

Poway Health Club Site

6.87 ACRES | DELIVERED SHEET GRADED

POWAY, CA





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EXECUTIVE SUMMARY

Approved for over 100,000 square feet of allowable outdoor activity space in addition to up to 6,000 square feet of indoor facilities; this sheet graded 6.87 acre pad is in a prime location drawing from over 50,000 rooftops in a 5-mile radius.

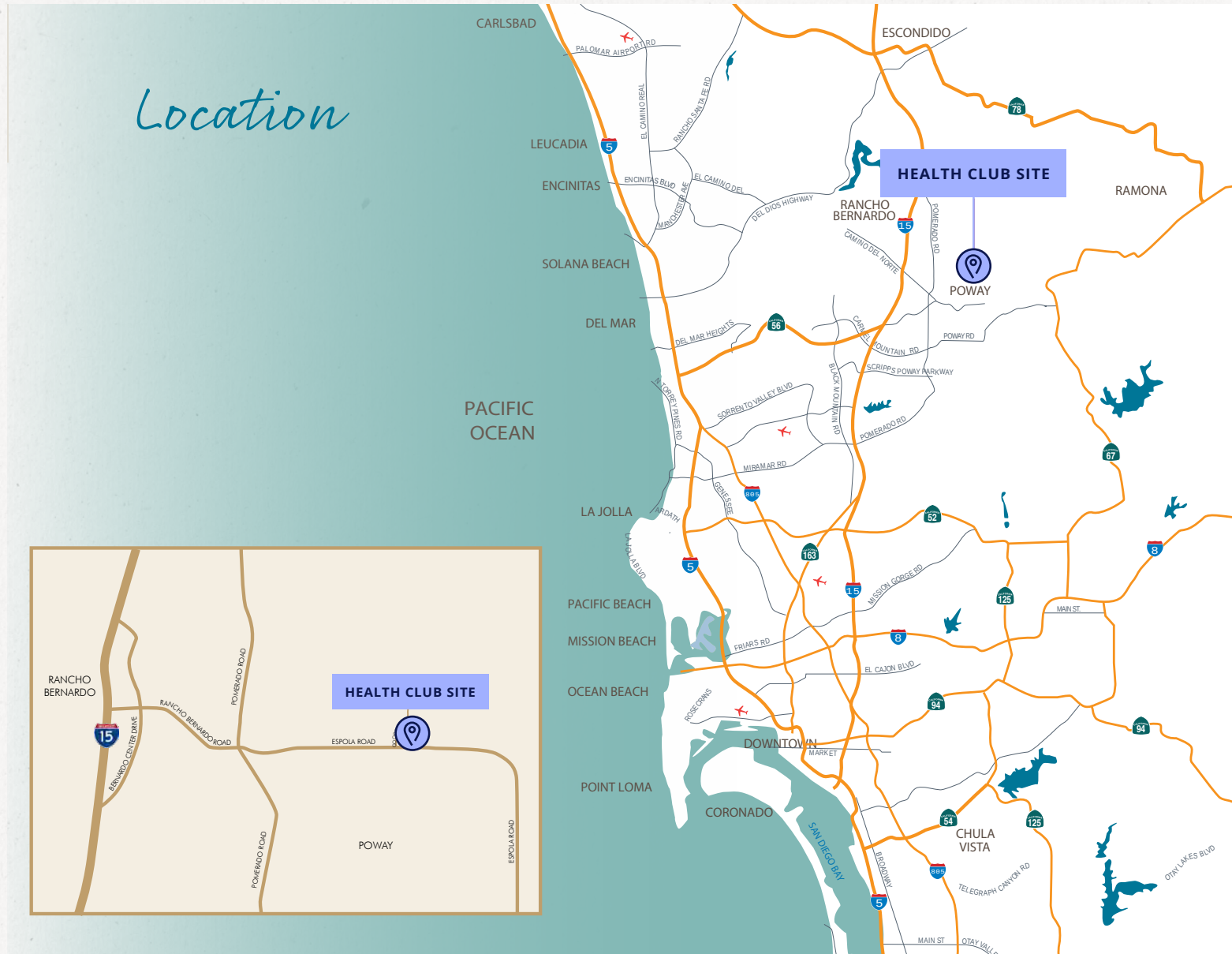
This ready-to-build site was created within The Farm in Poway, a new community that includes 160 new homes, walking trails, a dog park, agricultural fields, and a social area with future restaurants planned.



