

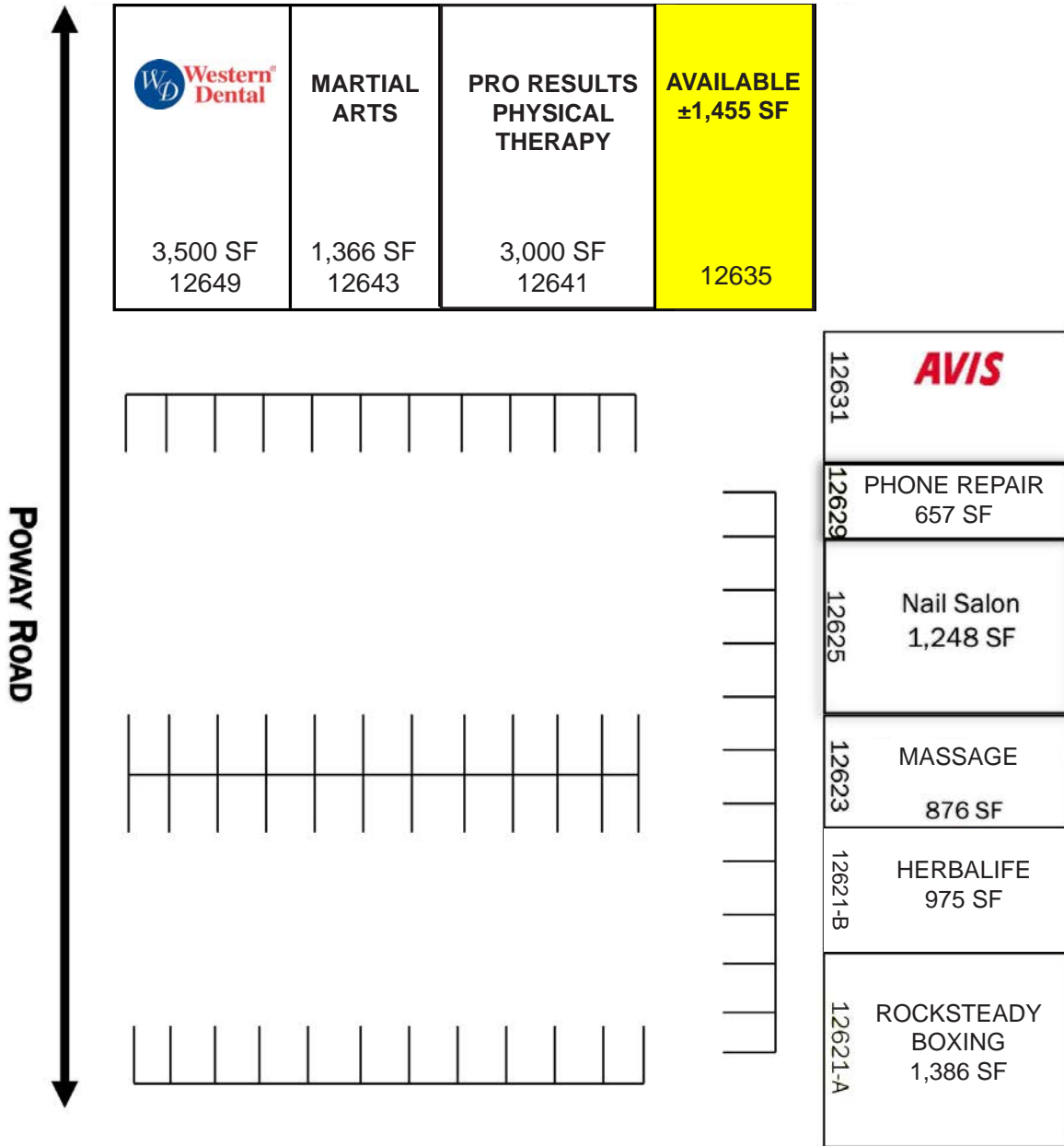
12649 Poway Rd Poway, CA

FOR LEASE. RETAIL SPACE AVAILABLE
±1,455 SF IN POWAY TOWN CENTER



Property Features.

- + ±1,455 SF Retail space available
- + High visibility retail center in busy Poway submarket
- + 33,000+ cars per day
- + Excellent exposure from Poway Road
- + Ample parking and monument signage available
- + Located along the main commercial corridor
- + Nearby retailers: LA Fitness, Stater Brothers, Vons, Walmart, Rite Aid, and more











12649 Poway Rd, Poway, California 92064

POPULATION

	1 mile	3 miles	5 miles
Total Population	14,147	87,859	193,128
Projected Population (2022)	14,472	89,806	199,744

HOUSING

	1 mile	3 miles	5 miles
Total Households	4,825	30,517	67,851
Projected Total Households (2022)	4,925	31,091	69,914

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$94,188	\$114,798	\$116,945
Average Household Income	\$114,496	\$146,357	\$150,169
Per Capita Income	\$38,753	\$50,941	\$52,889
Median Disposable Income	\$75,086	\$90,231	\$92,250
Average Disposable Income	\$85,462	\$103,146	\$105,293

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	12,792	86,128	179,908
Daytime Population Workers	6,153	44,012	86,232
Daytime Population Residents	6,639	42,116	93,676

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	8,825 62.38%	54,726 62.29%	115,999 60.06%
Black or African American	339 2.40%	2,019 2.30%	4,934 2.55%
American Indian & Alaska Native Population	113 0.80%	421 0.48%	700 0.36%
Asian Population	2,142 15.14%	20,733 23.60%	51,811 26.83%
Pacific Islander Population	33 0.23%	193 0.22%	597 0.31%
Other Race Population	1,878 13.27%	4,540 5.17%	7,534 3.90%
Population of Two or More Races	817 5.78%	5,227 5.95%	11,553 5.98%
Hispanic Population	3,879 27.42%	13,214 15.04%	24,396 12.63%
Non-Hispanic Population	10,267 72.57%	74,646 84.96%	168,732 87.37%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,926 30.08%	20,192 33.65%	47,919 35.59%
Graduate/Professional Degree	1,092 11.22%	13,052 21.75%	31,319 23.26%

AGE

	1 mile	3 miles	5 miles
Median Age	37.6	38.8	40.1



**12649
Poway Rd
Poway, CA**

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