

FOR LEASE

12585 KIRKHAM COURT

POWAY, CALIFORNIA

+/- 3,775 SF
GROUND-FLOOR
FLEX / INDUSTRIAL SPACE

POMERADO RIDGE

GRADE-LEVEL LOADING | 22'-24' WAREHOUSE CLEAR-HEIGHT
BONUS MEZZANINE | 100% CLIMATE-CONTROLLED | AMPLE POWER



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POWAY, CALIFORNIA

- ☑ +/- 3,775 SF FLEX / INDUSTRIAL SPACE
(+/- 2,275 SF WAREHOUSE /
+/- 1,500 SF OFFICE)
- ☑ +/- 700 SF BONUS MEZZANINE
- ☑ TWO OVERSIZED GRADE-LEVEL
ROLL-UP DOORS - 16'H x 14'W
- ☑ 22'-24' CEILINGS IN WAREHOUSE
- ☑ 100% CLIMATE-CONTROLLED
- ☑ AMPLE POWER
- ☑ EXTENSIVE GLASSLINE -
ABUNDANCE OF NATURAL LIGHT
- ☑ QUIET CUL-DE-SAC LOCATION



LEASE RATE

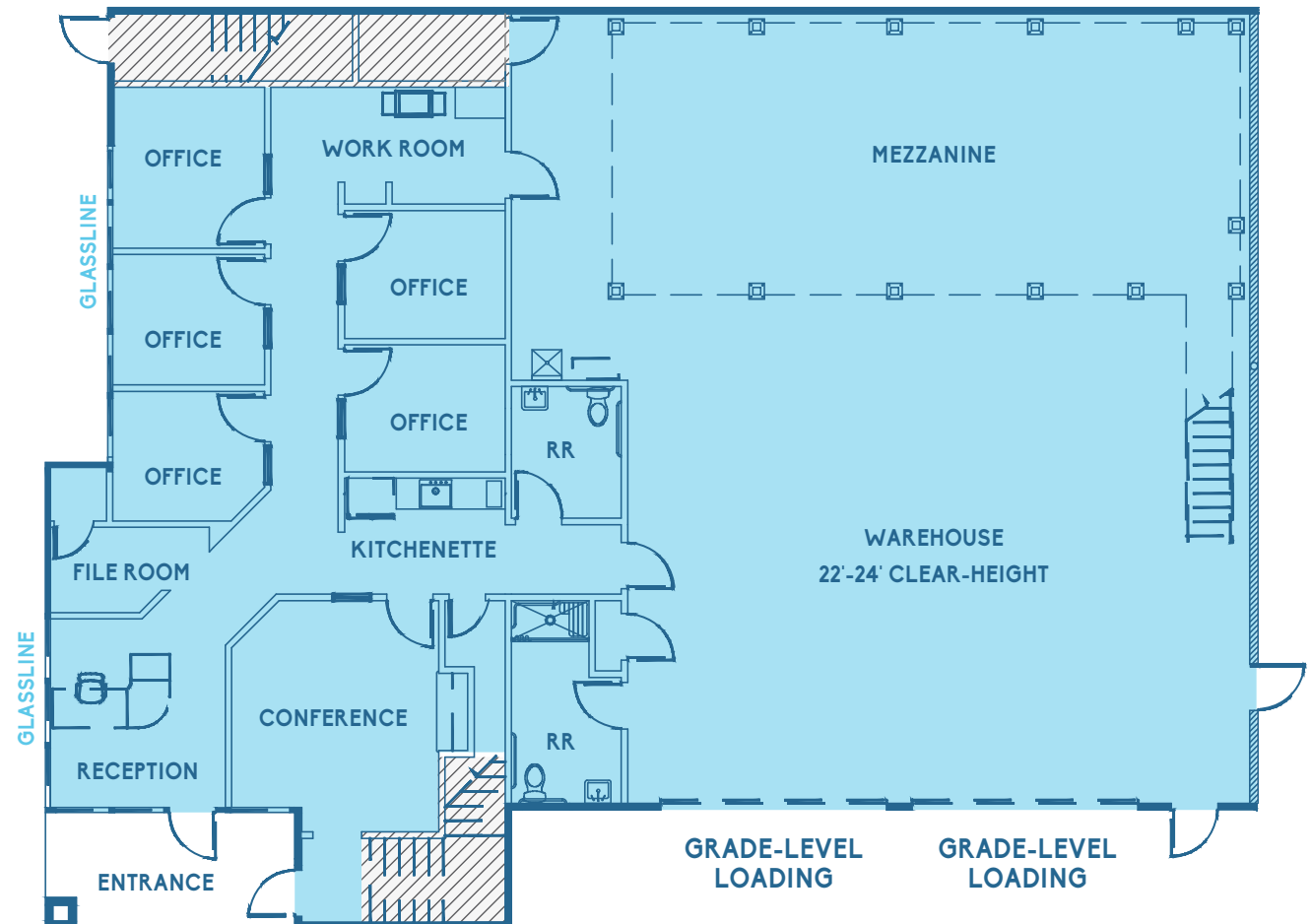
\$2.10 / SF FULL SERVICE GROSS

UTILITIES + INTERNET + JANITORIAL + ACCESS CONTROL INCLUDED IN RENT



+/- 3,775 SF GROUND-FLOOR FLEX / INDUSTRIAL SPACE

- +/- 2,275 SF WAREHOUSE
- +/- 1,500 SF OFFICE
- +/- 700 SF BONUS MEZZANINE
- TWO 16'H x 14'W GRADE-LEVEL DOORS
- RECEPTION
- CONFERENCE ROOM
- KITCHENETTE
- FIVE PRIVATE OFFICES
- TWO PRIVATE RESTROOMS - ONE WITH WALK-IN SHOWER
- COPY/WORK ROOM



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STRATEGICALLY LOCATED
CENTER OF SAN DIEGO COUNTY

ABUNDANCE OF RETAIL AND
RESTAURANT AMENITIES NEARBY

THREE MILES EAST OF I-15 AND
FIVE MILES WEST OF SR-67

24 MILES NORTH OF SAN DIEGO
INTERNATIONAL AIRPORT

16 MILES EAST OF DEL MAR



POWAY, CALIFORNIA

COMMUNITY PROFILE

The City of Poway incorporated in December 1980 and has a population of just under 50,000 residents. Located in northeast San Diego County, Poway is known as "The City in the Country" and prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, 78 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

- Poway is strategically located in the center of San Diego County.
- Convenient freeway access to Los Angeles, Riverside and Orange counties, as well as Mexico.
- Lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state.

TRANSPORTATION/ACCESS

Poway is located 3 miles east of Interstate 15, and just west of Highway 67. The San Diego International Airport is located 24 miles south of the city. Public transportation service is provided by the Metropolitan Transit System. Learn more on the transit webpage.

EDUCATION

