

# 12170

TECH CENTER DRIVE, SUITE B

POWAY, CA 92064

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

 WILLIAMS ROTH GROUP  
COMMERCIAL REAL ESTATE SERVICES  
OUR KNOWLEDGE IS YOUR ADVANTAGE

FOR LEASE | ±3,543 SF INDUSTRIAL SUITE | \$1.55 NNN

# PROPERTY FEATURES



**Property Address:** 12170 Tech Center Drive, Suite B  
Poway, CA 92064

**Suite Size:** ±3,543 SF

**Office Size:** ±10%

**Loading:** Two (2) Grade Level Doors

**Clear Height:** ±16'

**Power:** 600a/110 - 208v 3p 4w

**Parking:** Negotiable

**Year Built:** 1992

**Available:** May 1, 2026

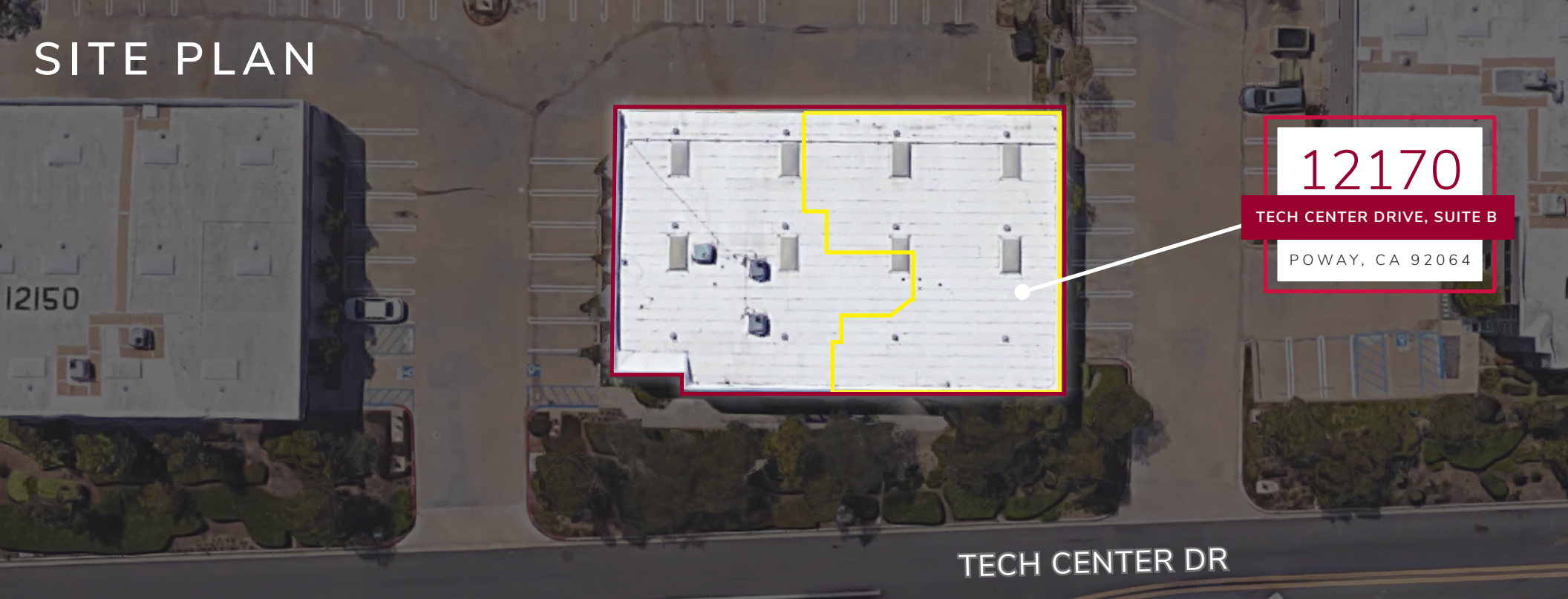
**Zoning:** [LIGHT INDUSTRIAL \(I-7\)](#)



