

exchange poway

13651-13771 DANIELSON STREET, POWAY, CALIFORNIA 92064

Exchange Poway is a high image four-building, approximately 148,000 square foot, multi-tenant industrial project located in the heart of Poway.



Exchange Poway is strategically located off the corner of Scripps Poway Parkway and Danielson Street and boasts great access to I-15 via Scripps Poway Parkway and Pomerado Road.

CONSTRUCTION TYPE	CLEAR HEIGHT	ZONING	PARKING RATIO
Concrete Tilt-Up	18-25’	Light Industrial	2.8/1,000







Exchange Poway has excellent visibility on the highly trafficked Scripps Poway Parkway which hosts 44,500 cars per day

Located in a dynamic submarket with corporate neighbors including General Atomics, Amazon, Geico, Sysco and more

Proximate high-quality retail amenities including Costco, Home Depot, Kohls, Starbucks and In-N-Out, as well as an outstanding onsite deli

Various unit sizes and configurations from 1,915 to 28,528 square feet across the project

Collaborative environment with a diverse range of tenants and industries including technology, logistics, defense, engineering and manufacturing

Excellent truck access with full drive-around capability as well as ample dock high and grade level loading doors



Corporate Tenants

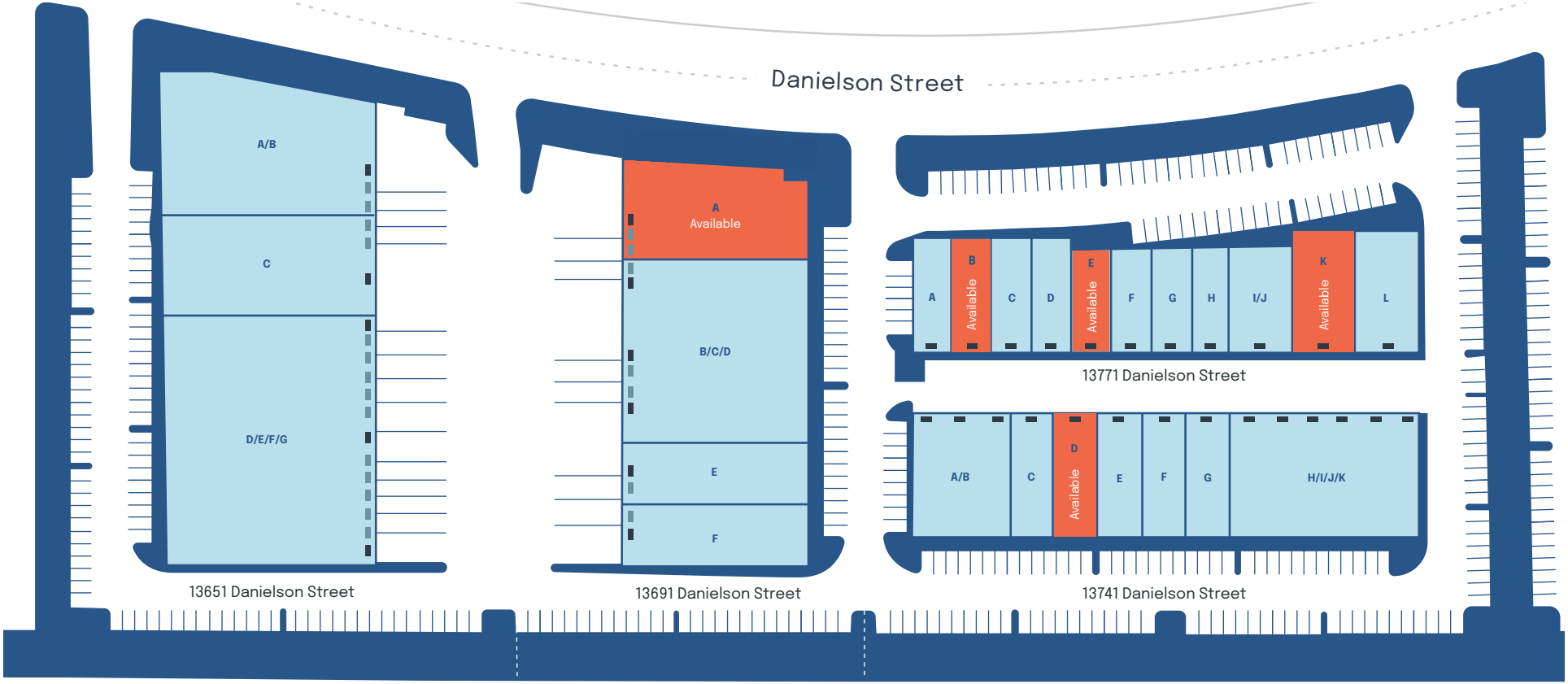
In Poway

GENERAL ATOMICS
amazon
GEICO
Sysco
ALLSTATE MOVING SYSTEMS
corovan
NATIONAL POWERSPORT AUCTIONS NPA
Cohu

