



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*	AVAILABLE	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



*Suites 8 and 9 can be combined for a total of 3,929 SF

Availability **A B C** Curbside Pick-Up Zone

Tenants in the Market

CVS
pharmacy
North Park
Produce

LA FITNESS
TRACTOR SUPPLY CO.
TractorSupply.com

Smart & Final
extra!
DOLLAR TREE

ALDI
SPROUTS FARMERS MARKET
KAHOOTS
HARBOR FREIGHT
QUALITY & VALUE AT DISCOUNTED LOW PRICES

Walgreens

petco
Where Creativity Happens
MICHAEL'S
GROCERY OUTLET
"bargain market"

Walmart

STATER BROS.
markets
AMC THEATRES

POWAY CITY CENTRE
HomeGoods
ROSS DRESS FOR LESS
TRADER JOE'S
five BELOW
BOOT BARN

LOWE'S

KOHL'S

THE FLORIDA STORE
COSTCO
WHOLESALE

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DEMOGRAPHICS



56,638

3-MILE TOTAL POPULATION



55,781

3-MILE DAYTIME POPULATION



\$190,513

3-MILE AVG. HOUSEHOLD INCOME



\$1,035,980

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2025 Population	12,444	56,638	141,203
	2030 Population	12,623	56,765	141,737
	Total Businesses	697	2,616	5,393
	Total Employees	6,721	26,311	52,745
	Total Daytime Population	13,771	55,781	130,273
	2025 Median Age	39.7	41.4	42.4
HOUSING	2025 Total Households	4,365	19,473	51,523
	2025 Housing Units	4,656	20,199	53,386
	Owner Occupied Housing Units	63.0%	69.4%	66.3%
	Renter Occupied Housing Units	30.8%	27.0%	30.2%
	Vacant Housing Units	6.2%	3.6%	3.5%
	2025 Median Home Value	\$856,373	\$1,035,980	\$1,040,090
INCOME	2025 Average Household Income	\$157,144	\$190,513	\$192,290
	2025 Median Household Income	\$125,593	\$157,062	\$153,671
	2025 Per Capita Income	\$54,577	\$65,631	\$70,436
INCOME BREAKDOWN	<\$15,000	3.6%	2.9%	3.0%
	\$15,000- \$24,999	1.4%	2.0%	2.0%
	\$25,000- \$34,999	2.9%	2.3%	2.4%
	\$35,000- \$49,999	8.5%	4.9%	4.6%
	\$50,000- \$74,999	11.0%	8.7%	8.6%
	\$75,000- \$99,999	11.1%	9.8%	10.0%
	\$100,000- \$149,999	19.3%	16.4%	17.9%
\$150,000- \$199,999	16.6%	15.9%	15.3%	
\$200,000+	25.5%	37.0%	36.2%	