



# POMERADO PLAZA

**12202-12234 POWAY ROAD, POWAY, CA 92064**  
**±1,700 SF & ±1,750 SF SUITES AVAILABLE FOR LEASE**

**Voit**  
REAL ESTATE SERVICES



**POMERADO PLAZA**, is among one of the largest retail centers in Poway with over 50,000 square feet of retail space. The project is located on the west end of Poway Road at Oak Knoll Road, with substantial street frontage.

Pomerado Plaza's excellent location and high visibility make it one of Poway's prime family-oriented shopping centers. It boasts great access and parking with convenient access to public transportation.

CENTER NAME  
Pomerado Plaza

ADDRESS  
12202-12234 Poway Road  
Poway, CA 92064

BUILDING SIZE  
±50,000 SF

LOT SIZE  
±4.3 Acres

NUMBER OF BUILDINGS  
Four (4)

PARKING  
±4.0/1,000 SF

YEAR BUILT  
1982

AVAILABILITY  
Suite B102: ±1,750 SF  
Suite C100: ±1,700 SF

LOW NNN'S  
\$0.65 /SF

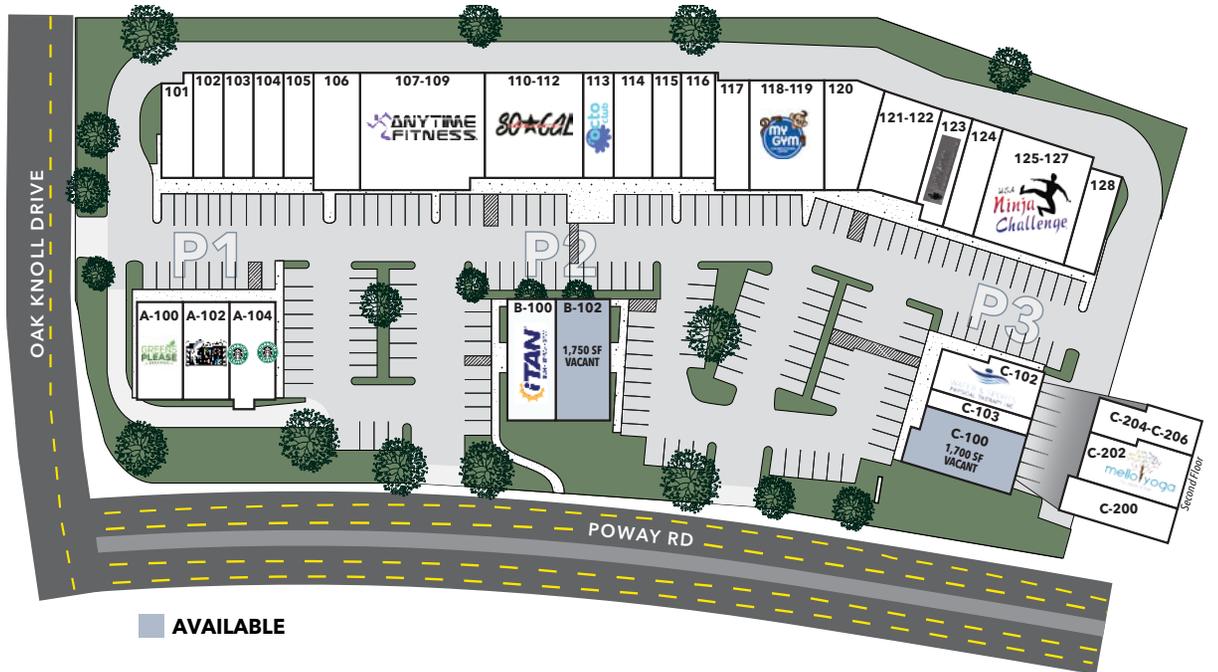
## PROPERTY FEATURES

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- » Close proximity to I-15
- » ±36,000 cars per day
- » Well-maintained buildings with lush landscaping
- » West end of Poway, neighboring Sabre Springs, Rancho Penasquitos, Rancho Bernardo, and Scripps Ranch
- » Project adjoins CVS and North Park Produce with an easement to adjacent shopping center



| SUITE        | TENANT  |
|--------------|---|
| 101          | THREE MEAT KABOB - 960 SF                           |
| 102          | TED'S WORLD ARCADE                                  |
| 103          | SALON SMART - 1,120 SF                              |
| 104          | THAI LADLE- 1,008 SF                                |
| 105          | U.S. MARINES - 1,216 SF                             |
| 106          | MARISSA B. TAYAG, DMD - 992 SF                      |
| 107-109      | ANYTIME FITNESS - 5,568 SF                          |
| 110-112      | SO CAL DANCE - 3,472 SF                             |
| 113          | OCTO-CLUB LANGUAGE INSTRUCTION - 1,120 SF           |
| 114          | MASSAGE LUX - 1,344 SF                              |
| 115          | HAVEN HAIR SALON - 1,008 SF                         |
| 116          | POWAY CARPETS - 1,008 SF                            |
| 117          | EUROPEAN FOOD MARKET - 1,318 SF                     |
| 118-119      | MY GYM - 2,688 SF                                   |
| 120          | PURE GROOMING - 1,680 SF                            |
| 121-122      | OCTO-CLUB LANGUAGE INSTRUCTION - 1,800 SF           |
| 123          | LITTLE ARTISTS - 1,200 SF                           |
| 124          | LELE'S NAILS - 1,200 SF                             |
| 125-127      | USA NINJA CHALLENGE - 3,600 SF                      |
| 127B         | BERTRAND'S MUSIC - 1,040 SF                         |
| A100         | GREENS! PLEASE - 1,170 SF                           |
| A102         | SHARKEY'S CUTS FOR KIDS - 1,309 SF                  |
| A104         | STARBUCKS - 1,565 SF                                |
| B100         | ITAN- 1,750 SF                                      |
| <b>*B102</b> | <b>AVAILABLE - 1,750 SF   \$2.95 PSF + NNN /Mo.</b> |
| <b>C100</b>  | <b>VACANT - 1,700 SF   \$2.95 PSF + NNN /Mo.</b>    |
| C102         | WATER SPORTS & PHYSICAL THERAPY - 2,375 SF          |
| C103         | S.A.M. SINGAPORE MATH - 975 SF                      |
| C200         | KRAV MAGA STUDIO - 1,620 SF                         |
| C202         | MELLO YOGA - 1,380 SF                               |
| C204-C206    | LATHAM FOUNDATION - 1,175 SF                        |