**LEASE RATE:**  
**\$1.55 NNN**

LOW NNN = \$0.259/PSF

# SITE PLAN



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TECH CENTER DR

## HIGHLIGHTS



POWAY BUSINESS PARK



SPRINKLERED WAREHOUSE



NEAR COSTCO & HOME DEPOT



SINGLE STORY



PRIVATE OWNERSHIP



SECURED PARKING AREA

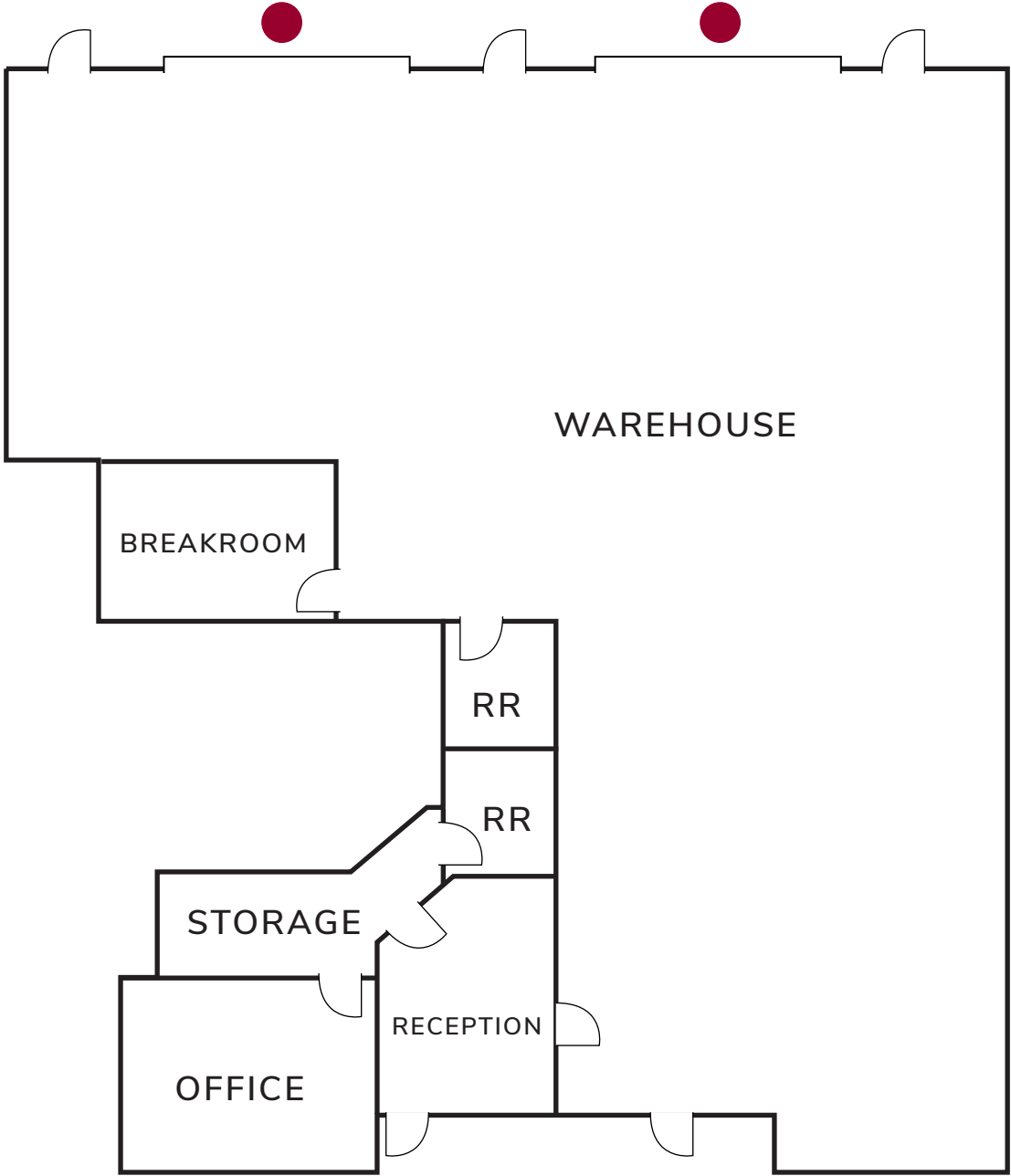


LOW OFFICE %



LOW NNN

# FLOORPLAN



\*not to scale

GRADE LEVEL DOOR = ●



Office



Breakroom



Warehouse

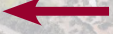


Rollup Doors

# NEARBY RETAIL & AMENITIES



10 MIN



- |                             |  |
|-----------------------------|--|
| 1. Papa Duke's Deli & Grill | 12. Addy's Bistro  |
| 2. Kohl's                   | 13. Get Air Trampoline Park  |
| 3. In-n-Out                 | 14. Bon Suisse   |
| 4. Lightening Brewery       | 15. Stowe Plaza  |
| 5. Sportsplex USA           | <ul style="list-style-type: none"> <li>• Carls Jr.</li> <li>• Subway</li> <li>• Giant New York Pizza</li> <li>• D'Sotos Mexican Food</li> <li>• The Grillery</li> <li>• Poke Stage</li> <li>• Victor's Kafe</li> <li>• SDCCU Poway Branch</li> </ul> |
| 6. Home Depot               |  |
| 7. Costco                   |  |
| 8. Hampton Inn              |  |
| 9. Eat Your Heart Out       |  |
| 10. O'Brien's Boulangerie   |  |
| 11. Vertical Hold           |  |

## CORPORATE NEIGHBORS



# Poway

the city in the country



POPULATION  
**49,701**



MEDIAN HOUSEHOLD  
INCOME  
**\$107,902**



EMPLOYEES  
**23,100+**



CORPORATE & LOCAL  
BUSINESSES  
**±500**



INDUSTRIAL & OFFICE  
BUILDINGS  
**9.5M+ SF**

as of 2019\*

Poway maintains its business excellence with the Poway Business Park, a 700 acre complex that offers high quality infrastructure, numerous amenities, and plenty of open space in keeping with the city's rural surroundings.



TOP RANKED  
SCHOOL DISTRICT



LOWEST CRIME  
RATE IN SAN DIEGO

## POWAY'S OUTDOOR RECREATION



**4,700**

acres of open space



**55**

miles of trails



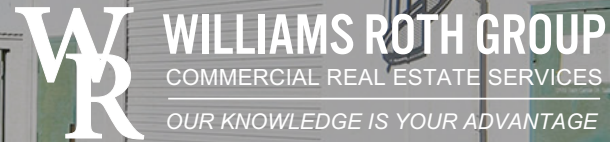
**25**

recreational parks

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## Contact For More Information:

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