



POWAY, CA

OFFERING MEMORANDUM



ROSS
DRESS FOR LESS

TRADER JOE'S

HomeGoods

LOWE'S

MATTRESS FIRM

Domino's

PANDA EXPRESS
CHINESE KITCHEN

MIDLAND ROAD
11,706 VPD

POWAY ROAD
40,567 VPD

INVESTMENT OVERVIEW

Marcus & Millichap

\$5,055,620

ASKING PRICE

5.25%

ASKING CAP RATE

OFFERING DETAILS

ADDRESS	13616 Poway Rd, Poway, CA 92064
TENANT	Two Tenant
OCCUPANCY	100%
TOTAL NOI	\$265,420
TOTAL GLA	5,999 SF
LOT SIZE	0.51 AC
YEAR BUILT	1977
AVERAGE RENT PSF	\$44.24
PARKING	±26

INVESTMENT HIGHLIGHTS



Highly Desirable Co-Tenancy

Anchored by Trader Joe's in the former Stein Mart space, the site benefits from one of the most sought-after co-tenancies in retail. This pairing enhances the center's draw as a regional shopping destination.



Versatile Tenant Potential

The property's efficiently sized spaces and absence of restrictive use limitations make it an ideal choice for a diverse range of prospective tenants, ensuring long-term leasing stability.



Prime Signalized Hard Corner Location

Located prominently on a signalized hard corner along Poway Road, Poway's major thoroughfare, offering exceptional visibility and accessibility. Positioned to capture both commuter and local traffic, ensuring consistent exposure.



Charming Poway Living: A Thriving Community

Nestled in the heart of Poway, this charming community is home to over 50,000 residents within a 3-mile radius, many of whom are highly educated professionals. With a significant portion holding college degrees or higher, Poway offers a thriving environment for families and professionals alike. The average household income exceeds \$120,000, fueled by careers in the tech, healthcare, and finance sectors nearby. Known for its top-rated schools, beautiful parks, and proximity to San Diego's employment hubs, Poway is a sought-after destination for those seeking a blend of suburban tranquility and urban convenience.

