

# FOR LEASE

## SABRE SPRINGS PLAZA

11385-11395 Poway Road, San Diego, CA

- Excellent Visibility Along Poway Road
- Easy & Convenient Access at Signalized Intersection
  - “Going Home” Side of the Street
- Plenty of Parking (5.1 : 1,000 SF)
- Affluent Demographics— \$129,776 Avg. Household Income
- Join 7-Eleven and Excellent Mix of Other Retail Services



2 miles

Poway Road  
37,549 Cars Per Day

1,040-1,200 SF (Can be Combined for 2,240 SF)

For more information about this property, please contact:

Rob Bloom  
(619) 269-6076  
Rob@DuhsCommercial.com  
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Scott Duhs  
(619) 491-0614  
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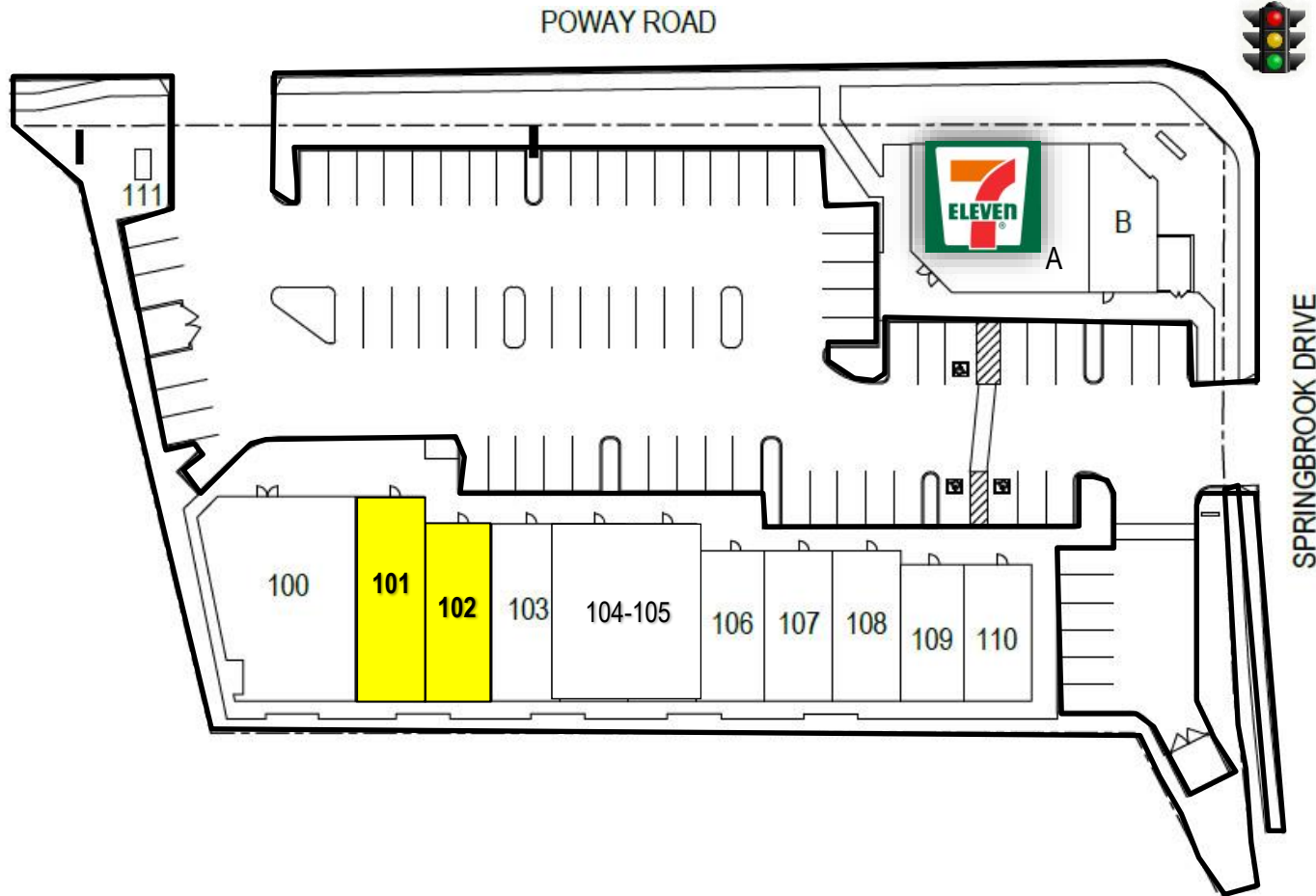
COMMERCIAL  
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# SITE PLAN

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SUITE	TENANT	SF
100	Phileas Fogg's Bar & Restaurant	2,461
<b>101</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>102</b>	<b>AVAILABLE (Q3-2019)</b>	<b>1,040</b>
103	Mina Habibian, DDS	1,040
104-105	Poway Jewelry & Loan	2,080
106	Senor Taquero	880
107	French Nail & Spa	880
108	Auto Body Excellence	880
109	Eye Level Learning	790
110	HOB Coffee	800
111	Phone Repair Depot	50
A	7-Eleven	2,232
B	Tony's Barber Shop	706

Not Drawn to Scale

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# DEMOGRAPHICS

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Population	1 Mile	2 Mile	3 Mile
2017 Total Population:	<b>12,515</b>	<b>51,478</b>	<b>115,635</b>
2022 Population:	<b>13,108</b>	<b>54,102</b>	<b>121,939</b>
Pop Growth 2017-2022:	<b>4.74%</b>	<b>5.10%</b>	<b>5.45%</b>
Average Age:	<b>35.50</b>	<b>36.80</b>	<b>37.60</b>
Households			
2017 Total Households:	<b>4,380</b>	<b>18,130</b>	<b>40,003</b>
Avg. Household Inc:	<b>\$141,508</b>	<b>\$129,398</b>	<b>\$129,776</b>
Avg. Household Size:	<b>2.80</b>	<b>2.80</b>	<b>2.90</b>
Housing			
Median Home Value:	<b>\$662,963</b>	<b>\$666,577</b>	<b>\$661,768</b>
Median Year Built:	<b>1995</b>	<b>1991</b>	<b>1988</b>