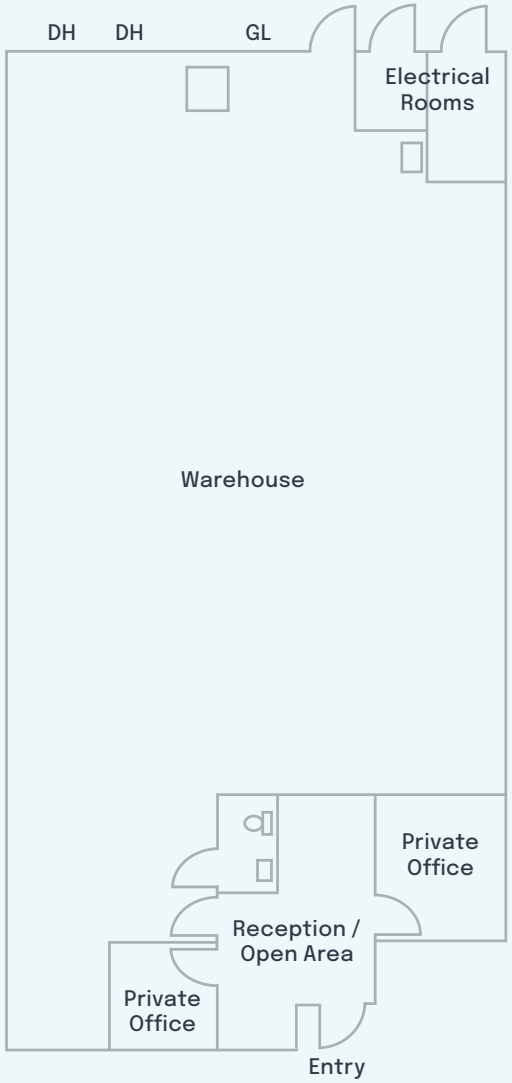
Retail Amenities

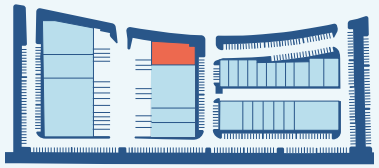
In Poway

Walmart
HomeGoods
petco
usbank
LOWES
SPROUTS FARMERS MARKET
ups
STATER BROS. markets
GROCERYOUTLET Bargain Market
Walgreens
CVS
Board & Brew
WELLS FARGO
CHIPOTLE MEXICAN GRILL
FIVE GUYS BURGERS and FRIES
Smart&Final
IN-N-OUT BURGER
Chick-fil-A
rubio's COASTAL GRILL
THE HOME DEPOT
crumbl cookies
JOANN
VONS
BRUEGGER'S BAGELS
PAPA JOHN'S
COSTCO WHOLESALE
ALDI
Michaels
KOHL'S
Jersey Mike's SUBS
Filippi's



