

# For Lease

14269 Danielson Street | Poway, CA 92064

3,600-7,200 SF Available  
Fully Furnished - Plug & Play Office  
*Lease to Purchase Option*



Intersection

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INTERSECTIONCRE.COM





## Availability

- 3,600 SF (Top Floor): \$2.10 + Util.
- 3,600 SF (First Floor): \$2.10 + Util.
- 7,200 SF (Full Building): \$2.10 + Util.

### *Lease to Purchase Option*

Zoned: PC-7

Planned Community - South Poway Business Park



Land Use: IP - Industrial Park  
Click or scan below for use matrix

## Property Highlights

- Safe, secure & clean office park setting
- Prime location in South Poway Business Park, within 3 miles of Hwy 67 and 5 miles of I-15
- Well maintained office building featuring glass line and ample natural light
- Exterior signage opportunity along Scripps Poway Pkwy
- Parking ratio is plentiful at 4/1,000 SF



Location



Parking

# First Floor 3,600 SF

## *A true plug & play opportunity!*

Features: high ceilings, luxury vinyl plank flooring, reception area, large open office, private offices/conference rooms, private restrooms, kitchenette, and server room.

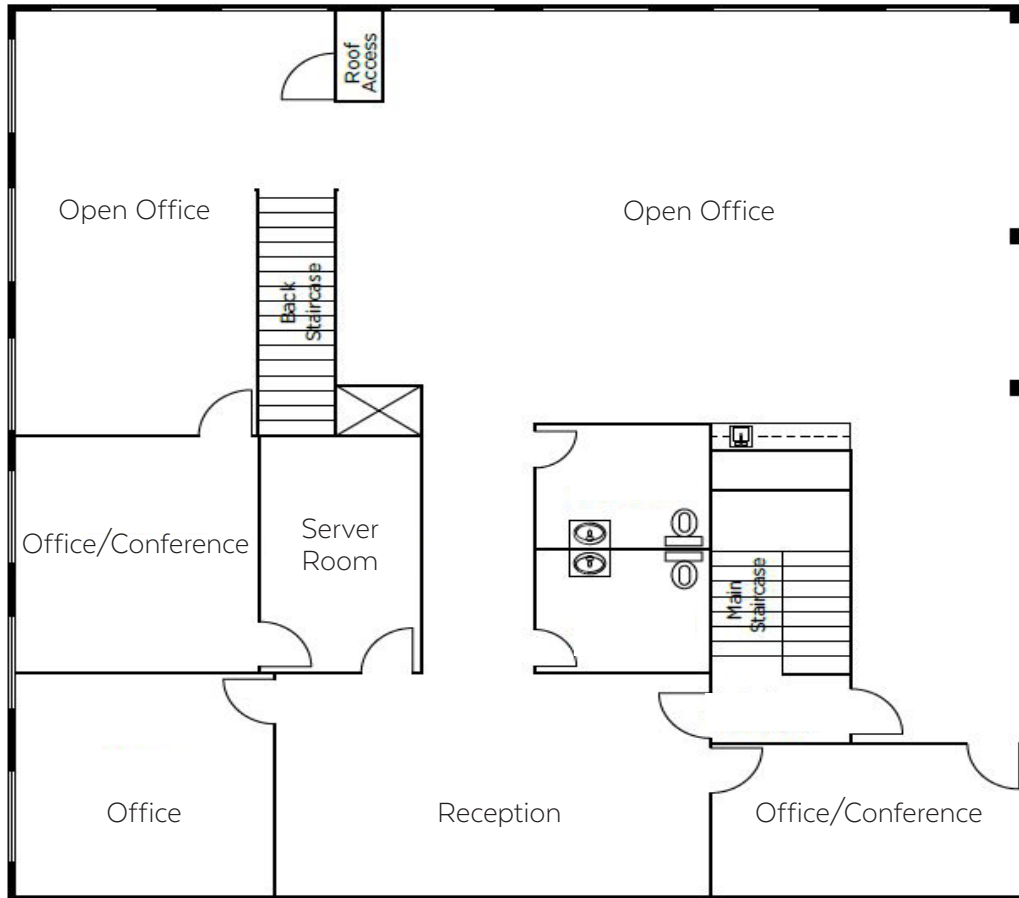


Conference  
Room  
Options





# Second Floor 3,600 SF



Great  
Natural  
Light





# Location Details

## Convenience

Costco Wholesale

The Home Depot

SDCCU Branch

Hampton Inn & Suites

AI Self Storage

Kohl's

## Restaurants

In-n-out

O'Brien's Boulangerie

Carl's Jr.

The Grillery

Giant New York Pizza

Papa Duke's Deli + Grill

## Offices + HQ's

Geico Corporate Office

Amazon Warehouse Station

General Atomics

Teledyne Instruments

Oasis Materials Company

Liberty Packaging



# Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2024 Total Population	2,225	37,067	100,986
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Total Households	653	12,049	35,053
INCOME	1 MILE	3 MILE	5 MILE
2024 Avg. Household Income	\$162,528	\$154,882	\$158,905
2024 Median Household Income	\$144,414	\$129,434	\$131,886

Number of Employees 3-mile radius

21,633

Number of Businesses

2,140

Average Household Income

\$154,882

Number of Households

12,049

## Community Profile

Poway offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, and 76 miles of trails. Poway benefits from the lowest crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state.

As part of the South Poway Planned Community, the 700-acre Poway Business Park offers tenants high-quality infrastructure, numerous amenities, and plenty of open space in keeping with the city’s rural surroundings. The project was specifically designed to meet the needs of light industrial and manufacturing, warehousing and distribution, and research and development businesses, including Amazon, General Atomics and Geico Direct Insurance.





# Get in Touch.

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more available properties  
on our website



## Disclosure

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