PROPERTY OVERVIEW

Location	Goodeve Dr., Poway CA 92064 (nearest cross street Espola Rd.)
APN	273-932-25
Acreage	6.87
Municipality	City of Poway
Land -Use Designation / Zoning	The Farm in Poway Specific Plan ; zoned Open Space Recreation (OS-R)
Allowable Square Footage	A maximum indoor square footage of 6,000 SF is earmarked to the Health Club Site under the current Specific plan allocations. Additionally over 100,000 SF of programmable outdoor usage is allowable. The available indoor square footage for the site is based upon a portion of the allowable square footage for all of the Open Space Recreational areas within the Specific Plan. A total of 30,000 SF for all of the OS-R parcels combined is allowed under the current plan. Approximately 24,000 square feet is currently planned for the restaurant and social area of The Farm leaving approximately 6,000 square feet for the health club parcel.
Specific Plan Details	Page 42: Land Use Summary - Maximum non-Residential Building Area Information Page 45: Permissible Uses in OS-R Page 47: Development Standards in OS-R
The Farm HOA Click Here for HOA Documents	The Farm HOA has two components, residential and commercial. A budget was estimated prior to approvals and the total monthly amount estimated for all commercial components was \$10k/month. Currently the actuals for all the commercial components is \$9k/month. The obligations for the athletic site today are just over \$3,700 per month, with the estimated future build out budget to be \$5k. This covers private streets, trail and landscape maintenance, and many of the detention basins.
City of Poway Original Project Approvals <i>Attachment C, Sec 8 for CUP</i> Specific Plan Adoption City Council Approvals SANDAG Guide	Currently the resolution that approved The Farm states “a swimming pool, fitness equipment, and exercise classes shall be provided at the fitness club. Both pickle ball and tennis courts shall be required at the fitness club.” To amend this language a vote of City Council is required. In previous conversations they have shown a willingness to be flexible on adjustments to those requirements, however the critical component is that any proposed project must stay under the maximum allowable traffic counts (Average Daily Trips “ADT”). The mix of uses within the Specific Plan Area shall not exceed 2,524 new ADT. The athletic site was anticipated to generate 180 ADT based on SANDAG’s (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (View Here) which denotes a health club generates 30 trips per 1,000 SF (i.e. maximum 6,000 SF of structure).
Improvement Plans	Site to be delivered sheet graded with utilities stubbed. View Improvement Plans

LOCATION



CITY OF POWAY

Poway is one of San Diego County's most desirable suburban communities, known for its top-rated schools, safe neighborhoods, and strong family-friendly atmosphere. Located about 30 minutes from Downtown San Diego, major employment hubs, beaches, and San Diego International Airport, Poway offers convenient access while maintaining a quieter "City in the Country" feel. Residents enjoy many outdoor recreation opportunities including Lake Poway, Potato Chip Rock, hiking trails, parks, farmers markets, and community events. Located within the highly regarded Poway Unified School District, the city is especially attractive to families seeking excellent education, larger homes, and a high quality of life with a balance of nature, convenience, and community.

[POWAY LOCALS GUIDE](#)

[POWAY TRAIL MAP](#)

[LAKE POWAY WEBSITE](#)



LAND USE SUMMARY

[CLICK FOR POWAY
SPECIFIC PLAN](#)

USE/LAND USE	APPROX NET AREA (ACRES)	% OF PLANNING AREA	MAX. NON-RESIDENTIAL BLDG AREA IN SF
Open Space (OS) Land Use Districts			
Conservation OS (OS-C)³	55.72	47.5%	NA
Recreational OS (OS-R)²	14.65	12.5%	30,000
Total Open Space	70.37	60.0%	30,000
Specific Plan Area Total¹	117.18	100%	30,000

1. Statistics are based upon preliminary design and may vary slightly from Development Plan, Tentative Map, and/or Final Map. Please refer to Section 8.3.6 regarding substantial conformance.

2. The mix of uses within the Specific Plan area shall not exceed 2,524 New Net Avg Daily Trips using rates specified in SANDAG's *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002.

3. Permitted GSF excludes any accessory structures such as sheds, greenhouses, restrooms or similar that are ancillary to a community garden or agricultural use as defined in Section 3.2.2.B. A max of 15% of the total area of the open OS-C zone can include accessory structures and impervious surfaces. Such structures shall be separated by a minimum of 50 feet.