Poway is served by the Poway Unified School District (PUSD). Eleven schools are located in the City of Poway: 2 high schools, 2 middle schools, 7 elementary schools and 1 adult school. PUSD serves over 35,000 students and is the 3rd largest school district in the county.

North Inland San Diego County area is served by Palomar Community College, as well as numerous universities and colleges throughout the region.

INCOME

Poway has a high standard of living and is characterized as an upper middle class community with a median family income of more than \$135,605 (US Census - 2022 estimate).

HOUSING

Within the city limits are 16,364 housing units. The city's vacancy rate is approximately 5 percent. There is a broad continuum of housing options available, ranging from multi-family apartments to single-family homes on large rural parcels. 80% of the city's housing units are single-family dwellings. The median value of a home in Poway was just over \$911,000 in 2022 (U.S. Census Quick Facts).

CLIMATE

August is traditionally the warmest month, with an average high of 82°. December is traditionally the coolest month, with an average low of 43°. Average annual rainfall is approximately 14 inches.

ENTERTAINMENT

Poway offers residents proximity to the major metropolitan amenities offered by its neighbors, including museums, theater, and attractions such as San Diego Zoo, SeaWorld and LEGOLAND. Additionally, San Diego County is one of the most geographically diverse counties in the country, with beaches, deserts, mountains, and more.

QUALITY OF LIFE

The City of Poway is committed to the preservation of natural open spaces, which is reflected in our "City in the Country" motto. Throughout the year, the City also offers numerous family-oriented events such as Winter Festival, Youth Fishing Derby, Old Fashioned 4th of July, Summer Concerts in the Park, and Christmas in the Park. Well-known recreational amenities include: Blue Sky Ecological Reserve, Kumeyaay-Ipai Interpretive Center, Lake Poway, Old Poway Park, and Poway Center for the Performing Arts.

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For information or tours, please contact:

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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