



Poway Crossings

POWAY, CA

A Community Shopping Center with Credit Anchors and WALT of ± 9.5 Years in the Affluent San Diego Suburb of Poway, CA



Artist Rendering of Future Tenant - Tenant Coming Soon

The Offering

JLL is pleased to present Poway Crossings, a 110,985-square-foot community center strategically positioned at the corner of Poway Road and Silver Lake Drive.

Currently 98.5% occupied, Poway Crossings is secured by a strong roster of credit tenants, including LA Fitness, Tractor Supply, Dollar Tree, Banfield Pet Hospital, and Black Rock Coffee. Credit tenants occupy 67% of the leased area with a ±9.5 year WALT, ensuring a durable and secure income stream. The existing tenants benefit from close proximity to Poway Business Park's daytime workforce of over 20,000 employees.

Located in a dense trade area with over 188,000 residents and an average household income exceeding \$193,000 within a 5-mile radius, the property benefits from exceptional consumer demand, substantial daily foot traffic generating 1.2 million visits annually, and outstanding visibility and access from Poway and Silver Lake Drive with over 41,000 vehicles per day combined.

National Tenants



Property Summary



Address
12622-12666 Poway Rd
Poway, CA 92064



Total GLA
110,985 SF



Acreage
10.10 Acres



Occupancy
98.5%



Year Renovated/Built
1986 / 2005



Year 1 NOI
\$2,859,482



10-Year CAGR
2.28%



WALT
9.5 Years



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DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	13,196	85,563	188,428
2030 Population Projection	13,482	85,966	189,136
INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$153,481	\$185,365	\$193,819
HOME VALUES	1-MILE	3-MILE	5-MILE
2025 Avg. Home Value	\$900,652	\$1,099,686	\$1,132,377
2030 Avg. Home Value Projection	\$971,774	\$1,184,795	\$1,193,869
Projected Home Value Growth	7.90%	7.74%	5.43%

Site Plan

= Vacant



Tenant Roster

Suite	Tenant	SF	% of GLA	Lease Exp.
12648	LA Fitness	40,567	36.60%	Oct-35
12666	Tractor Supply	22,833	20.60%	Nov-41
12630-D1	San Diego Gymnastics	10,320	9.30%	Mar-36
12624-2	Dollar Tree	8,261	7.40%	Jan-30
12636-4	Sola Salon Studios	4,493	4.00%	Aug-27
12642-4A	The Back Nine	3,780	3.40%	Nov-36
12654-8A	Banfield Pet Hospital	3,162	2.80%	Nov-29
12622-AB	Sushi Lounge	2,567	2.30%	Apr-29
12660	Black Rock Coffee (LOI)	2,500	2.30%	Aug-46
12642-16	Long Nails Lounge	1,768	1.60%	Mar-34
12642-18	7 Spears Jiu Jitsu & Martial Arts	1,690	1.50%	Mar-33
12636-10	Pina Smoothies	1,333	1.20%	Jan-30
12636-8	Namino Persian Cuisine	1,260	1.10%	Jun-34
12624-12	Nel Forno Pasta & Pizza	1,188	1.10%	Jul-36
12624-14	Donutopolis	1,084	1.00%	Sep-34
12642-10	Pacific Barber Shop	845	0.80%	Dec-26
12642-12	Natesha Dance Studio	844	0.80%	Sep-28
12642-2	Nutri Mart	800	0.70%	Jun-26
Total Leased		109,295	98.50%	
12642-20	Vacant	1,690	1.50%	
Total Available SF		1,690	1.50%	
Total Overall SF		110,985	100.00%	



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