

# FOR LEASE

13422 POMERADO RD., POWAY CA, 92064



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DRE # 01476024



# LEASE SUMMARY

## PROPERTY DETAILS

ASKING RENT	\$2,500.00 MG per mo.
PROPERTY TYPE	Office / Medical
PROJECT SIZE	±5,000 SF
AVAILABLE SPACE STE 101	±900 RSF
MONUMENT/WINDOW SIGNAGE	Yes*
CONDITION	Excellent
TENANCY	Multiple
STORIES	2

LOCATION	Poway, CA
ZONING	GC (General Commercial)
CEILING HT (STE #101)	8'7" - 9'7" FT
HVAC	Yes*
SPRINKLERED	Yes
PARKING	Yes*
SECURITY SYSTEM	Yes*
ELEVATOR SERVED	Yes

## ADDITIONAL INFORMATION

**Upstairs Tenancy:** Pediatric dentistry and orthodontics.

**Location:** Prime visibility on Pomerado Rd. with 20,500 daily traffic, less than a mile from Poway Rd., and under five miles from I-15. Walking distance to various retail amenities.

*\*Monument Signage: Lower signage placement on both sides available as well as window signage for Suite 101*

*\*HVAC: Exclusive split system servicing the suite.*

*\*Parking: 24 parking spaces with 4 fully covered (one being an Accessible space) 4 partially covered and 16 non-covered spaces. Abundant street parking in the surrounding community. All staff, including the dentists park off-site to allow for more available patient parking.*

*\*In-Suite Security System: In place including cameras, yet current working condition not determined by Landlord. Tenant is responsible for any required security needs.*

# LEASE SUMMARY

## SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
101	±900 RSF	Office / Medical / Dental	\$2,500.00 MG per mo.

This newly improved dental office features two spacious operatories and was previously occupied by a periodontist. The suite includes an external glass main entrance, a welcoming waiting room, a reception and administrative area, a private doctor's/administrator's office, a sterilization/lab area, and a private wheelchair-accessible restroom. A secondary entrance/exit leads directly to the covered parking area for added convenience. The office boasts high ceilings and abundant natural light, enhancing the patient and staff experience. To ensure a quieter environment, the compressor/vacuum closet is located outside the suite. Additionally, the space is fully plumbed for Nitrous Oxide (N<sub>2</sub>O & O<sub>2</sub>), making it well-equipped for dental and specialty practices.





