

**RETAIL/OFFICE  
FOR LEASE**

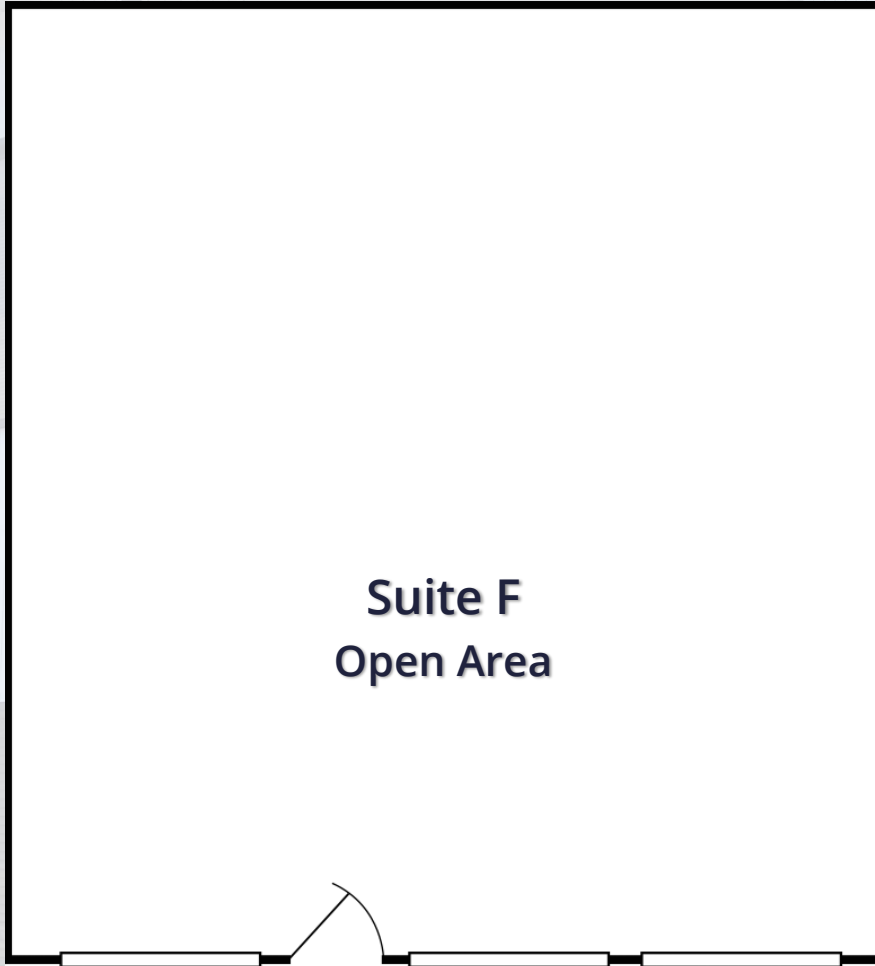
12439

 Heritage Tax

BROWS N MORE

**12439 POWAY ROAD  
POWAY, CA 92064**

# Suite Layout



600 SF



\$1,020/month + CAM/Utilities



2nd Story Office Space

*Not drawn to scale*

# Suite Amenities

 Ample parking in rear

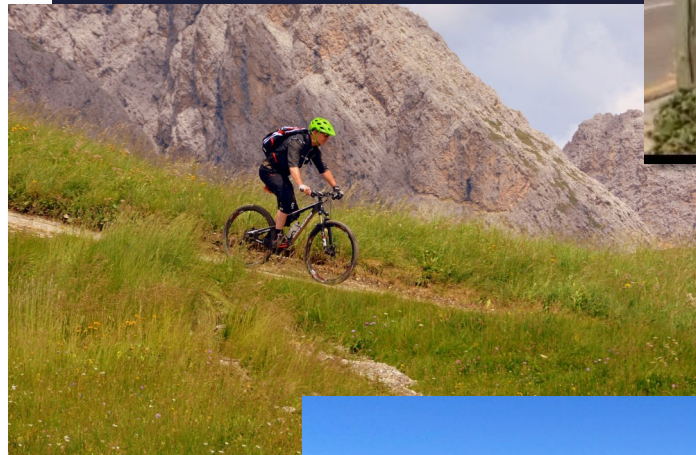
 Walkable amenities (see page 5)

 Great visibility



# CITY OF POWAY

"The City in the Country" prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space.



