

# Poway Health Club Site

6.87 ACRES | DELIVERED SHEET GRADED

**POWAY, CA**







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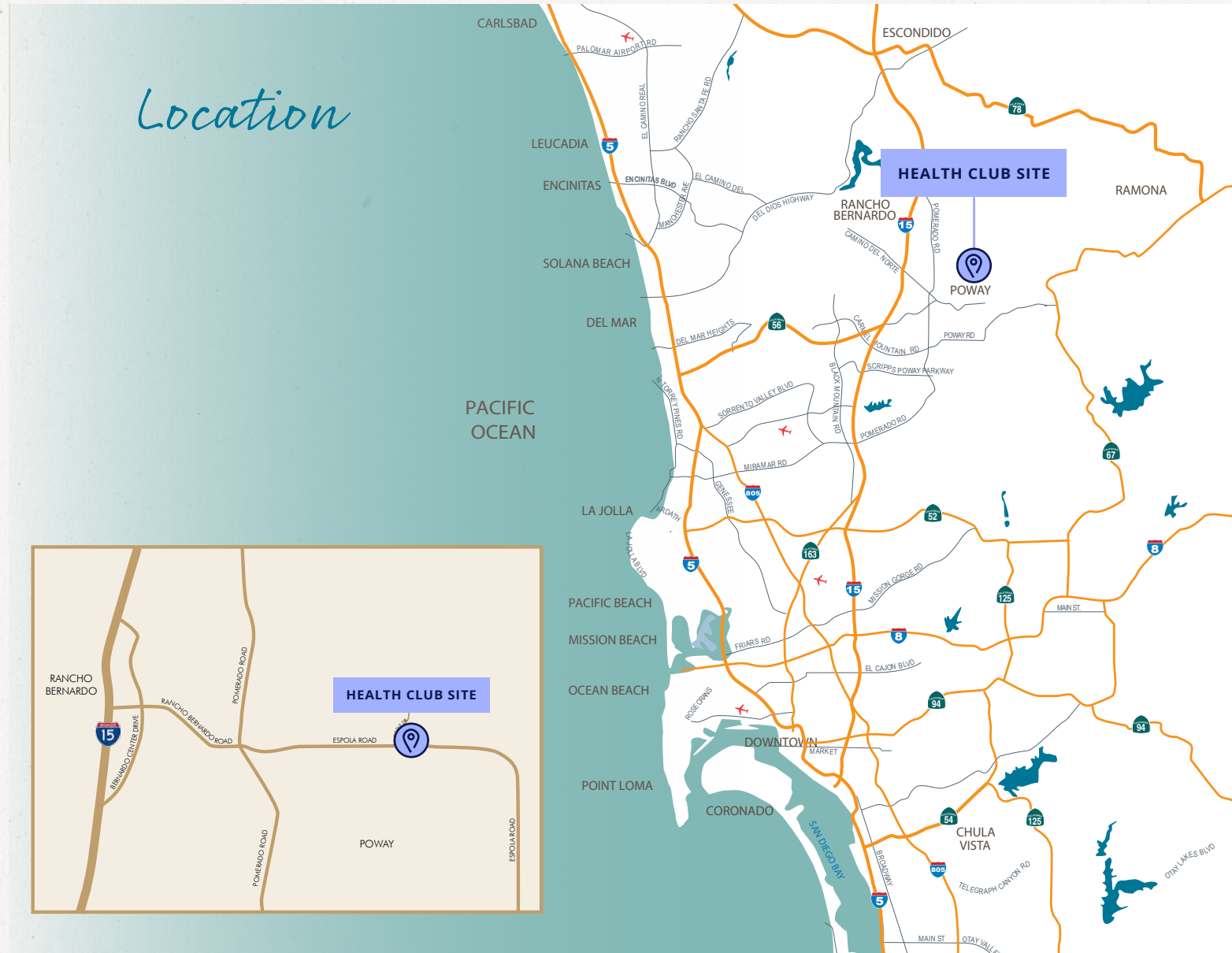
# PROPERTY OVERVIEW

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.

<b>Location</b>	Goodeve Dr., Poway CA 92064 (nearest cross street Espola Rd.)
<b>APN</b>	273-932-25
<b>Acreage</b>	6.87
<b>Municipality</b>	City of Poway
<b>Land -Use Designation / Zoning</b>	<a href="#">The Farm in Poway Specific Plan</a> ; zoned Open Space Recreation (OS-R)
<b>Allowable Square Footage</b> <a href="#">More Info</a>	<p>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.</p> <p>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. <a href="#">Click Here</a> for more info.</p>
<b><a href="#">Specific Plan Details</a></b>	<p>Page 42: Land Use Summary - Maximum non-Residential Building Area Information</p> <p>Page 45: Permissible Uses in OS-R</p> <p>Page 47: Development Standards in OS-R</p>
<b>The Farm HOA</b> <a href="#">Click Here for HOA Documents</a>	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.
<b>City of Poway Original Project Approvals</b> <i>Attachment C, Sec 8 for CUP</i>	<p><a href="#">Specific Plan Adoption</a></p> <p><a href="#">City Council Approvals</a></p>
<b>Improvement Plans</b>	Site to be delivered sheet graded with utilities stubbed. <a href="#">View Improvement Plans</a>



# 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
<b>Open Space (OS) Land Use Districts</b>			
<b>Conservation OS (OS-C)<sup>3</sup></b>	55.72	47.5%	NA
<b>Recreational OS (OS-R)<sup>2</sup></b>	14.65	12.5%	30,000
<b>Total Open Space</b>	<b>70.37</b>	<b>60.0%</b>	<b>30,000</b>
<b>Specific Plan Area Total<sup>1</sup></b>	<b>117.18</b>	<b>100%</b>	<b>30,000</b>

**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 Setbacks<sup>1</sup>

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 Height<sup>2</sup> 35 Feet

Maximum Coverage<sup>3</sup> 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*

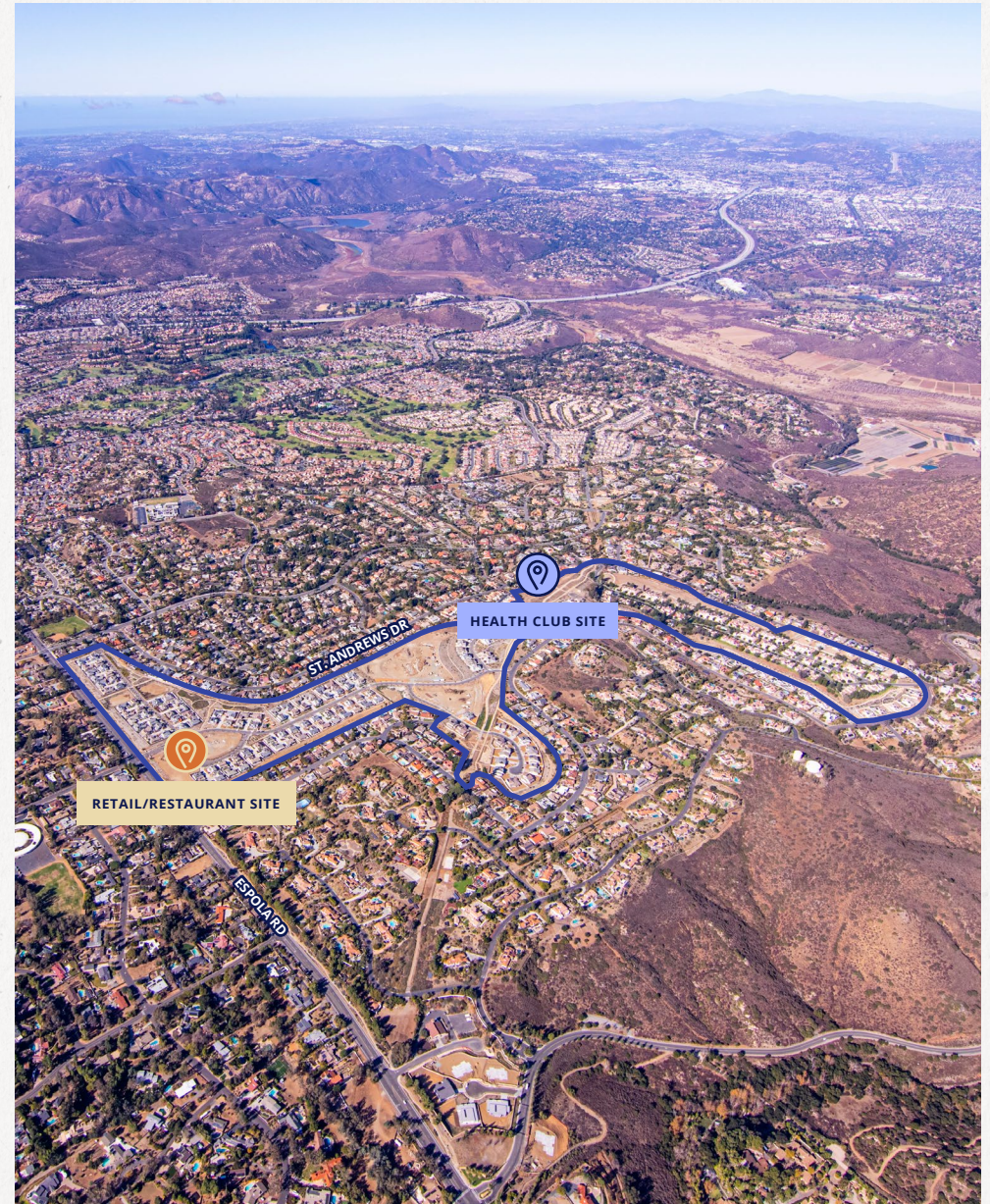


[CLICK FOR FULL  
DEMOGRAPHICS  
SUMMARY](#)



# THE FARM

## Retail & Restaurant Site







SOUTHWEST-FACING AERIAL





WEST-FACING AERIAL



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**FOR SALE | 6.87 ACRES IN POWAY**

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