

Poway Health Club Site

6.87 ACRES | DELIVERED SHEET GRADED

POWAY, CA





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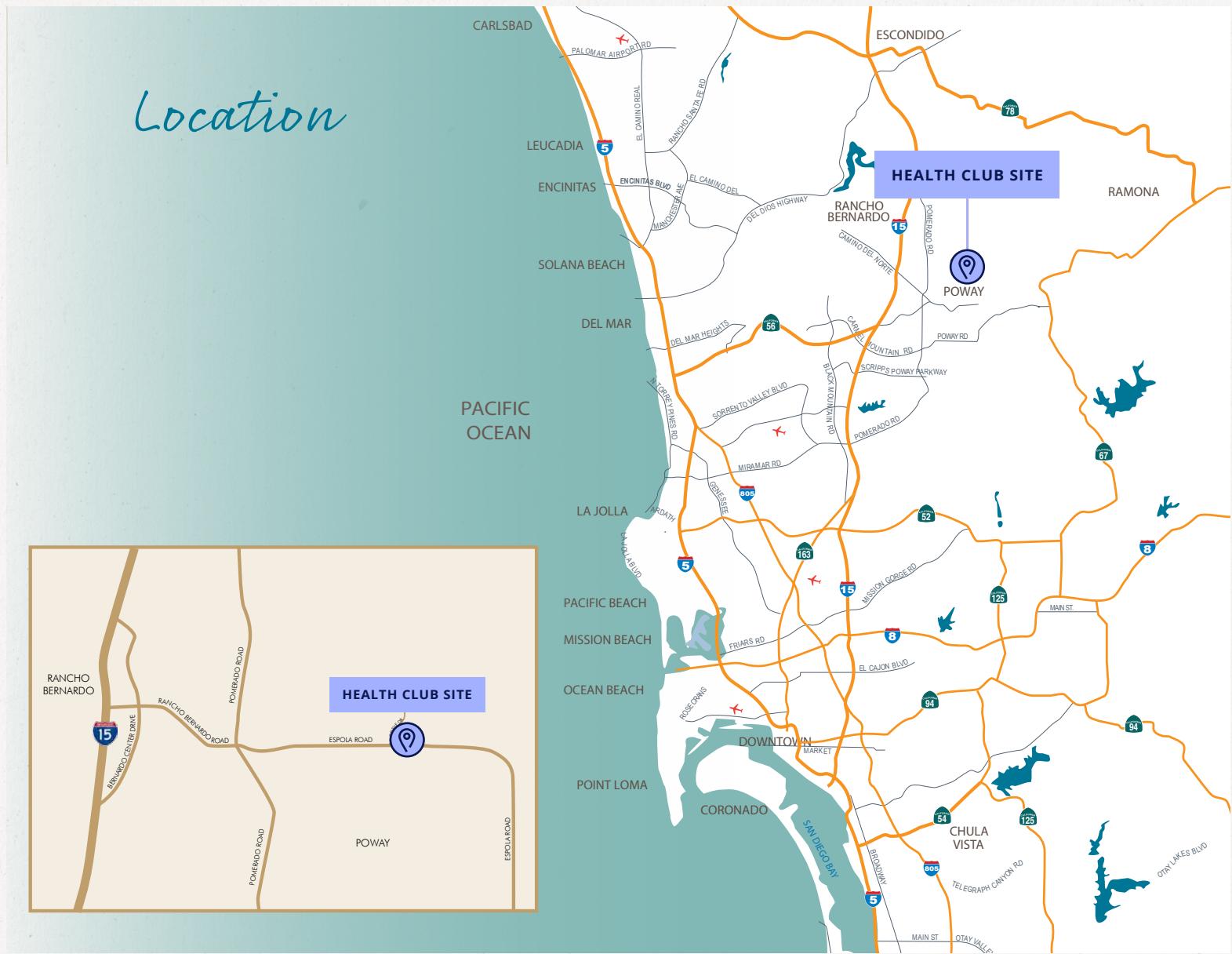
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PROPERTY OVERVIEW

Centrally located in the heart of the wealthy communities of Poway and Rancho Bernardo, this 6.87-acre site is zoned and ready for a health and wellness facility. Nestled within The Farm in Poway, a new horizontal mixed-use development consisting of 160 new homes, walking trails, a dog park, agricultural fields, future butterfly vivarium, and restaurant social area, the subject site is in a prime location to draw in people. Bring your vision to life with the ability to program over 100,000 square feet of outdoor activity space as well as up to 6,000 +/- square feet of indoor facilities. With over 50,000 rooftops in a 5-mile radius, your only limitation is your imagination.