DEMOGRAPHICS

1 MILE POP

12,738

1 MILE AHHI

\$129,354

3 MILE POP

57,333

3 MILE AHHI

\$157,725

5 MILE POP

140,024

5 MILE AHHI

\$155,467

SITE PLAN

Marcus & Millichap

5,999 SF GLA	0.51 AC LOT SIZE	1977 YEAR BUILT
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SUBJECT PROPERTY

Sunshine Animal Hospital

Mathnasium

Totally Toys

Club Pilates



Aloha Nails & Spa

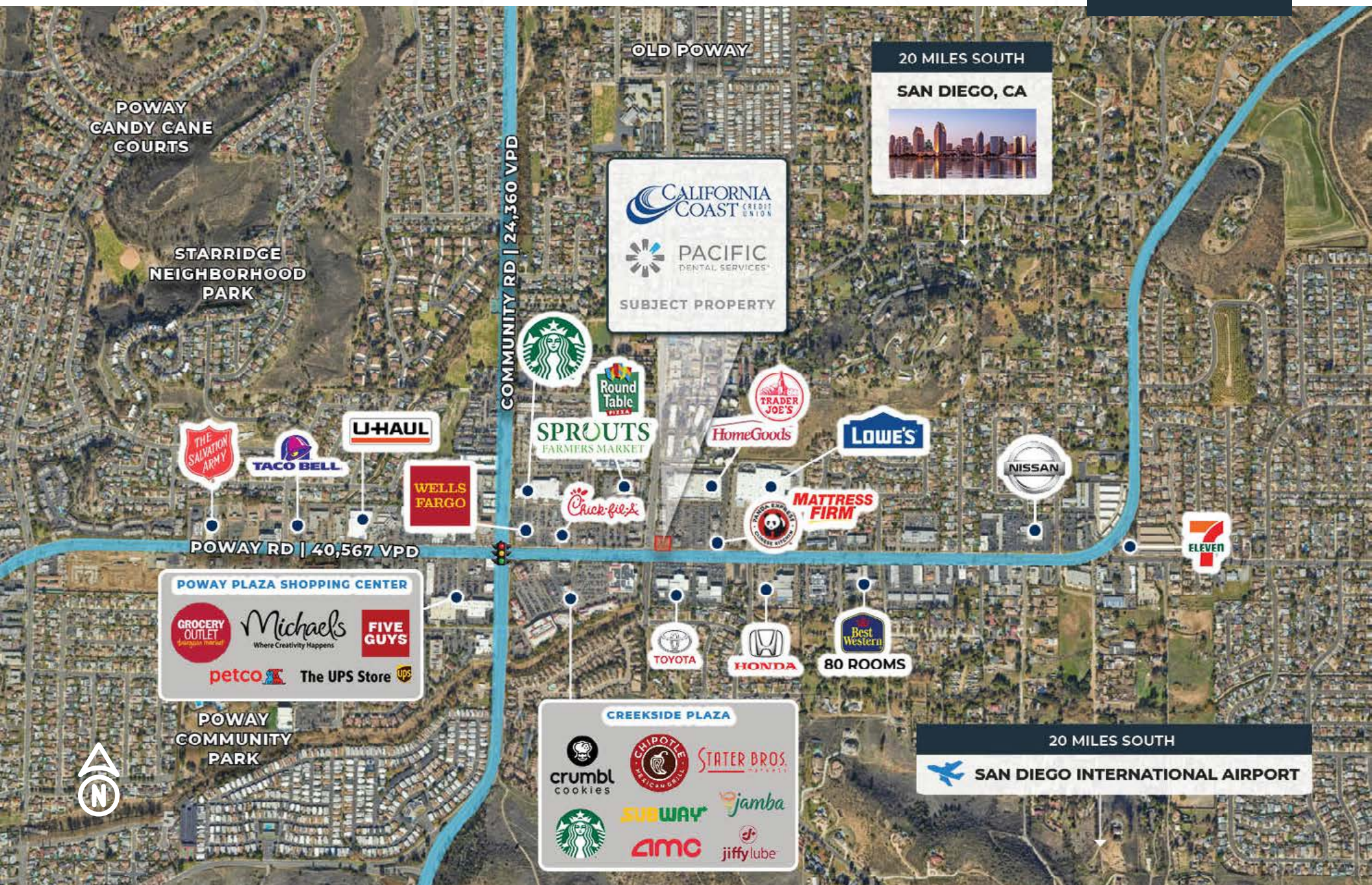
El Ranchito Taco Shop

Magic Touch Salon

Crystal Gardens Florist

MARKET AERIAL

Marcus & Millichap



RENT ROLL

RENT ROLL								
13616 Poway Rd, Poway, CA 92064								
LEASE TERM						BASE RENT		
Tenant	SUITE	SF	Lease Type	Start	End	MONTHLY RSF	Annual	Increases
California Coast Credit Union	200	3,226	NNN	9/15/06	8/31/26	\$3.50	\$135,492	None
Pacific Dental Services	100	2,773	NNN	3/18/2003	3/31/2028	\$3.90	\$129,928	(2) Five-Year Options; 3% Annual Increases
Total		5,999					\$265,420	



TENANT OVERVIEW



California Coast Credit Union

Headquarters: San Diego, CA

California Coast Credit Union, established in 1929 by local teachers, is the longest-serving financial institution in San Diego. With a strong commitment to supporting educators, schools, and universities, the credit union actively contributes to the community through its Financial Wellness program, Cal Coast Cares events, and the Cal Coast Cares Foundation.

Today, Cal Coast manages over \$3.6 billion in assets, serving nearly 200,000 members through 26 branches, 60 shared branch locations, online and mobile banking, and access to 30,000 fee-free ATMs nationwide. Membership is open to individuals living, working, or worshipping in seven Southern California counties, offering a full range of banking products and services with unique benefits, low rates, and exclusive member perks.



Pacific Dental Services

Headquarters: Irvine, CA

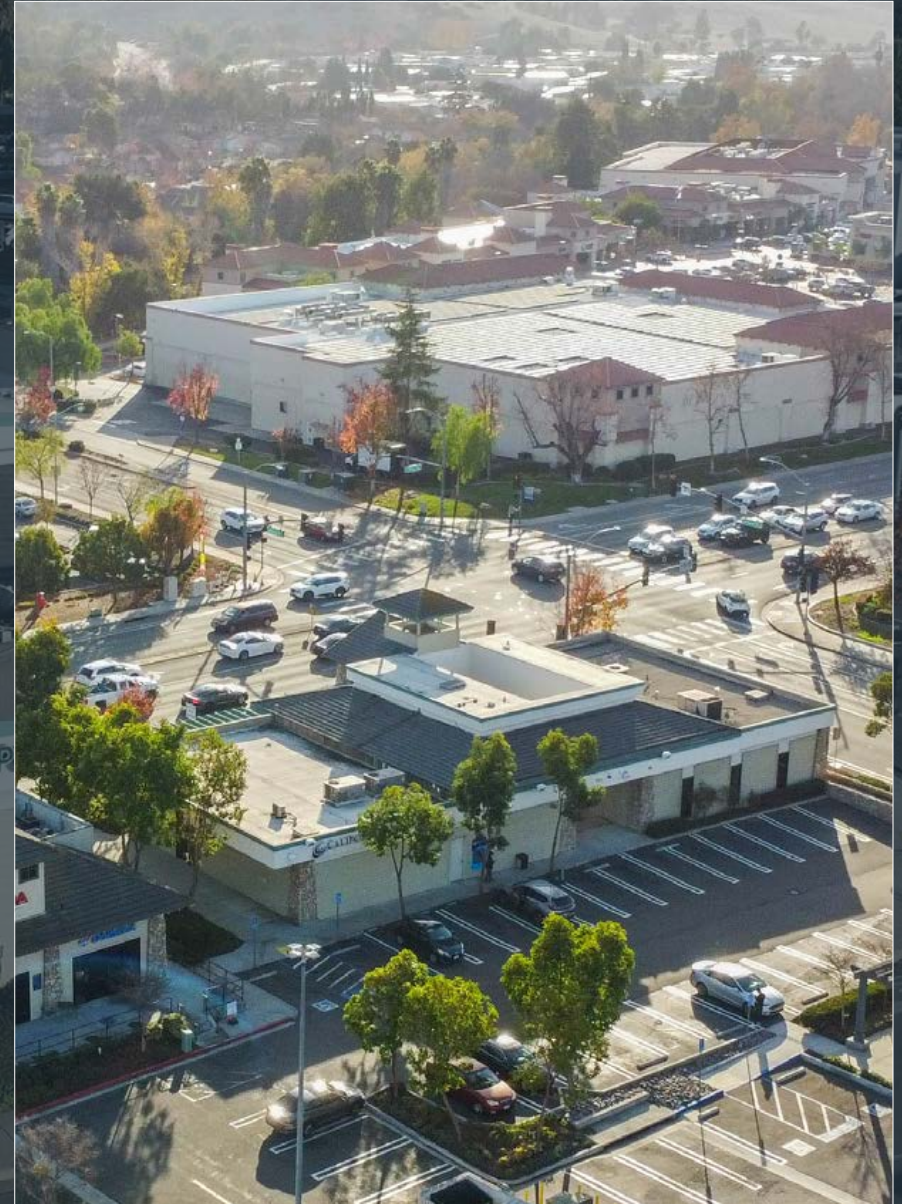
Pacific Dental Services® (PDS), founded in 1994 by Stephen Thorne, has grown from a single supported dental practice in Costa Mesa, California, to a nationwide leader in dental practice support. The company was built on a vision to create "The Greatest Dental Company in America" by helping dentists focus on patient care while PDS handles administrative tasks such as payroll, insurance, and technology integration.

