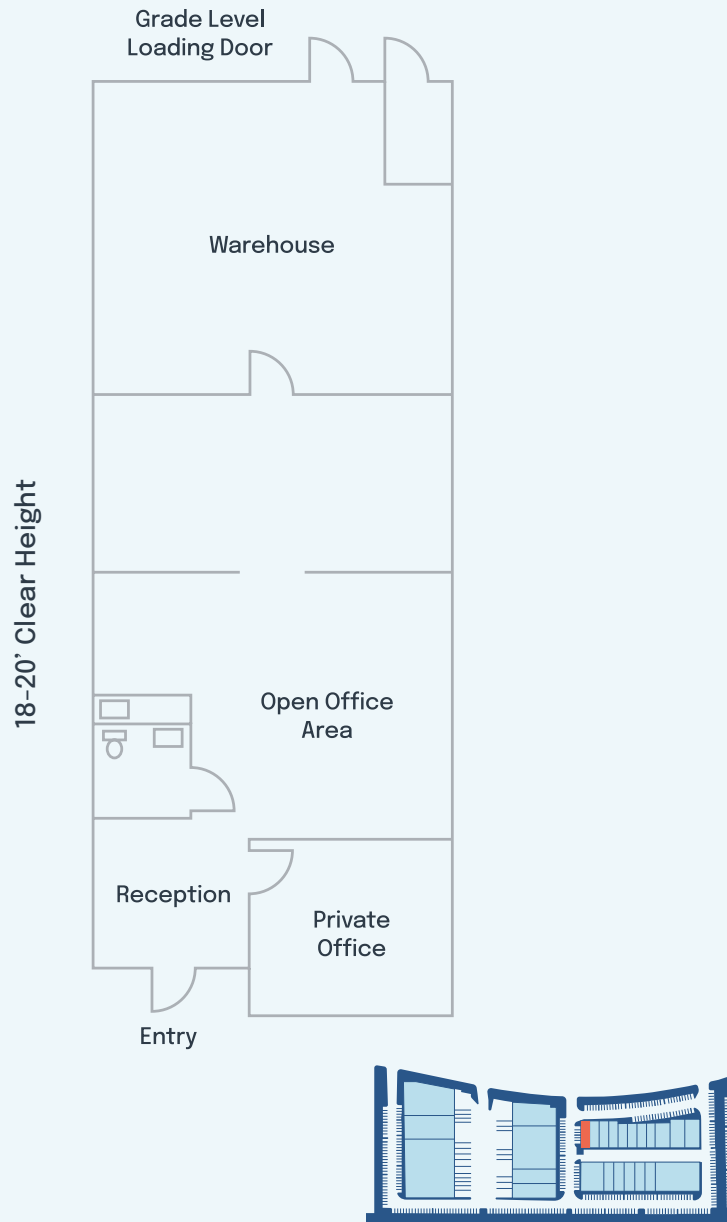
Suite E

5,837 SF

1 Dock and 1 Grade Level Door

Contact broker for asking rent (NNNs ~\$0.60/SF).





# Available

## Industrial / Flex Space

13771 Danielson Street

Suite A

2,096 SF

65% Office / Production | 35% Warehouse

Contact broker for asking rent (NNNs ~\$0.60/SF).







# Available

## Industrial / Flex Space

13741 Danielson Street

Suite D

2,830 SF

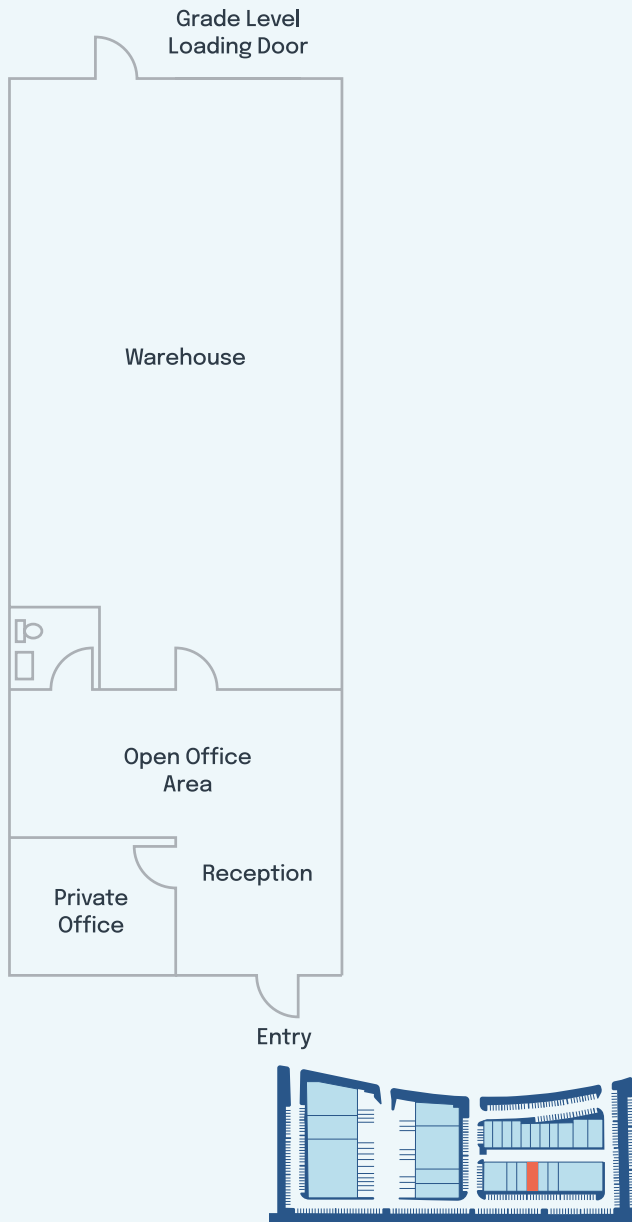
15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.60/SF).





