



# West Village Poway

12849 POWAY ROAD  
POWAY / CALIFORNIA



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**For Lease.**

# About West Village Poway

## POWAY / SAN DIEGO

Poway is known as “The City in the Country”. It prides itself as being dedicated to open space surrounded by majestic views and Lake Poway. Located in the middle of all the action with prime location on Poway Road, West Village Poway is minutes from the area’s most popular hiking trails, Old Town Poway, and the well sought after Saturday farmer’s market.

## PROPERTY HIGHLIGHTS

- A new mixed-use development consisting of 212 residential units and 10,709 SF retail
- 55 Exclusive retail parking stalls
- Restaurant & Retail available
- New community park adjacent to retail including a bark park with dog washes
- Located along the main commercial thoroughfare that services the greater Poway community and other surrounding neighborhoods



# Site Plan.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

# Neighborhood Aerial



# Meet the Neighbors

AMC DINE-IN



BOARD & BREW



OLD TOWN POWAY



BRIGANTINE



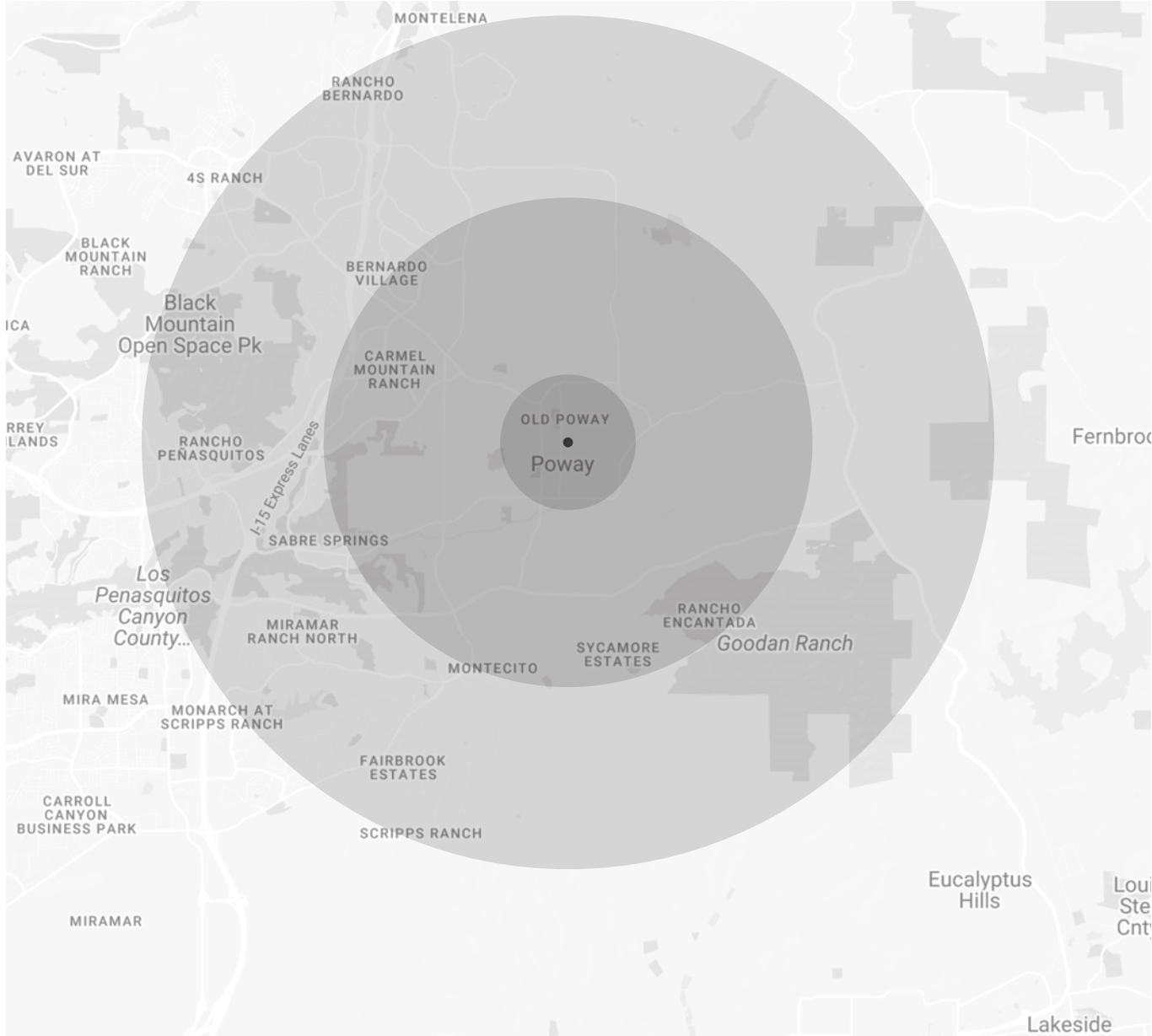
TRADER JOE'S (JUST ANNOUNCED!)



POWAY / CALIFORNIA

# Area Demographics.

1 2 8 4 9 P O W A Y R D  
P O W A Y / C A L I F O R N I A



Population	1 Mile	3 Miles	5 Miles
Estimated Population	13,948	81,608	174,508
Forecasted Population (2029)	14,344	81,571	175,849

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Daytime Population	13,492	82,882	179,444

Median Household Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$122,191	\$139,680	\$143,631
Median Disposable Income	\$101,609	\$109,627	\$111,190

Avg Household Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$156,984	\$184,147	\$193,055
Average Disposable Income	\$109,482	\$123,196	\$127,031

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**Restaurant & Retail  
Spaces Available.**



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