Grade-Level Door Dock-High Door





GL: Grade Level Loading Door
DH: Dock High Loading Door

Available

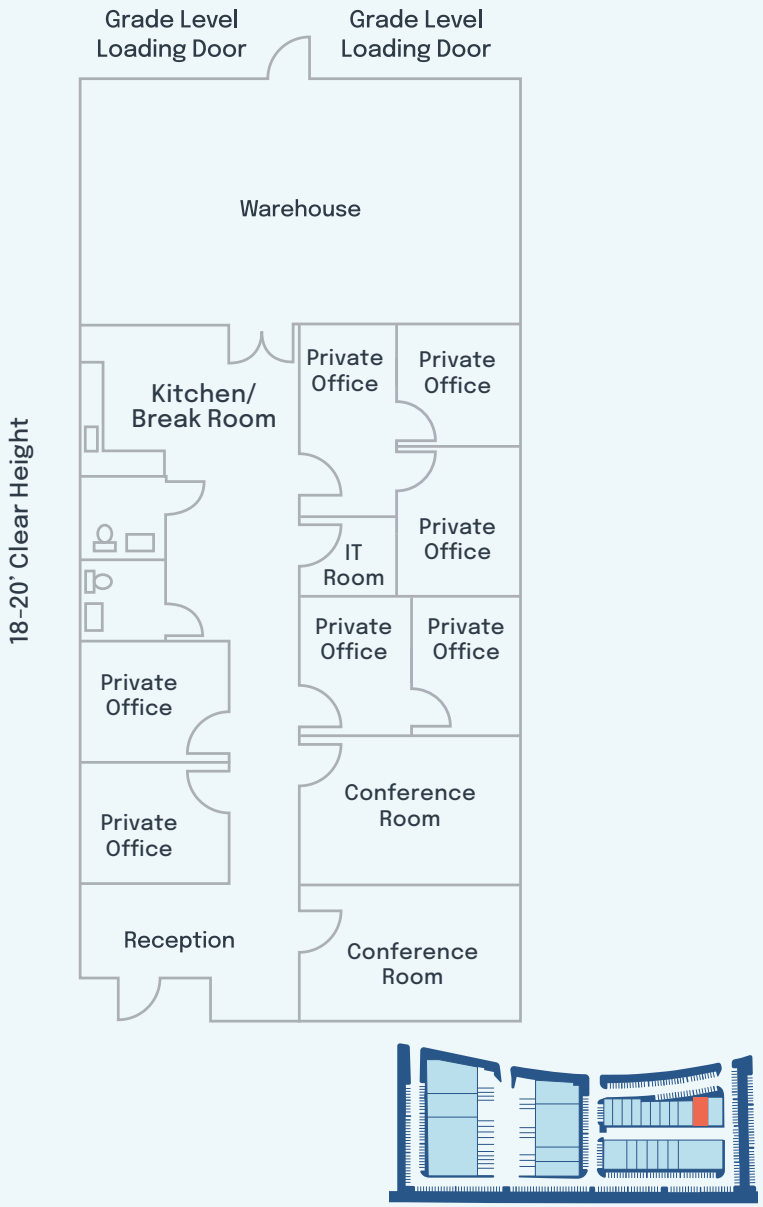
Warehouse / Distribution Space

13691 Danielson Street
Suite A
8,707 SF
2 Dock and 1 Grade Level Doors

Contact broker for asking rent (NNNs ~$0.63/SF).

Take a virtual tour





Available

Industrial / Flex Space

13771 Danielson Street

Suite K

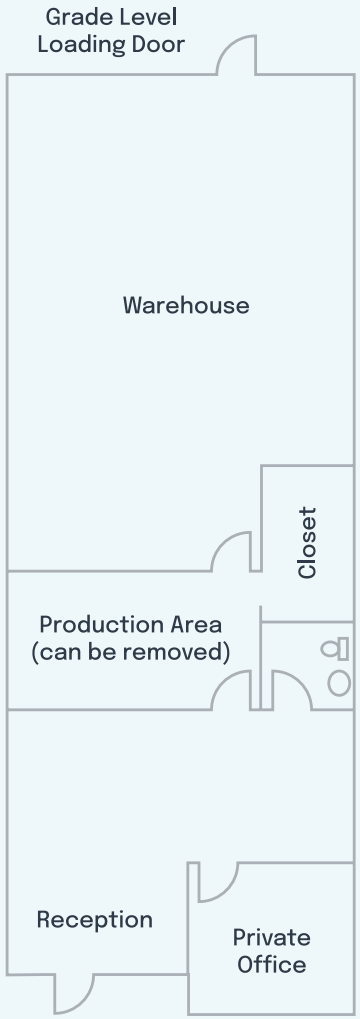
3,458 SF

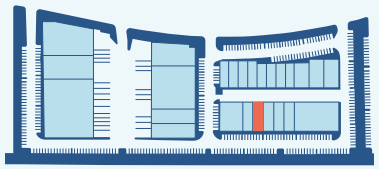
80% Office | 20% Warehouse

Contact broker for asking rent (NNNs ~$0.63/SF).

