



Poway City Centre

13616 - 13654 POWAY ROAD | POWAY, CA 92064

New Anchors Now Open!



NEWMARK | PACIFIC

 **KIMCO**[™]
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
4A	Boot Barn	11,304
4B	Five Below	11,631
4	Trader Joe's	17,700
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	Perfect Body Bar (Coming Soon)	1,266
17	Mathnasium	1,990
18	Sunshine Animal Hospital	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

Smart & Final
DOLLAR TREE

ALDI
SPROUTS
FARMERS MARKET
KAHOOTS
HARBOR FREIGHT
QUALITY HOME AT DISCOUNT PRICES

Walgreens

petco *Michaels*
Where Creativity Happens
GROCERY OUTLET
Bargain Market

Walmart

STATER BROS.
markets
AMC
THEATRES

KOHL'S

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

LOWE'S

THE HOME DEPOT **COSTCO**
WHOLESALE

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DEMOGRAPHICS



56,638

3-MILE TOTAL POPULATION



55,781

3-MILE DAYTIME POPULATION



\$190,513

3-MILE AVG. HOUSEHOLD INCOME



\$1,035,980

3-MILE MEDIAN HOME VALUE

POPULATION

	1-MILE	3-MILE	5-MILE
2025 Population	12,444	56,638	141,203
2030 Population	12,623	56,765	141,737
Total Businesses	697	2,616	5,393
Total Employees	6,721	26,311	52,745
Total Daytime Population	13,771	55,781	130,273
2025 Median Age	39.7	41.4	42.4

HOUSING

2025 Total Households	4,365	19,473	51,523
2025 Housing Units	4,656	20,199	53,386
Owner Occupied Housing Units	63.0%	69.4%	66.3%
Renter Occupied Housing Units	30.8%	27.0%	30.2%
Vacant Housing Units	6.2%	3.6%	3.5%

INCOME

2025 Median Home Value	\$856,373	\$1,035,980	\$1,040,090
2025 Average Household Income	\$157,144	\$190,513	\$192,290
2025 Median Household Income	\$125,593	\$157,062	\$153,671
2025 Per Capita Income	\$54,577	\$65,631	\$70,436

INCOME BREAKDOWN

<\$15,000	3.6%	2.9%	3.0%
\$15,000- \$24,999	1.4%	2.0%	2.0%
\$25,000- \$34,999	2.9%	2.3%	2.4%
\$35,000- \$49,999	8.5%	4.9%	4.6%
\$50,000- \$74,999	11.0%	8.7%	8.6%
\$75,000- \$99,999	11.1%	9.8%	10.0%
\$100,000- \$149,999	19.3%	16.4%	17.9%
\$150,000- \$199,999	16.6%	15.9%	15.3%
\$200,000+	25.5%	37.0%	36.2%