DEVELOPMENT STANDARDS

OS-R

Minimum Building Setbacks¹

To Specific Plan Area Boundary 50 Feet

To Espola Road 50 Feet

To Private Drive 10 Feet

To any other Property Line 10 Feet

To Adjacent Building (Main or Accessory) 10 Feet

Maximum Building Height² 35 Feet

Maximum Coverage³ 70%

Minimum Landscape Area 15%

[CLICK FOR POWAY
SPECIFIC PLAN](#)

1. See Section 3.2.2.A for Permitted Deviations.

2. Exceptions may be made for thematic elements such as windmills, water towers, silos, and similar that are intended to convey the rural design theme of the community.

3. Includes all buildings, accessory buildings, and structures, except monument signs, peeler pole fences, and pedestrian scale lighting.

DEMOGRAPHICS



POPULATION

133,011



AVG HOUSEHOLD INCOME

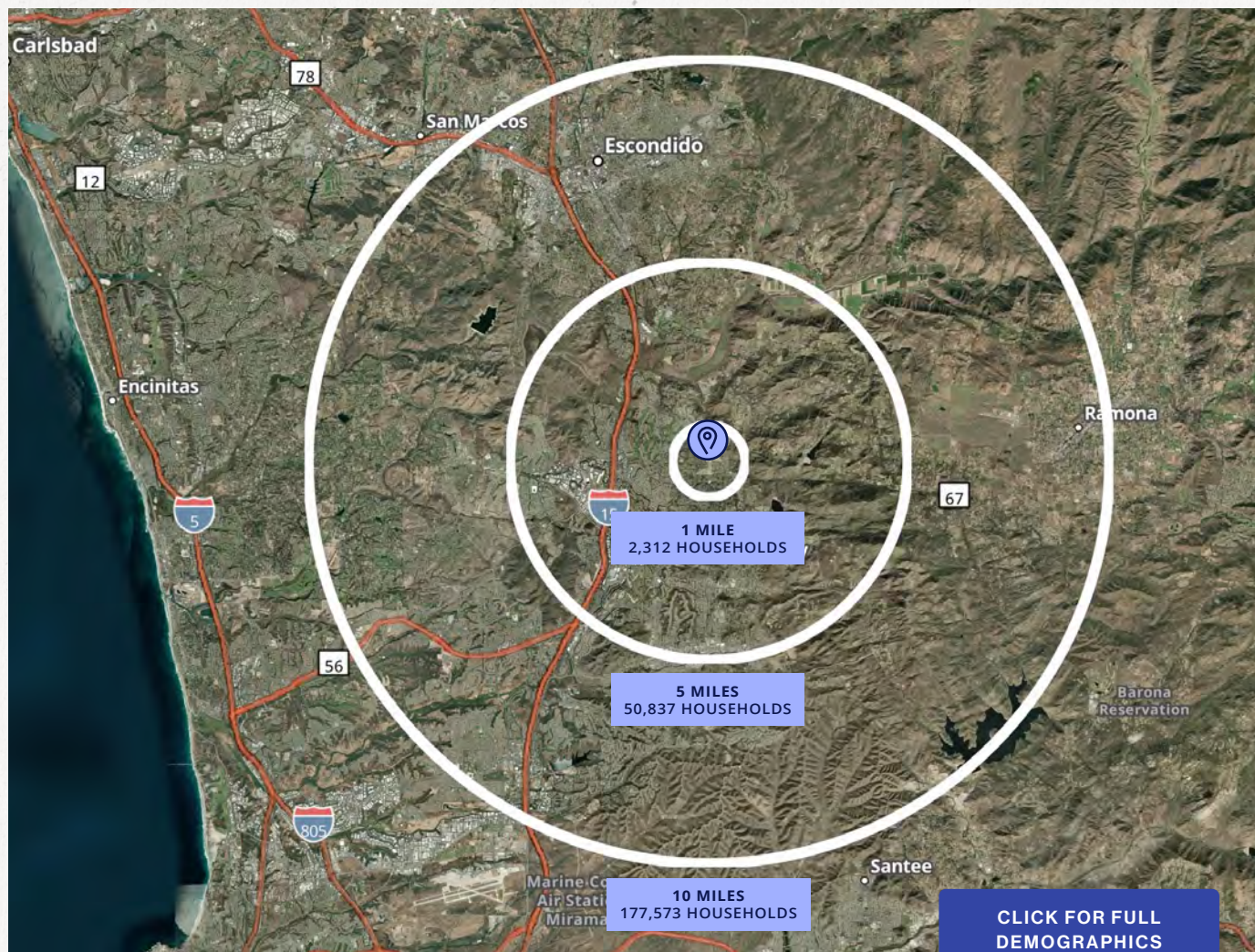
\$190,008



MEDIAN HOME VALUE

\$971,719

**Values for 2024
5-Mile Radius*



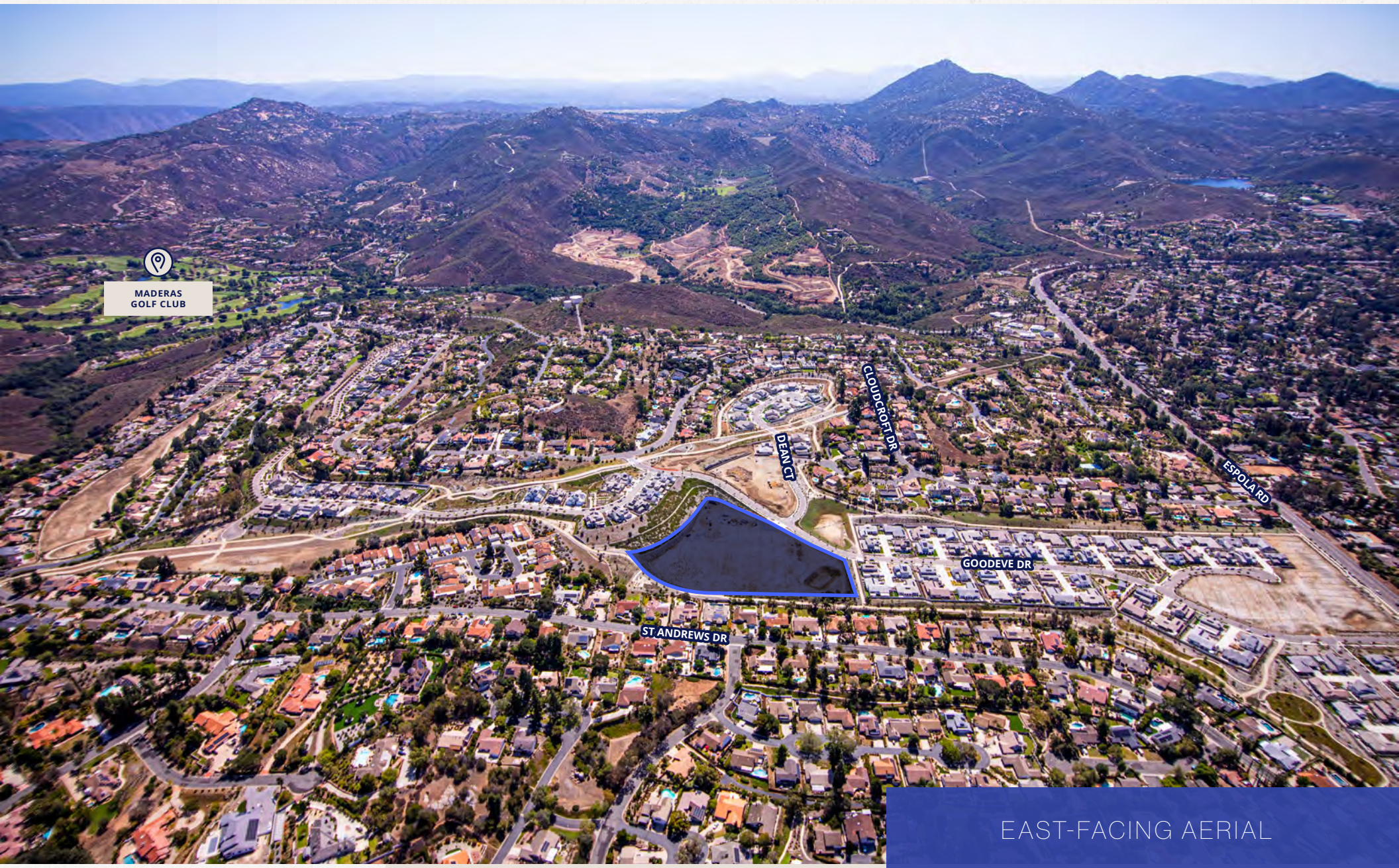
[CLICK FOR FULL
DEMOGRAPHICS
SUMMARY](#)

THE FARM





SOUTHWEST-FACING AERIAL



MADERAS
GOLF CLUB

EAST-FACING AERIAL

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