18-20' Clear Height



# Available

## Industrial / Flex Space

13741 Danielson Street

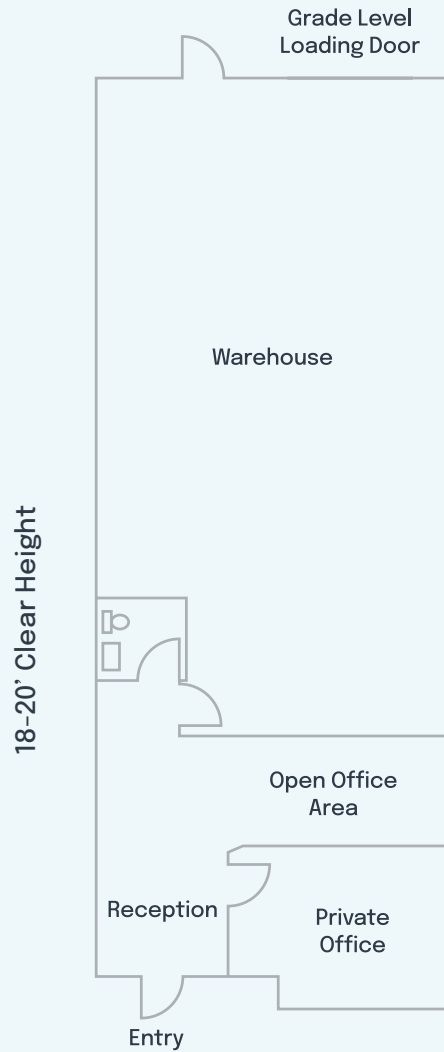
Suite E

2,830 SF

15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.60/SF).





# Available

## Industrial / Flex Space

13741 Danielson Street

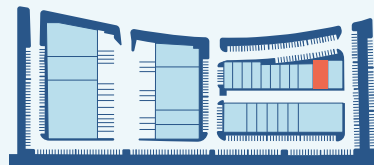
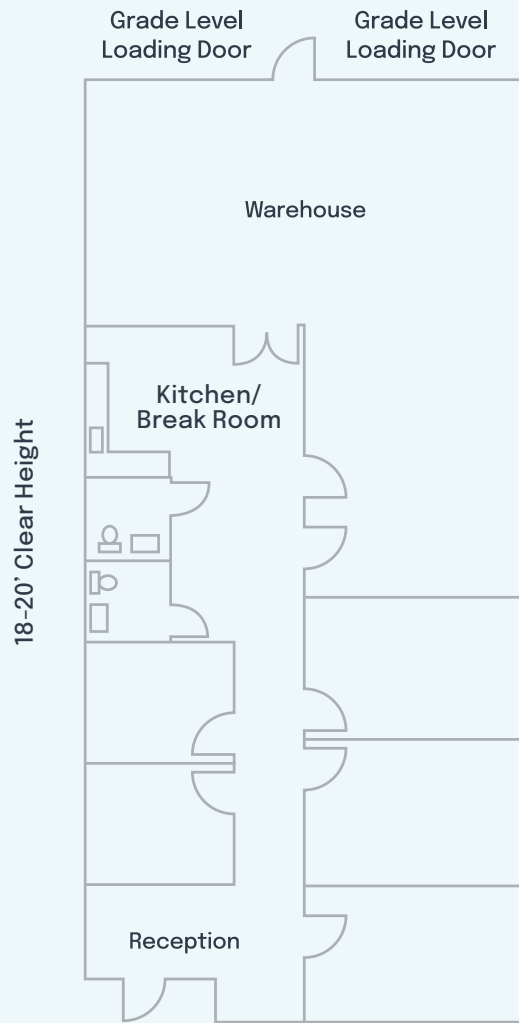
Suite G

2,876 SF

15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~\$0.60/SF).





# Available

## Industrial / Flex Space

13771 Danielson Street

Suite K

3,458 SF

60% Office | 40% Warehouse

Contact broker for asking rent (NNNs ~\$0.60/SF).





# SENTRE

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 12 million square feet and \$4.5B in experience.

We focus on the most functional warehouse, distribution and manufacturing industrial product strategically located in infill markets with excellent supply/demand fundamentals.

Exchange Poway is an embodiment of our real estate philosophy.





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**LEASING INQUIRIES**



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