

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

CVS pharmacy
North Park Produce

LA FITNESS
TRACTOR SUPPLY CO
TractorSupply.com

Smart & Final extra!
DOLLAR TREE

ALDI
SPROUTS FARMERS MARKET
KAHOOTS
HARBOR FREIGHT
QUALITY TOOLS AT RIDICULOUSLY LOW PRICES

Walgreens

petco THE HEALTHY + WELLNESS CO.
Michaels Where Creativity Happens
GROCERY OUTLET Bargain Market

Walmart

HomeGoods
ROSS DRESS FOR LESS
TRADER JOE'S
five BELOW
BOOT BARN

LOWE'S

Creekside Plaza
STATER BROS. markets
AMC THEATRES

KOHLS

THE HOME DEPOT
COSTCO WHOLESALE

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Creekside Plaza



Poway Road (±31,321 Cars Per Day)

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	144,869
	2030 Population	13,576	60,821	145,366
	Total Businesses	707	2,653	5,477
	Total Employees	6,903	26,482	53,335
	Total Daytime Population	14,324	58,200	133,089
	2025 Median Age	39.7	41.3	42.4
HOUSING	2025 Total Households	4,632	21,067	52,940
	2025 Housing Units	4,939	21,822	55,035
	Owner Occupied Housing Units	63.6%	69.1%	65.8%
	Renter Occupied Housing Units	30.2%	27.5%	30.4%
	Vacant Housing Units	6.2%	3.5%	3.8%
INCOME	2025 Median Home Value	\$839,104	\$1,037,592	\$1,044,164
	2025 Average Household Income	\$155,475	\$191,447	\$192,883
	2025 Median Household Income	\$124,075	\$157,260	\$154,149
	2025 Per Capita Income	\$53,838	\$66,312	\$70,771

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