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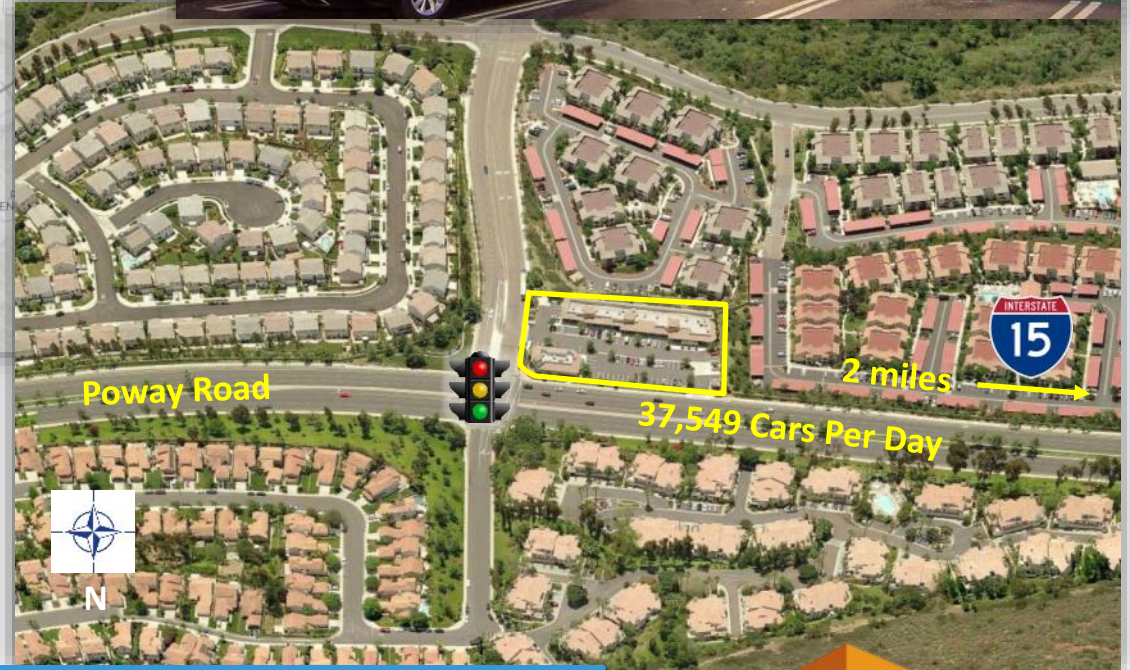
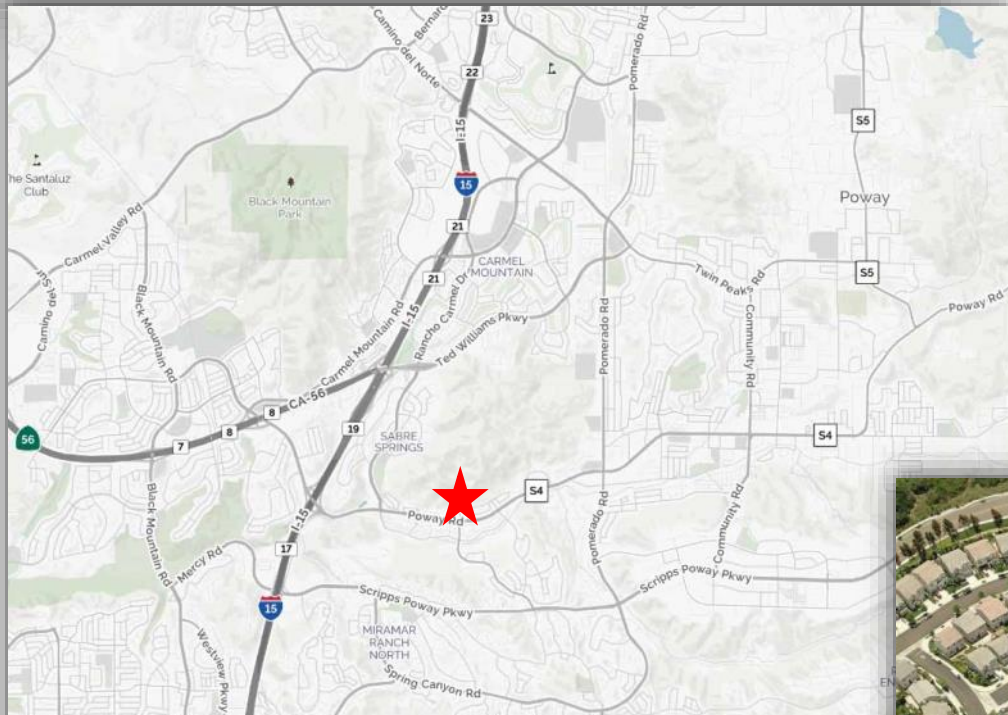
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# AERIAL

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## 5 Schools within a 1-Mile Radius – 3,325 Total Students

- Creekside Elementary – 823 students
- Morning Creek Elementary – 573 students
- Innovations Academy – 350 students
- Dingeman Elementary – 832 students
- Scripps Elementary – 747 students

(Source: GreatSchools.org)

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