Take a virtual tour







Available

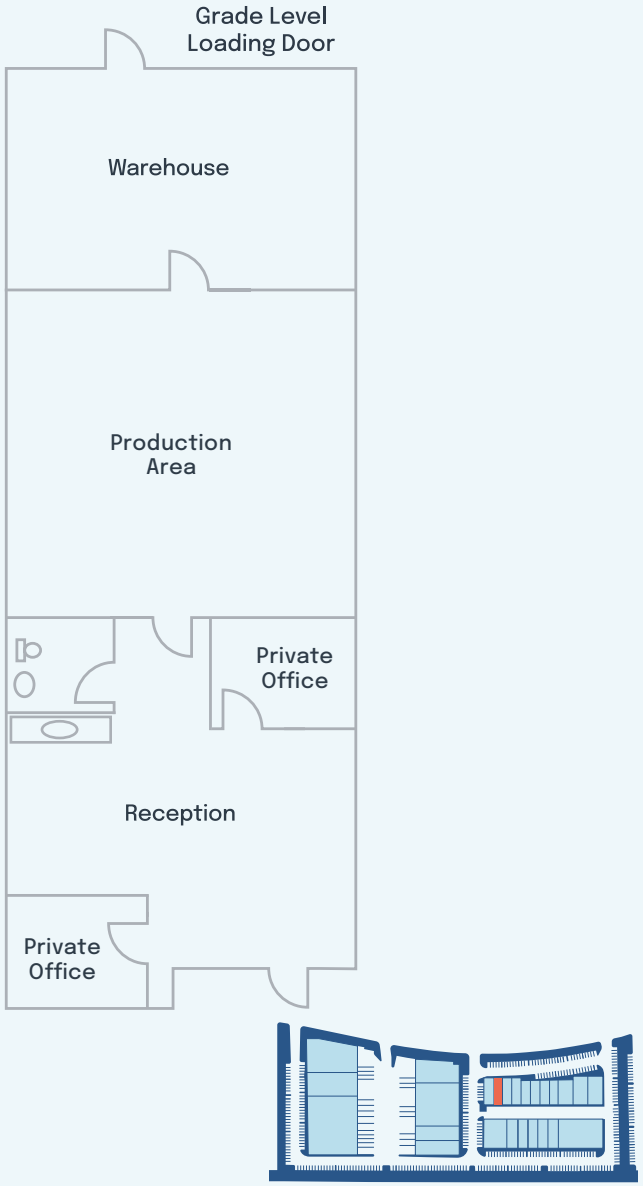
Industrial / Flex Space

13741 Danielson Street
Suite D
2,830 SF
15% Office | 85% Warehouse

Contact broker for asking rent (NNNs ~$0.63/SF).

Take a virtual tour





Available

Industrial / Flex Space

13771 Danielson Street

Suite B

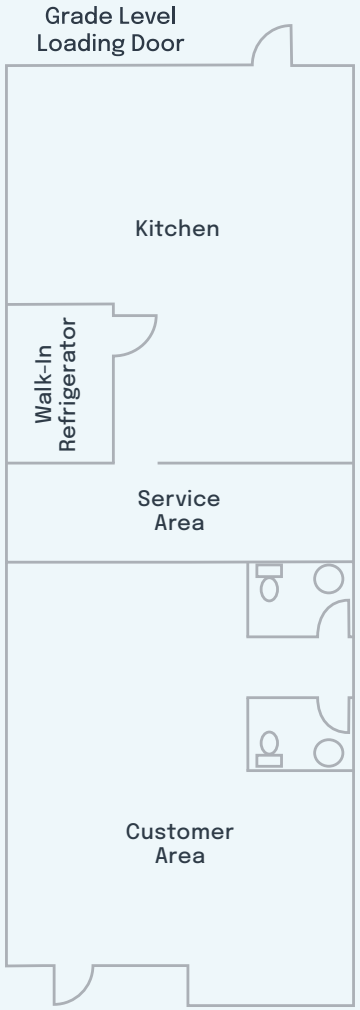
2,140 SF

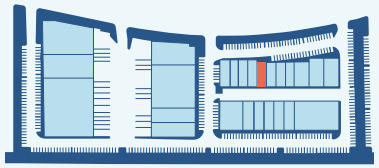
20% Warehouse | 80% Office

Contact broker for asking rent (NNNs ~$0.63/SF).

Take a virtual tour







Available

Restaurant / Café Space

13771 Danielson Street

Suite E

1,915 SF

Contact broker for asking rent (NNNs ~$0.63/SF).



SENTRE

Founded in 1989, we have developed deep investment, development and operating expertise across office, multi-family, retail and industrial properties throughout the West Coast and Mexico totaling more than 12 million square feet and $4.6B in experience.

We focus on the most functional warehouse, distribution and manufacturing industrial product strategically located in infill markets with excellent supply/demand fundamentals.

Exchange Poway is an embodiment of our real estate philosophy.









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SENTRE