

# FOR SALE

## POWAY LIBRARY PLAZA

13132-13202 POWAY RD. POWAY, CA 92064





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**EXCLUSIVELY LISTED BY**

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**13132-13202 POWAY RD. POWAY, CA 92064**





# DISCLAIMER

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## DISCLAIMER STATEMENT

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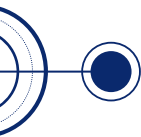
# EXECUTIVE SUMMARY

03 INVESTMENT SUMMARY

04 - 05 LOCATION SUMMARY

06 TENANT ROSTER





# INVESTMENT SUMMARY

## WELCOME TO POWAY LIBRARY PLAZA

**An exceptional investment opportunity located at 13132-13202 Poway Road in Poway, CA.** Situated on a spacious 3.57-acre lot, this premier NNN strip center boasts 31,859 square feet of leasable area spread across 4 properties and 14 units. Each unit is fully leased to a diverse mix of credible tenants, ensuring steady rental income for savvy investors.

Strategically positioned between two bustling intersections on Poway Road, Poway Library Plaza offers unmatched visibility and accessibility, making it a highly sought-after asset. Key features include prominent pylon signage, providing excellent exposure for tenants, and ample surface parking for customer convenience. Meticulously maintained, this premium strip center reflects its esteemed status in the market.

## OFFERING SUMMARY

COUNTY	San Diego
NUMBER OF PROPERTIES	4
NUMBER OF UNITS	14
YEAR BUILT	1975
YEAR RENOVATED	2009
APN	317-101-31, 317-101-49, 317-101-50

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**NOI**  
\$810,478.44



**PRICE**  
\$13,500,000



**LEASE STRUCTURE**  
TRIPLE NET



**OCCUPANCY**  
100%



**LEASABLE AREA**  
31,859 SF



**SITE AREA**  
3.57 AC



**PARKING RATIO**  
3/1,000 SF



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# LOCATION SUMMARY

## POWAY LIBRARY PLAZA

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Nestled in the heart of vibrant Poway, California, Poway Library Plaza presents an exceptional investment opportunity.

This premium strip center enjoys a strategic location between two bustling intersections along Poway Road, ensuring excellent visibility and accessibility with just a short drive from Interstate 15. Its placement on multiple parcels offers flexibility for sales, potentially reducing the investment basis and increasing returns.

Residents in the coveted zip code of 92064 benefit from the area's renowned school district, thriving local businesses, and numerous recreational opportunities. With a 3.57-acre footprint and 31,859 square feet of leasable area, the plaza captures the attention of both pedestrians and motorists alike.

Surrounded by a thriving community and boasting a 3-mile radius population of 71,764, this strip center is ideally positioned to attract a steady stream of customers and tenants in one of Poway's most desirable commercial destinations.

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# LOCATION SUMMARY

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	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2023 Total Population	16,047	71,764	159,242
2028 Population Projection	15,808	70,162	156,659
<b>HOUSEHOLDS</b>			
2023 Total Households	5,468	24,623	56,551
Median Household Income	\$106,446	\$124,766	\$125,872
<b>HOUSING</b>			
Median Home Value	\$699,238	\$774,991	\$775,020
Median Year Built	1975	1986	1985

## INFILL DEMOGRAPHICS

### SAN DIEGO COUNTY

The diverse economy, well-designed communities, beautiful climate, and superb quality of life make San Diego County a sought-after destination for retailers across the nation. Boasting a population exceeding 3.5 million and an average household income surpassing \$136,917, San Diego County stands as the fifth most populous county in the US, underscoring the significant retail opportunities within this thriving region.



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# TENANT ROSTER

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Poway Library Plaza presents an array of dining, retail, and service options, positioning itself as a top destination for visitors fulfilling their daily requirements.

By incorporating non-commodity establishments such as restaurants, educational centers, and service providers, this strip center establishes a consistent draw for daily needs, resilient against the challenges of online competition.

SUITE	TENANT	SQ FT	GLA	LEASE EXPIRATION
13132A	<b>Yakumi Sushi</b>	2,878	9.1%	FEBRUARY 27
13132B	<b>SluggFishing Bait &amp; Tackle Shop</b>	1,152	3.6%	SEPTEMBER 28
13140	<b>*Flavor House, LLC</b>	2,806	8.8%	APRIL 29 ±
13142	<b>Library Plaza Barber Shop</b>	720	2.3%	JUNE 28
13144	<b>Rolva, LLC - Tutoring Club</b>	1,440	4.5%	JUNE 24
13146 - 13148	<b>Sunshine Hair Design &amp; Spa</b>	2,294	7.2%	DECEMBER 24
13150 - 13156	<b>Signature Dance Academy</b>	5,141	16.1%	JULY 28
13158	<b>Su Pan Bakery</b>	1,318	4.1%	MAY 26
13160	<b>Lumpia House</b>	1,368	4.3%	MAY 27
13168	<b>Children's Preschool Learning Center</b>	4,364	13.7%	MAY 27
13180	<b>Floaties Swim School</b>	5,998	18.8%	JANUARY 27
13202	<b>Artistry in Gold</b>	2,380	7.5%	JANUARY 26
<b>TOTAL LEASABLE AREA</b>		<b>31,859</b>	<b>100%</b>	

\*Flavor House, LLC is a newly placed tenant with a lease term of 60 months starting from the commencement date.





# PROPERTY OVERVIEW

08 - 10 AERIAL VIEW  
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**“WHETHER YOU'RE A SEASONED INVESTOR LOOKING TO DIVERSIFY YOUR PORTFOLIO OR A NEWCOMER SEEKING A LUCRATIVE OPPORTUNITY, POWAY LIBRARY PLAZA OFFERS THE PERFECT BLEND OF STABILITY AND GROWTH POTENTIAL.”**

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