\* DO NOT DISTURB TENANTS



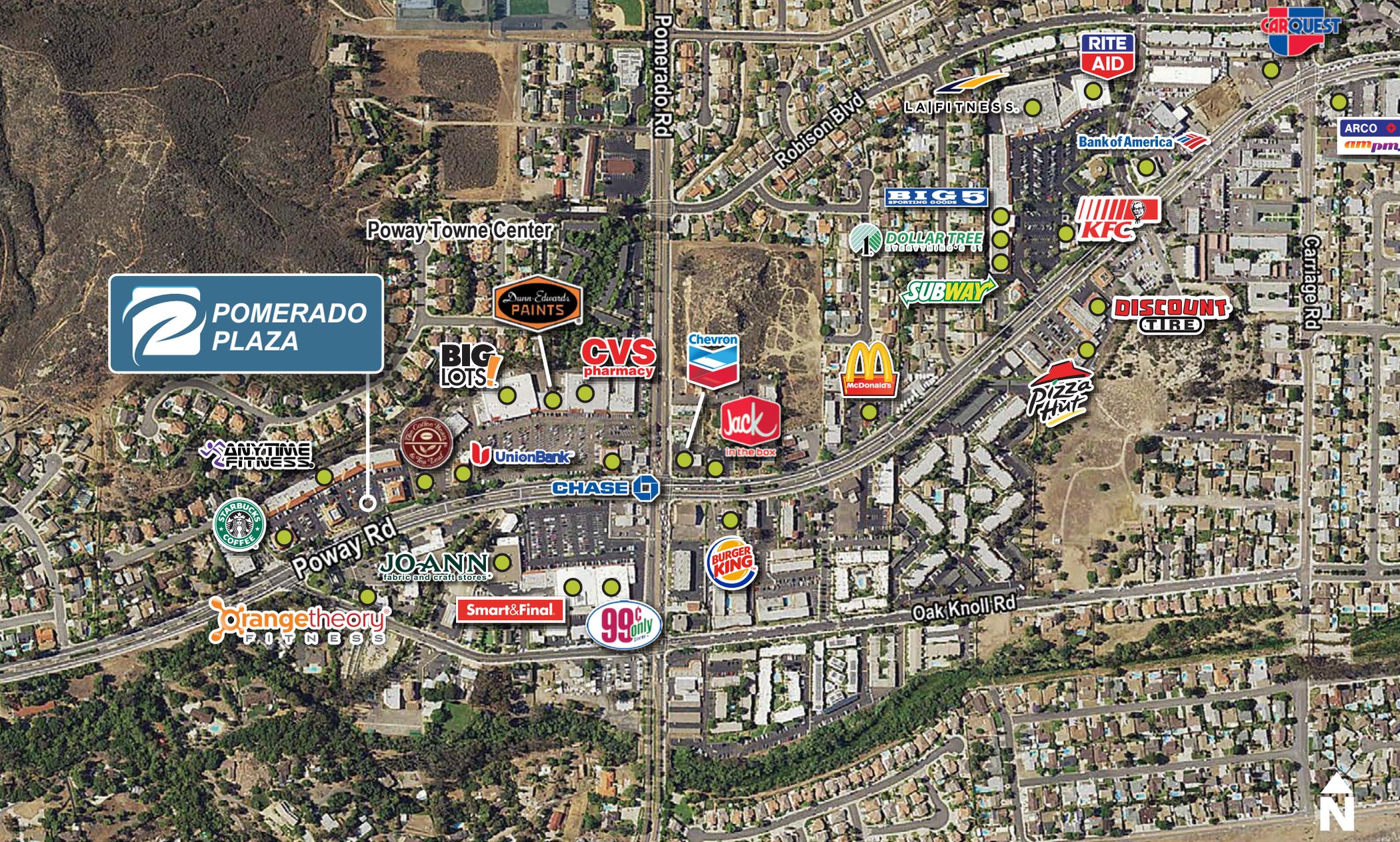
## DEMOGRAPHICS

|                          | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| 2024 POPULATION          | 11,229    | 92,524    | 213,906   |
| 2024 HOUSEHOLDS          | 3,767     | 32,146    | 74,748    |
| AVERAGE HOUSEHOLD INCOME | \$132,355 | \$150,697 | \$153,765 |
| MEDIAN HOME VALUE        | \$814,868 | \$836,818 | \$834,759 |
| MEDIAN YEAR BUILT        | 1979      | 1987      | 1985      |

## TRAFFIC COUNTS

|               |                      |        |
|---------------|----------------------|--------|
| POWAY ROAD    | OAK KNOLL ROAD SW    | 35,286 |
| POWAY ROAD    | OAK KNOLL DRIVE NE   | 34,833 |
| POMERADO ROAD | POWAY ROAD N         | 21,133 |
| POMERADO ROAD | ROBISON BLVD N       | 23,730 |
| POWAY ROAD    | IOLA WAY NE          | 36,495 |
| POWAY ROAD    | SILVER LAKE DRIVE NE | 33,578 |





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