

BUILDING FOR SALE

14411

NORWALK LN

POWAY, CA, 92064



± 5,530 SF **Preschool / Daycare Buildings** | 0.62 Acre Lot

PRESCHOOL / INVESTMENT / OWNER USER

PROPERTY OVERVIEW

2 BUILDINGS
±5,530 SF

SALE PRICE
\$3,100,000



Existing Building 1 - 3,466 SF
New Building 2 – 2,064 SF



Zoning RS-4
*Click here for zoning info



Twin Peaks Rd ±40,560 VPD
Community Rd ±23,572 VPD

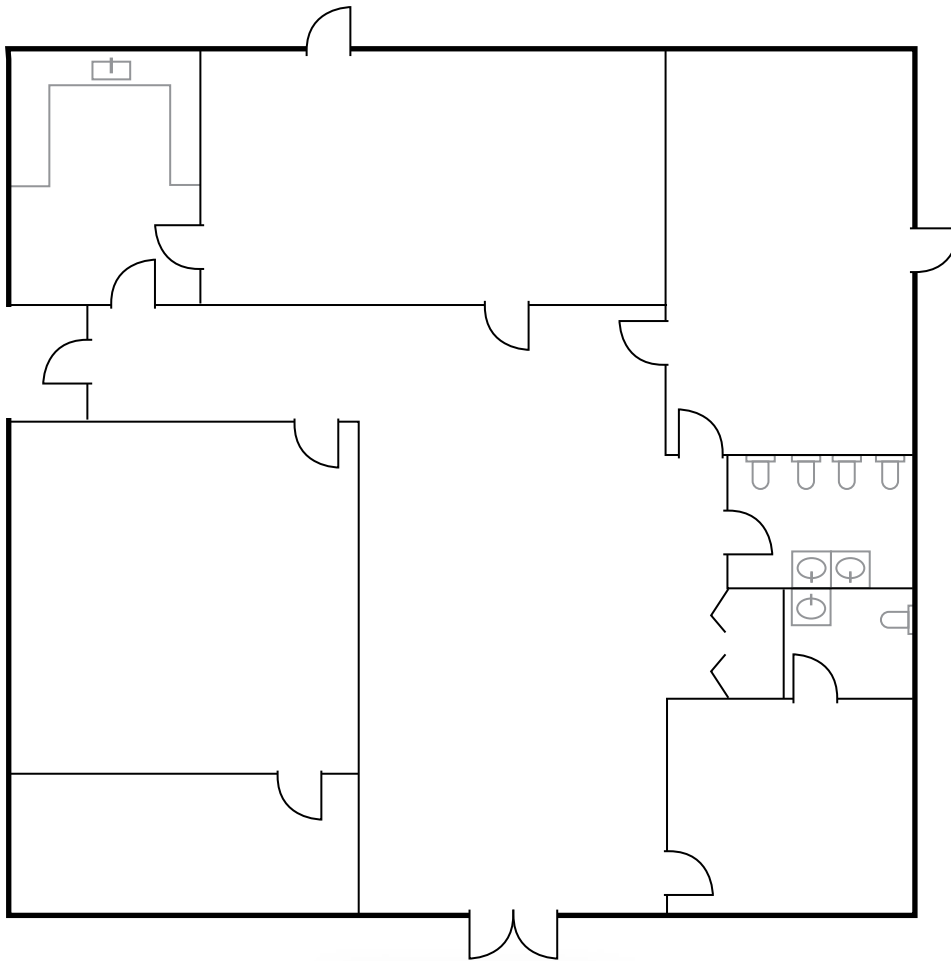


13 spaces with ample
street parking

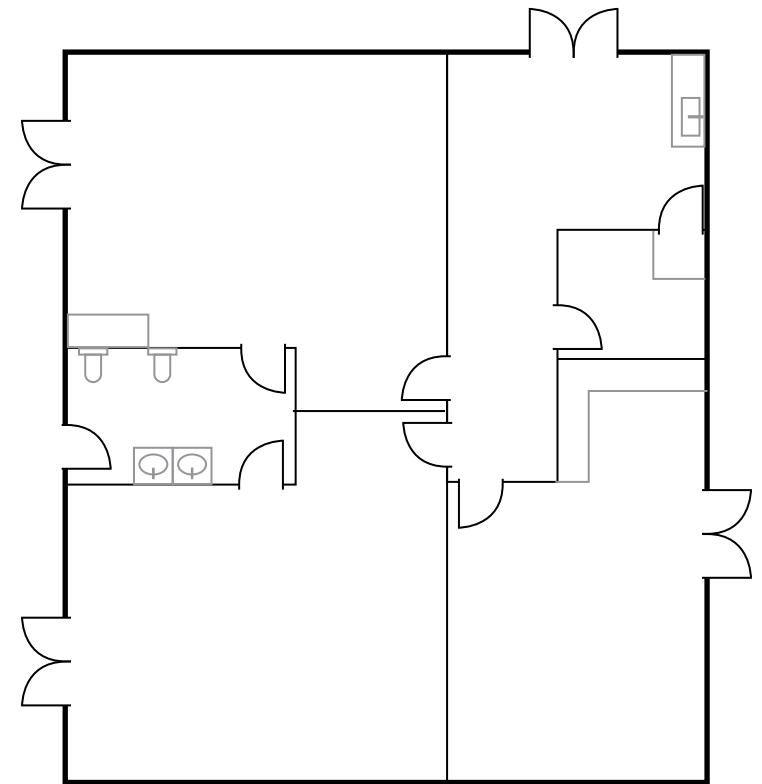
*** Please Do Not Disturb the Existing tenants**