Beautiful parks, 76 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

Lake Poway Recreation Area has provided exceptional outdoor recreational opportunities since 1972.



Poway is filled with horse trails as an alternative means of transportation for many.

From City of Poway website  
Poway.org



# Views from the Neighborhood

*View from above the building facing Northwest.*



*View from above the building facing Northeast.*



## ***Intersection of Poway Road and Pomerado Road***

***This intersection is along the Poway Road  
Corridor,***

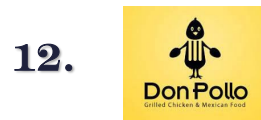
***The city of Poway has a Specific Plan for the  
Poway Road Corridor which provides a long-term  
strategy for revitalizing public and private  
properties along Poway Road and for creating a  
town center for all community members.***

*From City of Poway, Poway Road Corridor Specific Plan*

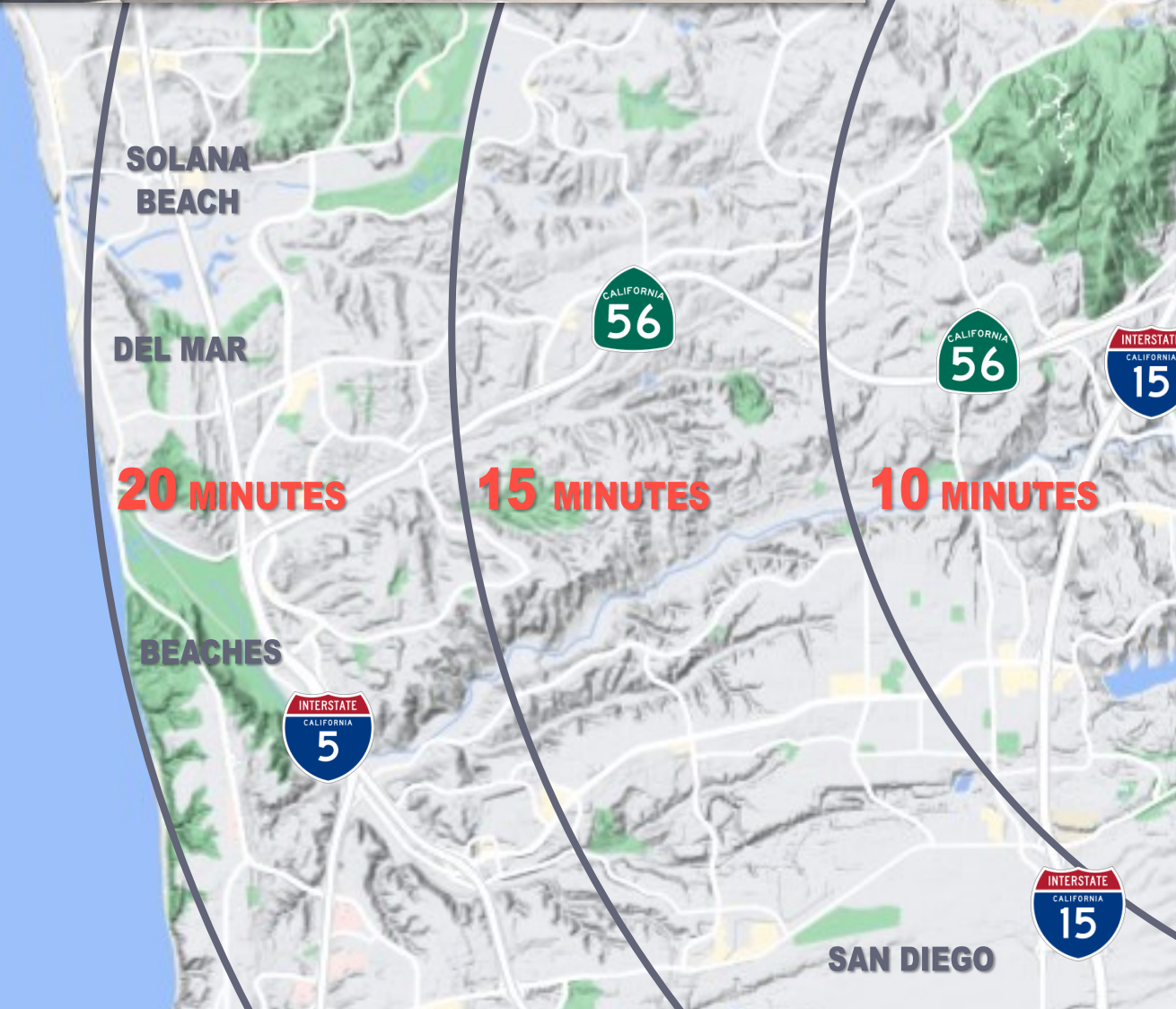
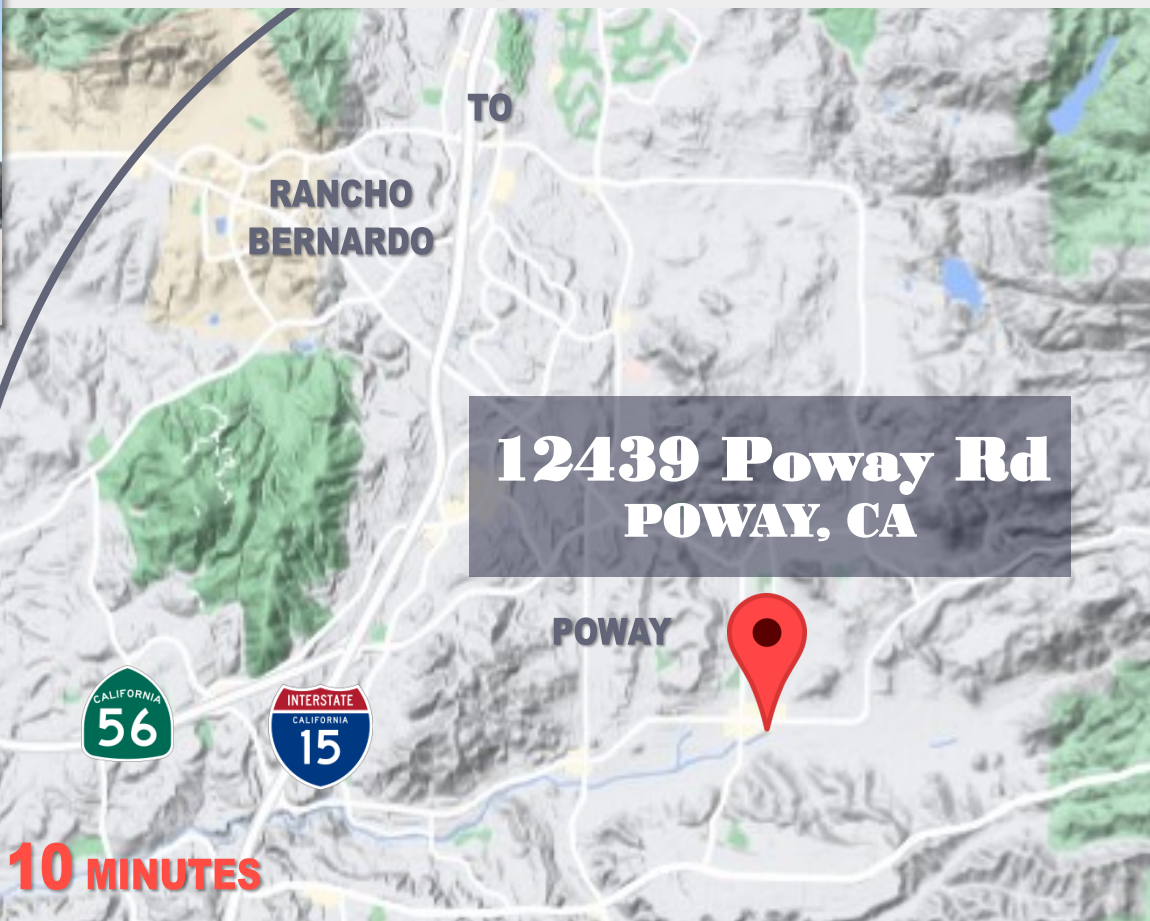
# In The Area...



12439 Poway Rd  
POWAY, CA



# Property Location





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# SPIRE

[www.spireassets.com](http://www.spireassets.com)

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