Before officially launching PDS, Thorne gained valuable experience working at his father's dental practice, where he modernized operations and helped expand it from one location to five. This hands-on knowledge shaped his innovative approach to dental practice management. By 1997, PDS supported nearly 20 practices, demonstrating the success of its model.

Today, PDS is recognized as one of the fastest-growing private companies in America, appearing on the Inc. 5000 list for 14 years. With a commitment to supporting dentists and enhancing patient care, the company continues to expand, making its vision a reality.

PROPERTY PHOTOS

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MARKET AERIAL

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REGIONAL MAP



TRAVEL DISTANCES



ESCONDIDO CA

14.2 MILES

ENCINITAS, CA

24 MILES

SAN DIEGO INT'L AIRPORT

23.5 MILES

SAN DIEGO, CA

22.2 MILES

DEMOGRAPHICS

Marcus & Millichap

POWAY, CA

1 MILE 3 MILES 5 MILES

POPULATION

2024 Population	12,738	57,333	140,024
2029 Projection	12,608	56,630	138,732

HOUSEHOLDS

2024 Households	4,253	19,018	49,893
2029 Projection	4,200	18,750	49,378

HOUSEHOLD INCOME

Avg Household Income	\$129,354	\$157,725	\$155,467
Median Household Income	\$108,901	\$132,249	\$125,922

EDUCATION

Some College, No Degree	2,764	10,059	24,501
Associate Degree	594	2,074	5,029
Bachelor's Degree	2,342	12,764	33,012
Advanced Degree	1,376	9,422	25,706

EMPLOYMENT

Civilian Employed	6,558	29,320	71,893
Civilian Unemployed	285	1,034	2,325
Civilian Non-Labor Force	3,181	15,411	38,505
U.S. Armed Forces	106	408	1,113

LOCATION SUMMARY

Marcus & Millichap



Population: 1,386,932
2020 Census



Households: 528,530
2020 Census



San Diego MSA
8th Most Populous MSA in the U.S.

Poway, known as "The City in the Country," is a thriving community in San Diego County, California, celebrated for its high quality of life, excellent schools, and picturesque surroundings. With a blend of suburban charm and rural beauty, Poway boasts a strong economic base, supported by a mix of retail, manufacturing, and technology industries. The city is well-connected by major roadways, including State Route 67 and Interstate 15, making it a strategic location for businesses and residents alike.

San Diego is a city on the Pacific Ocean coast in Southern California located immediately adjacent to the Mexico–United States border. With a population of over 1.3 million residents, the city is the eighth-most populous in the United States and the second-most populous in the state of California after Los Angeles. The city is the county seat of San Diego County, which had a population of nearly 3.3 million people as of 2021. San Diego is known for its mild year-round Mediterranean climate, extensive beaches and parks, its long association with the United States Navy, and its recent emergence as a healthcare and biotechnology development center.



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CALIFORNIA COAST CREDIT UNION

PACIFIC DENTAL

POWAY, CA

OFFERING MEMORANDUM

Marcus & Millichap

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7,546 Closed
Transactions in 2023

\$43.6B Total
Volume Closed in 2023

30 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada