



# Poway City Centre

13616 - 13654 POWAY ROAD | POWAY, CA 92064



NEWMARK

 **KIMCO**<sup>™</sup>  
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	
103	Boot Barn	Coming Soon!	11,304
102	Five Below	Coming Soon!	11,631
101	Trader Joe's	Coming Soon!	17,000
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	AVAILABLE	1,266	
17	Mathnasium	1,990	
18	ATW Veterinary Associates	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**  
**DOLLAR TREE**  
**5**  
OFFICE SUPPLIES

**JOANN**  
Smart & Final  
cutting

**ALDI**  
**SPROUTS**  
FARMERS MARKET  
**KAHOOTS**  
**HARBOR FREIGHT**  
QUALITY TOOLS AT DISCOUNT PRICES

**Walgreens**

**petco** *Michaels*  
Where Creativity Happens  
**GROCERYOUTLET**  
Bargain Market

**Walmart**

**STATER BROS.**  
MARKETS  
**AMC**  
THEATRES

**POWAY CITY CENTRE**  
**HomeGoods** **ROSS**  
DRESS FOR LESS  
**TRADER JOE'S** **five BELOW** **BOOT BARN**  
(Coming Soon) (Coming Soon) (Coming Soon)

**LOWE'S**  
Home Improvement

**KOHL'S**

**THE HOME DEPOT** **COSTCO**  
WHOLESALE

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## DEMOGRAPHICS



# 56,650

3-MILE TOTAL POPULATION



# 56,712

3-MILE DAYTIME POPULATION



# \$190,675

3-MILE AVG. HOUSEHOLD INCOME



# \$973,589

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2024 Population	12,409	56,650	140,026
	2029 Population	12,676	56,430	141,065
	Total Businesses	734	2,766	5,856
	Total Employees	7,476	29,506	59,083
	Total Daytime Population	13,761	56,712	131,301
	2024 Median Age	39.6	41.3	42.2
HOUSING	2024 Total Households	4,314	19,283	50,638
	2024 Housing Units	4,440	19,831	52,667
	Owner Occupied Housing Units	65.8%	70.0%	66.6%
	Renter Occupied Housing Units	31.3%	27.2%	29.6%
	Vacant Housing Units	2.8%	2.8%	3.9%
	2024 Median Home Value	\$816,354	\$973,589	\$972,234
INCOME	2024 Average Household Income	\$151,752	\$190,675	\$191,899
	2024 Median Household Income	\$121,369	\$147,342	\$142,390
	2024 Per Capita Income	\$52,224	\$65,012	\$69,688
INCOME BREAKDOWN	<\$15,000	4.2%	3.2%	3.4%
	\$15,000- \$24,999	1.9%	2.2%	2.4%
	\$25,000- \$34,999	4.2%	2.5%	2.5%
	\$35,000- \$49,999	6.9%	4.5%	4.4%
	\$50,000- \$74,999	12.3%	9.7%	9.4%
	\$75,000- \$99,999	8.9%	8.9%	9.8%
	\$100,000- \$149,999	21.9%	19.5%	20.3%
\$150,000- \$199,999	16.6%	15.8%	15.3%	
\$200,000+	23.2%	33.4%	32.5%	

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