

OAK KNOLL — PLAZA —

12207-12245 POWAY ROAD POWAY, CA 92064



±750 SF & ±1,105 SF SPACES AVAILABLE FOR LEASE

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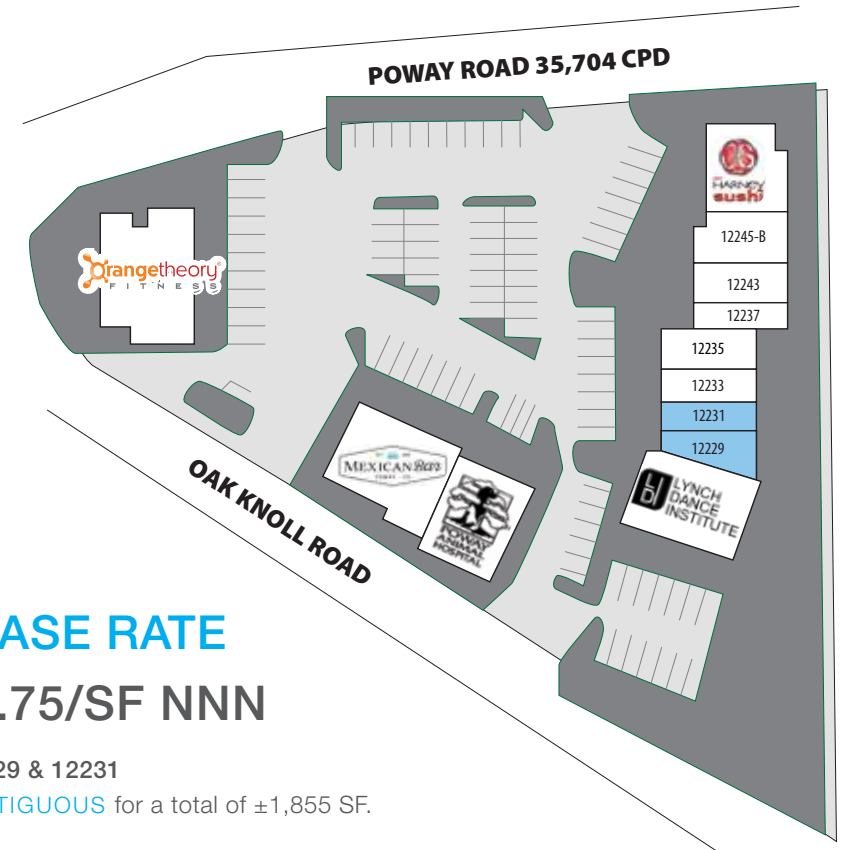
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UNIT	TENANT NAME	SQUARE FEET
12207	Orange Theory Fitness	4,400
12213-12215	MexicanBar	2,960
12219	Poway Animal Hospital	2,400
12227	Lynch Dance Institute	3,100
12229*	VACANT (Former Dance Studio)	1,105
12231*	VACANT (Former Salon)	750
12233	Blend & Bite Café	750
12235	A Pawsitive Dog Spa	850
12237	Activate Chiropractic	1,000
12243	Pin Lu Acupuncture & Massage	1,000
12245-A	Harney Sushi - Poway	1,984
12245-B	Ryukyu Japan Karate-Do	1,518
TOTAL		21,818



LEASE RATE

\$2.75/SF NNN

*12229 & 12231

CONTIGUOUS for a total of ±1,855 SF.