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 More Info	Approximately 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 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. Click Here for more info.
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 today are just over \$3,700 per month, with the estimated budget to be \$5k. This covers private streets, trail and landscape maintenance, and many of the detention basins.
City of Poway Original Project Approvals Attachment C, Sec 8 for CUP	Specific Plan Adoption City Council Approvals
Improvement Plans	Site to be delivered sheet graded with utilities stubbed. View Improvement Plans

LOCATION



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
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To Espola Road	50 Feet
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To Private Drive	10 Feet
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To any other Property Line	10 Feet
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To Adjacent Building (Main or Accessory)	10 Feet
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Maximum Building Height²	35 Feet
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Maximum Coverage³	70%
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Minimum Landscape Area	15%
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**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

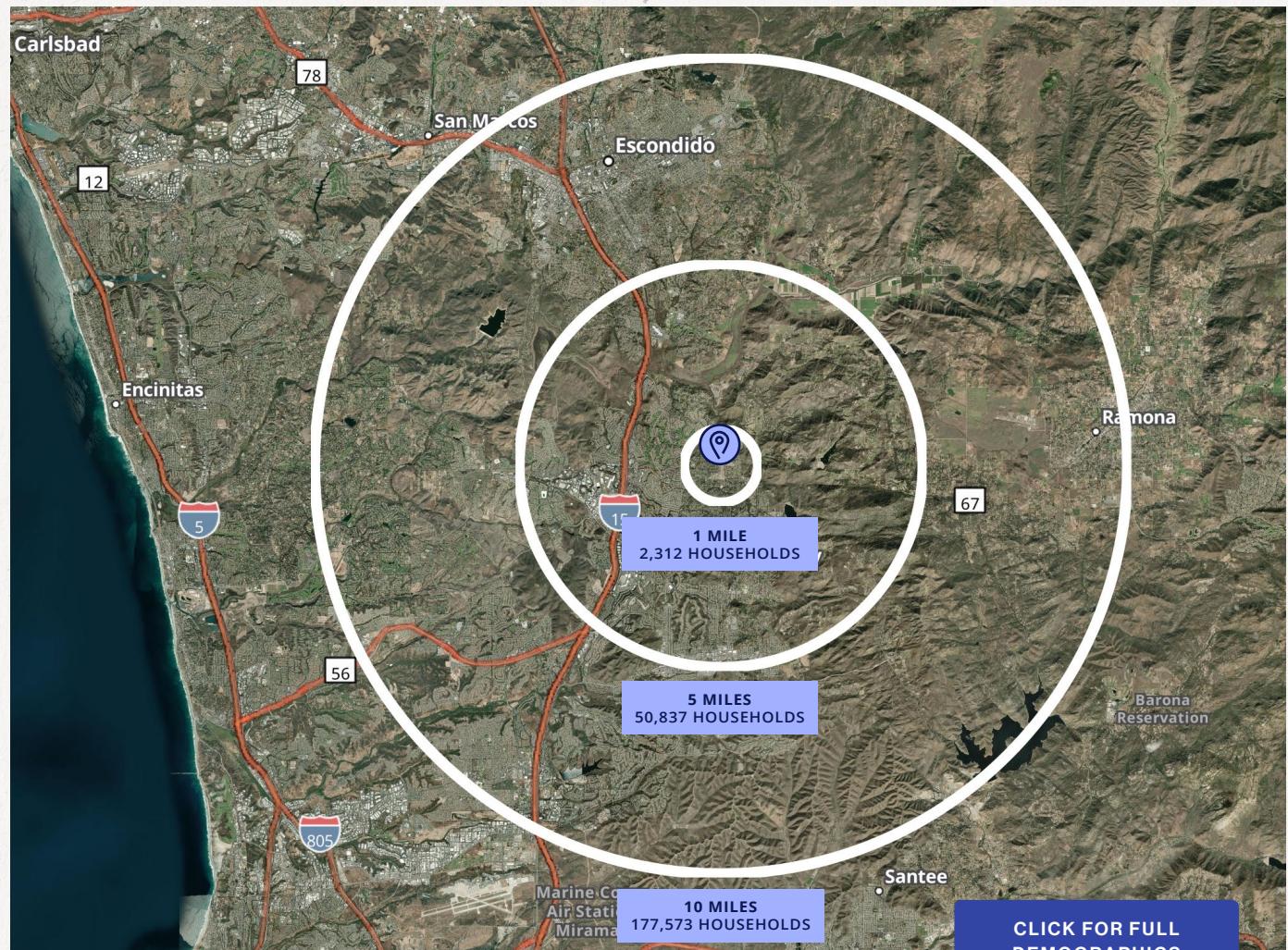
\$190,008



MEDIAN HOME VALUE

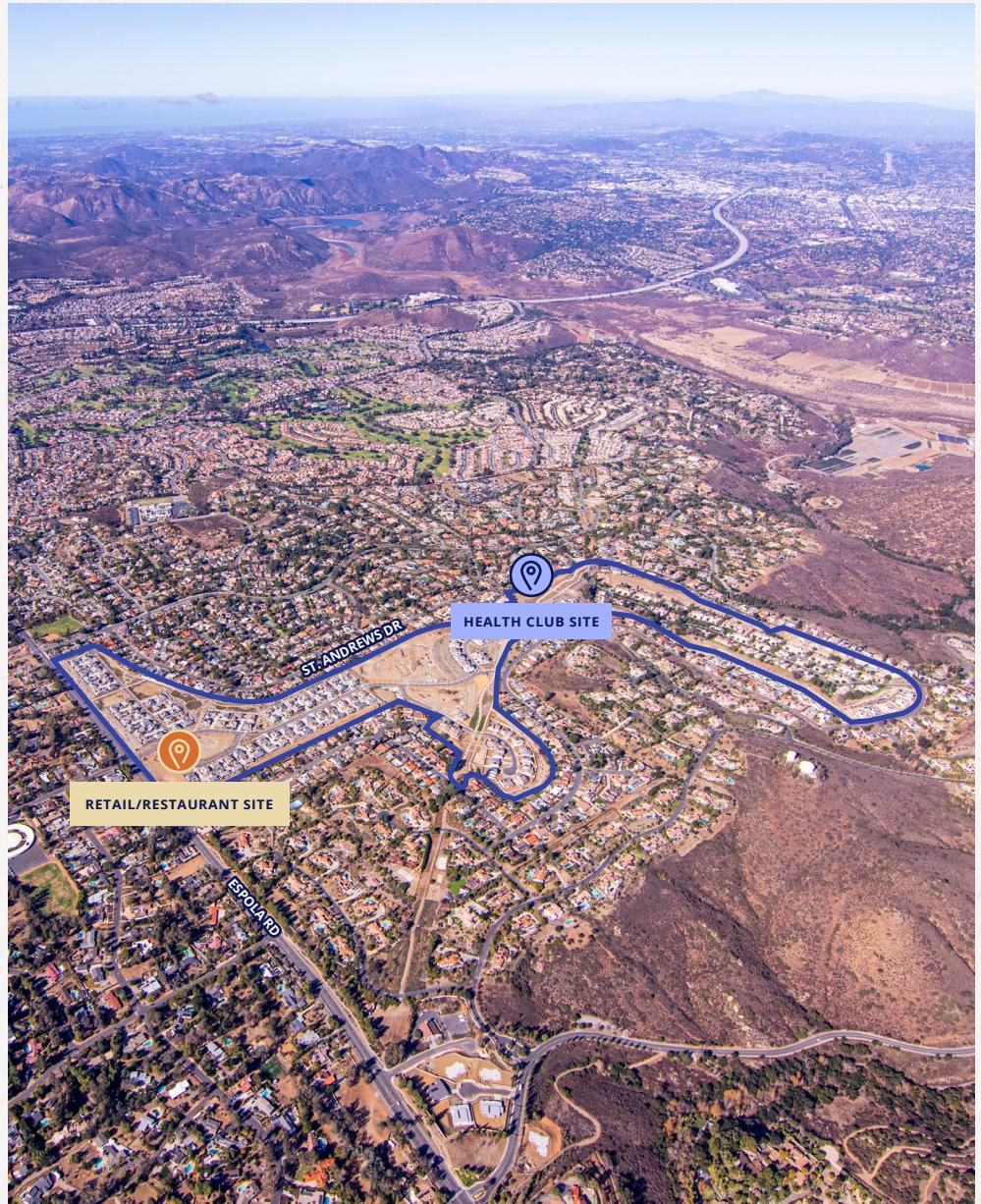
\$971,719

**Values for 2024
5-Mile Radius*



THE FARM

Retail & Restaurant Site





SOUTHWEST-FACING AERIAL



WEST-FACING AERIAL

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FOR SALE | 6.87 ACRES IN POWAY

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