

FOR LEASE / SALE

+/-15,665 SF SINGLE-TENANT INDUSTRIAL / FLEX BUILDING

# 13715 STOWE DRIVE

POWAY, CA 92064



# 13715 STOWE DRIVE

POWAY, CALIFORNIA



- 15,665 SF INDUSTRIAL / FLEX BUILDING
- 0.95 ACRE CORNER LOT (41,382 SF)
- 20% WAREHOUSE / 80% OFFICE
- TWO GRADE-LEVEL LOADING DOORS
- 24' CLEAR HEIGHT
- 41 SURFACE PARKING SPACES
- FIRE SPRINKLERS
- 3-PHASE POWER
- BUILT IN 1999 / RENOVATED IN 2016
- NEW ROOF IN 2020
- EXTENSIVE WINDOWLINE + SKYLIGHTS
- ZONING: LI

**SALE PRICE: \$5,490,000**  
**LEASE RATE: \$1.50/SF NNN**

# 13715 STOWE DRIVE

## POWAY, CALIFORNIA

15,665 SF INDUSTRIAL / FLEX BUILDING

0.95 ACRE CORNER LOT

41 PARKING SPACES

LARGE WAREHOUSE

TWO GRADE-LEVEL LOADING DOORS

RECEPTION / LOBBY

OPEN OFFICE

PRIVATE OFFICES

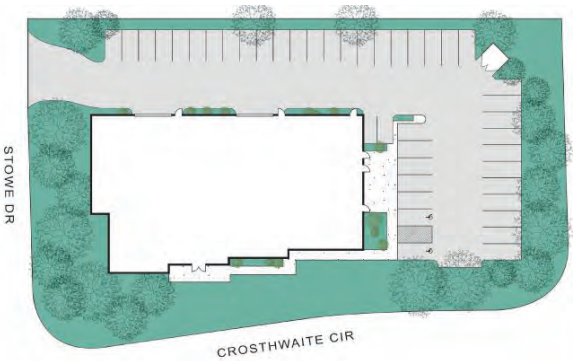
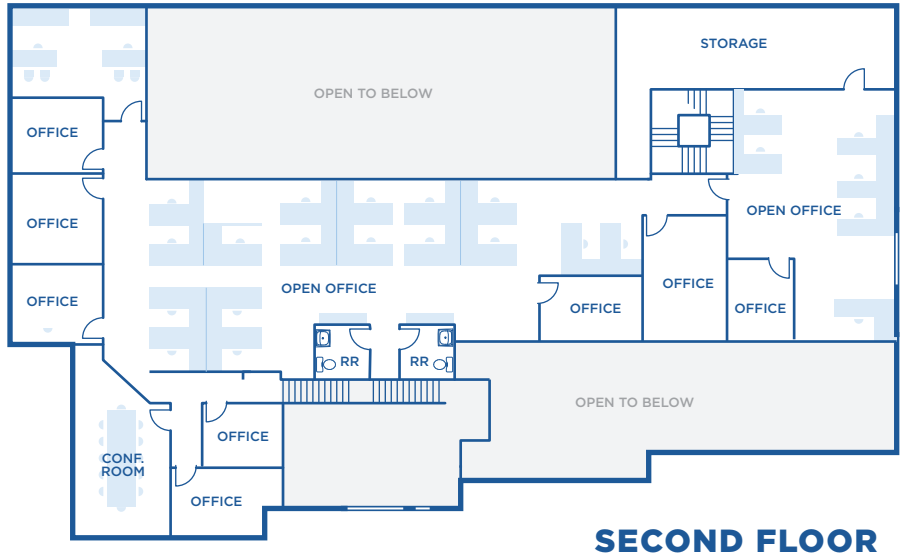
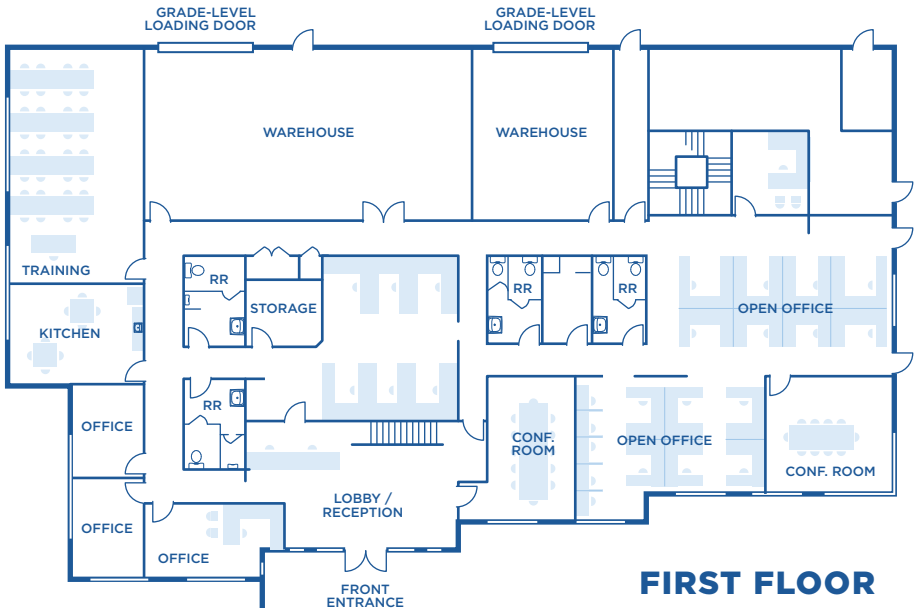
CONFERENCE ROOMS

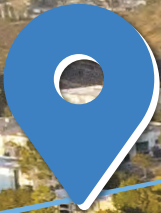
TRAINING ROOMS

KITCHENETTE

SIX RESTROOMS

AMPLE STORAGE SPACE





STOWE DRIVE



D'SOTOS MEXICAN FOOD  
POKE STAGE  
VICTOR'S GREEK KAFE  
GIANT NEW YORK PIZZA  
A+ MASSAGE THAI WAY

SCRIPPS POWAY PKWY

O'BRIEN'S BOULANGERIE

NUTMEG BAKERY & CAFE



KIRKHAM WAY



13715 STOWE DRIVE  
POWAY, CALIFORNIA

HIGHLY-DESIRABLE POWAY LOCATION  
ABUNDANCE OF RETAIL AMENITIES WITHIN TWO MILES  
EASY ACCESS TO INTERSTATE 15 & STATE ROUTE 56

# POWAY

## THE CITY IN THE COUNTRY

The City of Poway incorporated in December 1980 as a full-service, general law city and operates under the Council/Manager form of government. Poway, with a population of just under 50,000 residents, is a unique community in San Diego County.

Located in northeast San Diego County, Poway is known as "The City in the Country" and prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, 78 miles of trails, numerous community events throughout the year and more. Poway is a great place to live, work, and play!

- Poway is strategically located in the center of San Diego County
- Convenient freeway access to Los Angeles, Riverside and Orange counties, as well as Mexico
- Lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state
- The San Diego International Airport is located just 24 miles south of the city

**48,511**

—  
2024 POPULATION  
3 MILE RADIUS

**22,554**

—  
DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$159,536**

—  
AVERAGE HH INCOME  
3 MILE RADIUS

**\$748M+**

—  
CONSUMER SPENDING  
3 MILE RADIUS

**41.2**

—  
MEDIAN AGE  
3 MILE RADIUS

**\$886,845**

—  
MEDIAN HOME VALUE  
3 MILE RADIUS



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**POWAY**



For more information or tour,  
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