FLOOR PLANS

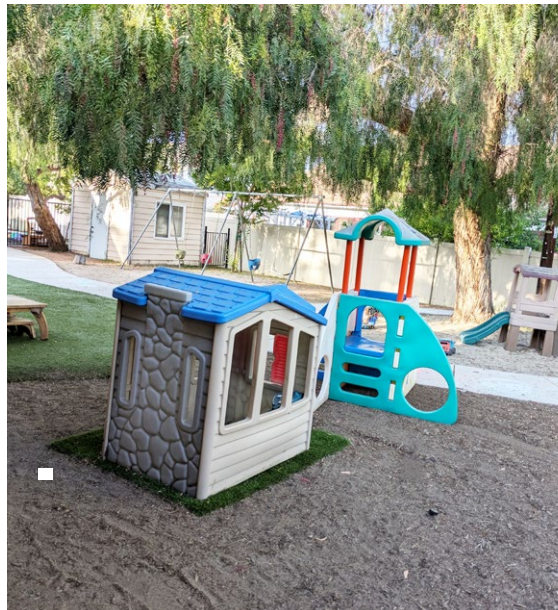


Existing Building 1

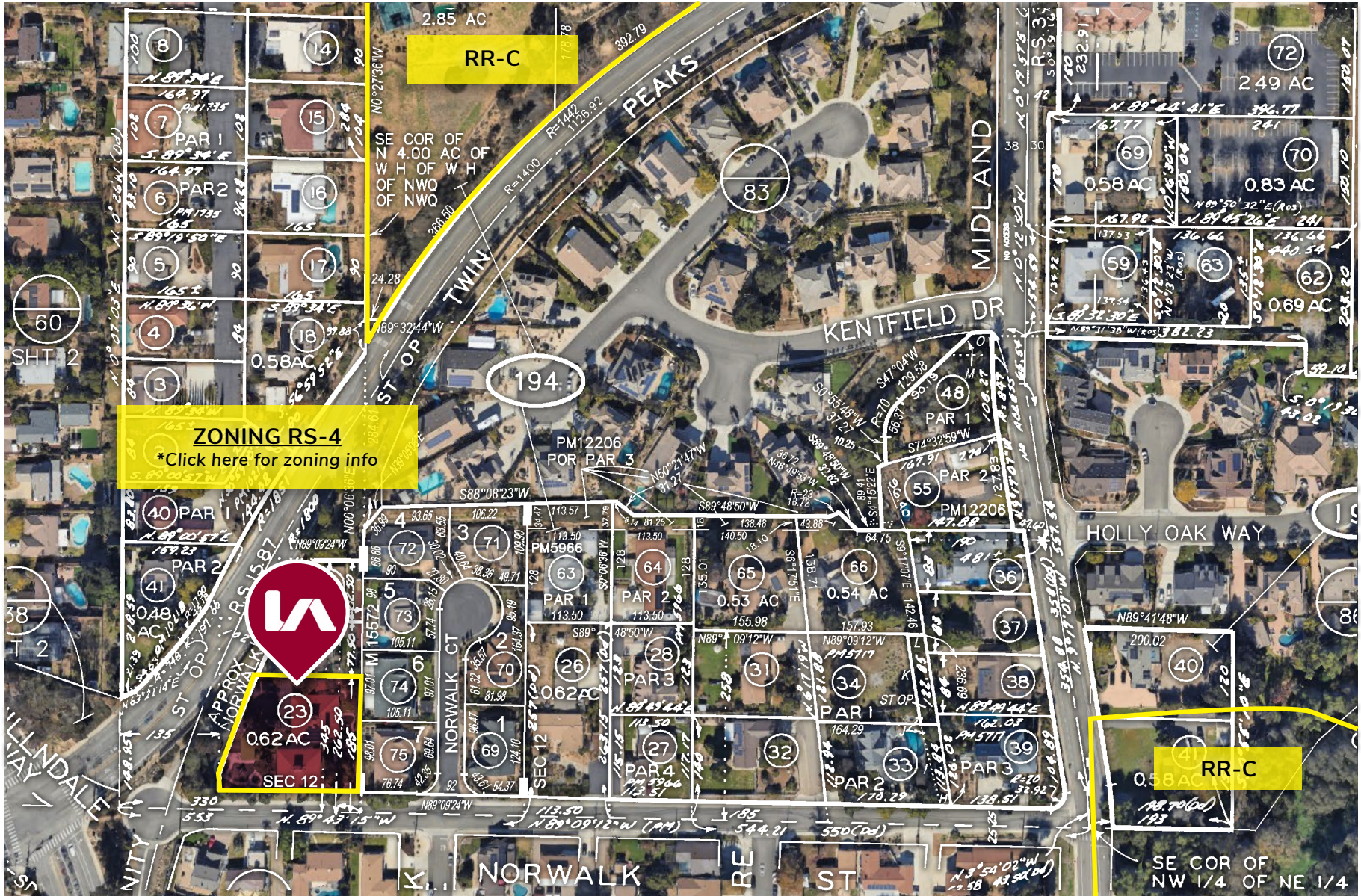


New Building 2

PROPERTY PHOTOS



ZONING INFO



AERIAL VIEW



DEMOGRAPHICS

Traffic Counts
±40,560 ADT

*Twin Peaks Rd

Population
150,907

*5-Mile Radius

Households
55,203

*5-Mile Radius

Median household income
\$157,089

*5-Mile Radius

Median age
41.7

*5-Mile Radius

14411
NORWALK LN

Poway Adult School

Poway Country Preschool

Aubrey Park

Silverset
Neighborhood Pk

Twin Peaks Rd

Community Rd



TOTAL POPULATION

49,701



MEDIAN HOUSEHOLD
INCOME

\$107,902



LOCAL BUSINESS

±500



EMPLOYEES

23,100+

Poway

The City in the Country

Poway maintains its business excellence with the Poway Business Park, a 700 acre complex that offers high quality infrastructure, numerous amenities, and plenty of open space in keeping with the city's rural surroundings.



**TOP RANKED
SCHOOL DISTRICT**



**LOWEST CRIME
RATE IN SAN DIEGO
COUNTY**

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