

# Creekside Plaza

13409-13577 POWAY ROAD | POWAY



**NEWMARK | PACIFIC**

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Properties

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# Property Highlights



Featuring Stater Bros. Market as the anchor tenant, Creekside Plaza benefits from consistent foot traffic, creating a robust customer base ideal for retail and service-oriented businesses.



Situated along one of Poway's busiest thoroughfares, Creekside Plaza offers exceptional visibility and easy access for both local residents and regional visitors.



Ideally located at the gateway to Poway's family neighborhoods, with convenient proximity to schools, parks, and residential communities—perfect for retailers meeting everyday needs.



SUITE	TENANT	SF
400	STATER BROS. MARKETPLACE	47,334
501	SUBWAY	1,200
502	TIKKA LOUNGE	1,800
504	CRUMBL COOKIES	1,380
505	ELATION MASSAGE SPA (AVAILABLE)	2,040
507	FANCY NAILS	915
508	AVAILABLE	1,065
509	SPORTCLIPS HAIRCUTS	975
510	IMAGE STUDIOS	6,225
516	AVAILABLE	1,013
517	OGDEN'S 1-HOUR CLEANERS	1,988
601	BASKIN ROBBINS	1,236
602	AVAILABLE	1,268
603	2ND GENERATION RESTAURANT AVAILABLE	1,316
604	MA'S HOUSE	2,250
605	JAMBA JUICE	1,280
606	CHIPOTLE (POTENTIALLY AVAILABLE)	2,787
700	JIFFY LUBE	2,300
801	SUSHI ROKA BAR & GRILL	3,280

SUITE	TENANT	SF
804	FEDEX OFFICE & PRINT SERVICES	7,200
900	AMC THEATERS	38,500
13497	COMMON SPACE	1,500
13501	BOARD & BREW	2,660
13505	HABIT BURGER GRILL	2,402
NAP	MISSION FEDERAL CREDIT UNION	3,908
NAP	VERIZON WIRELESS	2,500
NAP	CITIBANK	4,500
NAP	THE BRIGANTINE	7,100





# Tenants in the Market



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# Creekside Plaza

STATER BROS.  
markets.

AMC  
THEATRES

FedEx  
Office

IMAGE  
STUDIOS

jiffy lube

verizon

citi bank

MISSION FED  
CREDIT UNION

SportClips  
(HAIRCUTS)



BRIGANTINE  
SEAFOOD & OYSTER BAR

Board & Brew

The Habit  
BURGER GRILL

BR  
BASKIN-ROBBINS

crumbl  
cookies

SUSHI ROKA

SUBWAY

jamba

TOYOTA

Poway Road (±31,321 Cars Per Day)

petco  
THE HEALTH + WELLNESS CO.

Phenix  
Café Salles

GROCERY  
OUTLET  
Savanna Market

Michaels  
Where Creativity Happens

Auto  
Zone

us bank



Lowe's

MATTRESS  
FIRM

PANDA  
Express

CALIFORNIA  
COAST  
SERIES

Mobil

SPROUTS  
FARMERS MARKET

ROUND TABLE  
PIZZA ROYALTY

Chick-fil-A

WELLS  
FARGO

Walgreens

HomeGoods

TRADER  
JOE'S

FIVE  
BELOW

BOOT  
BARN

ROSS  
DRESS FOR LESS

SHERWIN  
WILLIAMS

UNITED STATES  
POSTAL SERVICE

Walmart  
Supercentre

ALDI

HARBOR  
FREIGHT  
TOOLS

KAHOOTS

Midland Road (±12,404 Cars Per Day)

Community Road (±26,048 Cars Per Day)



# Demographics

	1-MILE	3-MILE	5-MILE
POPULATION	2025 Population	13,294	60,656
	2030 Population	13,576	60,821
	Total Businesses	707	2,653
	Total Employees	6,903	26,482
	Total Daytime Population	14,324	58,200
	2025 Median Age	39.7	41.3
HOUSING	2025 Total Households	4,632	21,067
	2025 Housing Units	4,939	21,822
	Owner Occupied Housing Units	63.6%	69.1%
	Renter Occupied Housing Units	30.2%	27.5%
	Vacant Housing Units	6.2%	3.5%
INCOME	2025 Median Home Value	\$839,104	\$1,037,592
	2025 Average Household Income	\$155,475	\$191,447
	2025 Median Household Income	\$124,075	\$157,260
	2025 Per Capita Income	\$53,838	\$66,312

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