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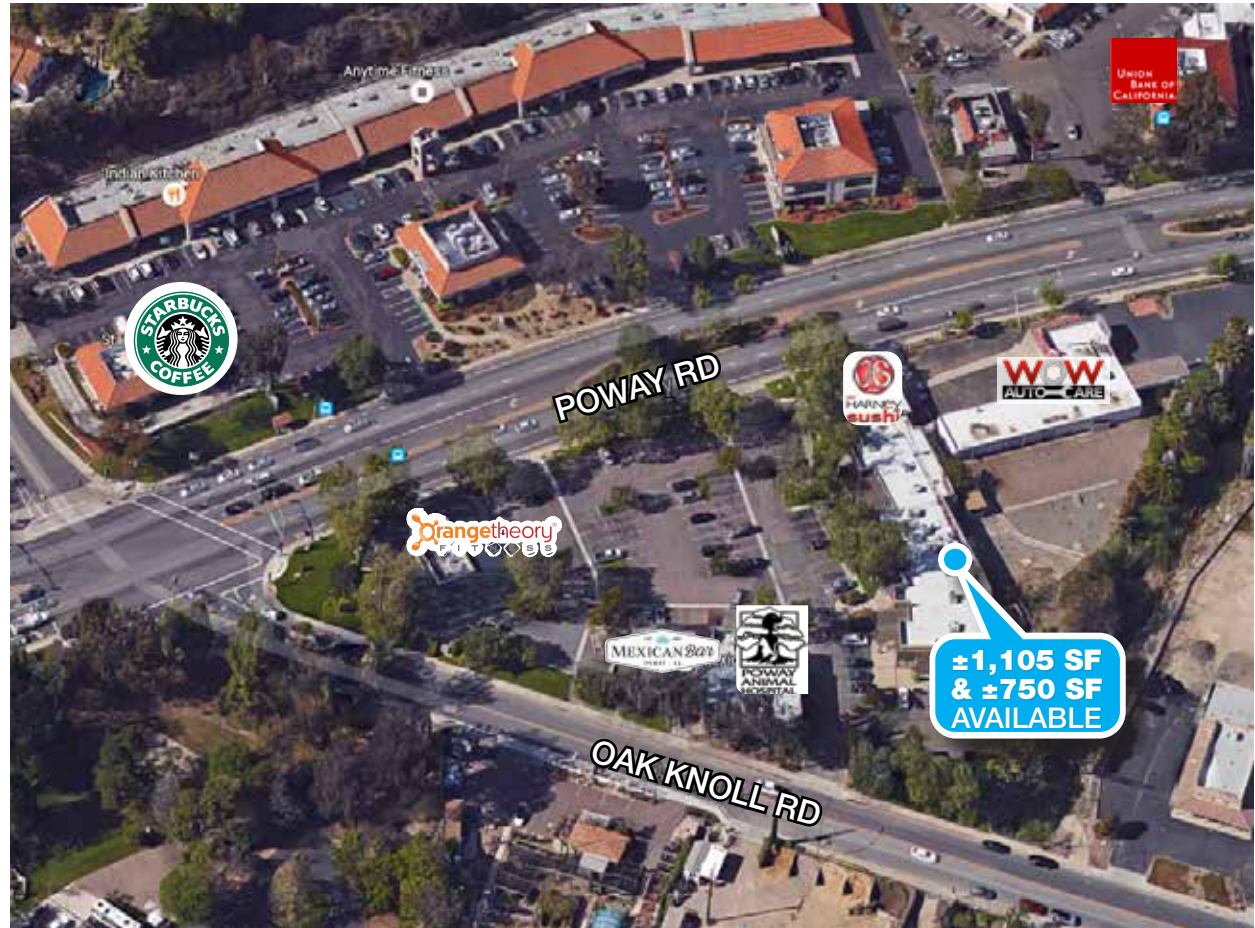
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	11,215	93,011	214,444
2030 Population (projection)	11,311	93,216	214,824
Total Households	3,763	32,350	74,842
Businesses	537	4,314	10,241
Average Household Income	\$154,951	\$169,055	\$173,245
Median Home Value	\$906,398	\$1,023,524	\$1,011,329

TRAFFIC COUNTS

	CARS PER DAY
Poway Road @ Oak Knoll Road	35,704
Poway Road @ Oak Knoll Drive	35,383
Poway Road @ Iola Way	37,047
Poway Road @ Silver Lake Road	34,059
Pomerado Road @ Poway Road	21,488



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