# SPACE IMAGES



13422 POMERADO RD., POWAY CA, 92064



## PROPERTY IMAGES



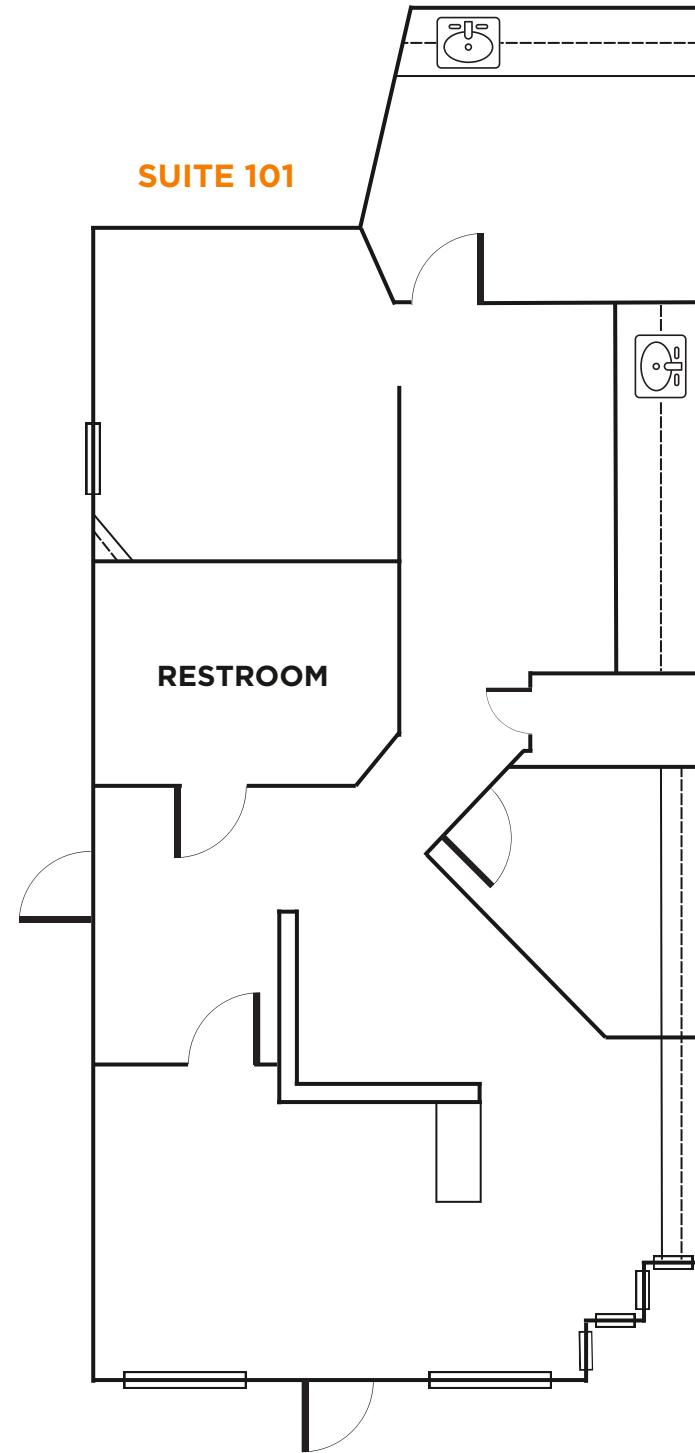
# LOCATION MAP

## Poway Center for the Performing Arts

13422 POMEROADO RD



# FLOOR PLAN



# LOCATION SUMMARY



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## POWAY, CALIFORNIA

Poway, known as "The City in the Country," is a thriving suburban community in northern San Diego County, offering a strong local economy, highly rated schools, and a mix of residential, commercial, and industrial developments. Conveniently located with access to I-15, Poway Road, and Pomerado Road—which sees an average daily traffic count of approximately 20,500 vehicles—the area serves as a key business and retail hub. The city features excellent infrastructure, abundant parks, and hiking trails, providing a high quality of life while maintaining a balance between modern amenities and a scenic, small-town atmosphere. Just 30 minutes from downtown San Diego, Poway is an attractive destination for businesses and residents alike.



# NEARBY DEVELOPMENTS

THE POWAY PASEO



**1** **72 Units, Food Hall, Office Space & Fitness Center on 1.58 Acres**

WEST VILLAGE POWAY



**3** **212 Apartments & Restaurant / Retail on 6.6 Acres**

POWAY COMMONS



**2** **97 Townhomes and Flats on 2.2 Acres**

APOLLO SENIOR APARTMENTS



**4** **44 Unit Housing Community for Seniors, Including Veterans**



# 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

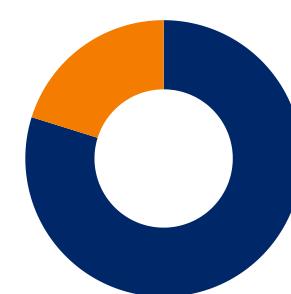


### EMPLOYMENT



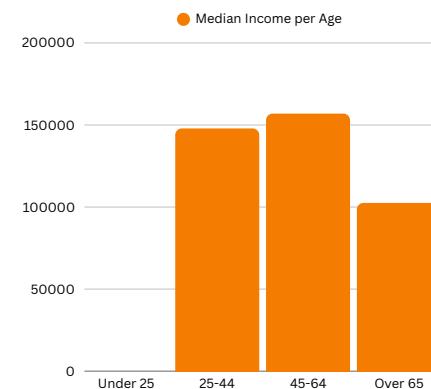
- White Collar
- Blue Collar

### HOUSEHOLDS



- Family Households
- Non-family households

### INCOMES



LEARN MORE



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



# DISCLAIMER

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