

FOR LEASE

12110 TECH CENTER DR

POWAY, CA 92064

±3,486 SF INDUSTRIAL AVAILABLE



INVESTMENT HIGHLIGHTS

LOCATED ON TECH CENTER DR



SPACE AVAILABLE
±3,486 SF



TYPE
OFFICE/WAREHOUSE

PROPERTY DETAILS

Standalone Building

±29,620 SF Lot (±0.68 AC)

Total Building Size: ±8,256 SF

SPACE HIGHLIGHTS

One GL door 12' W x 12' H

22' clear height

8 reserved parking spots

Power: 200a 120/208v 3 Phase 4 Wire

Zoning: PC-7

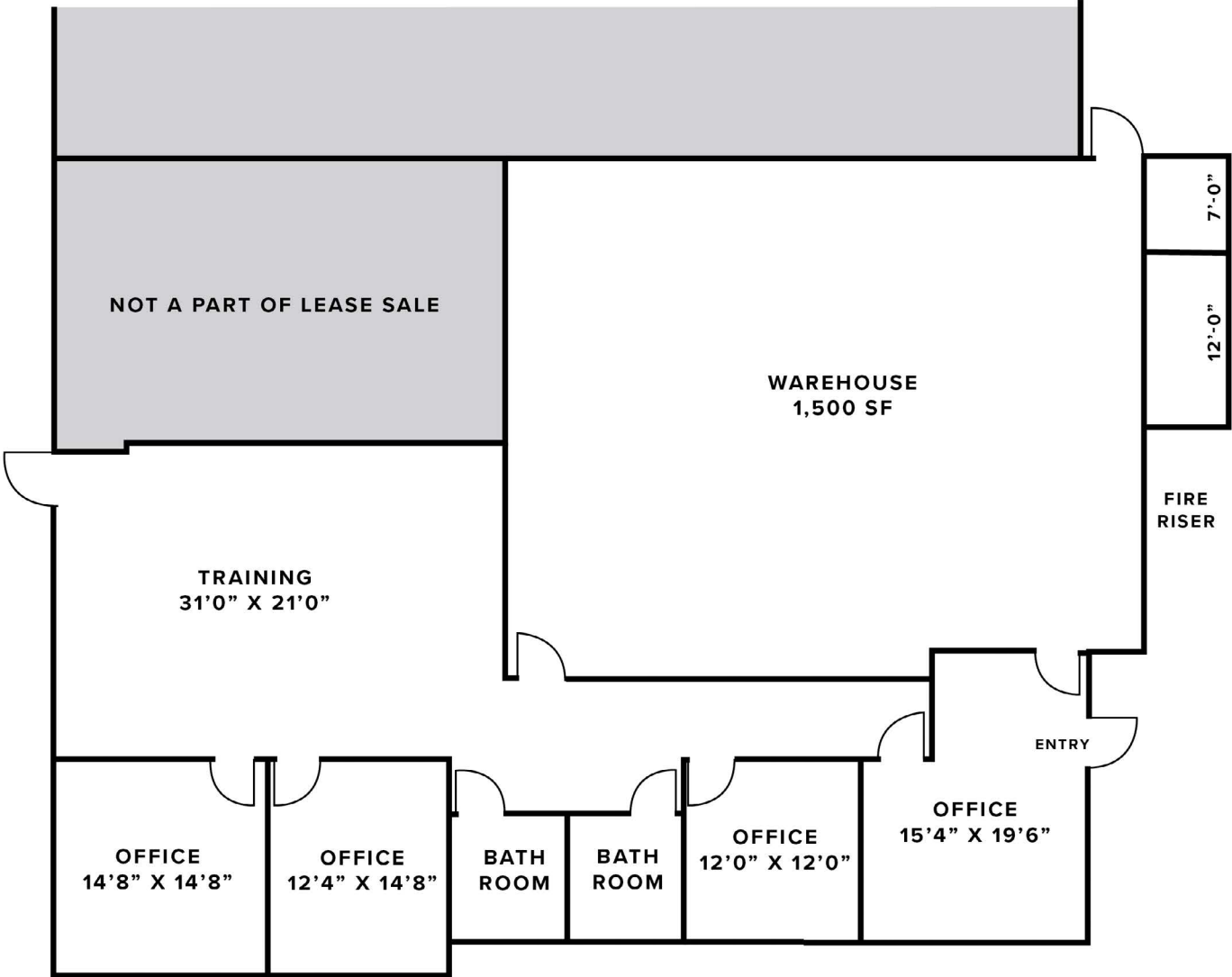
Three Office spaces with the potential for one conference room/large office

50% warehouse to 50% Office (proposed floorplan in OM)

Ability to add more office or warehouse per tenants request

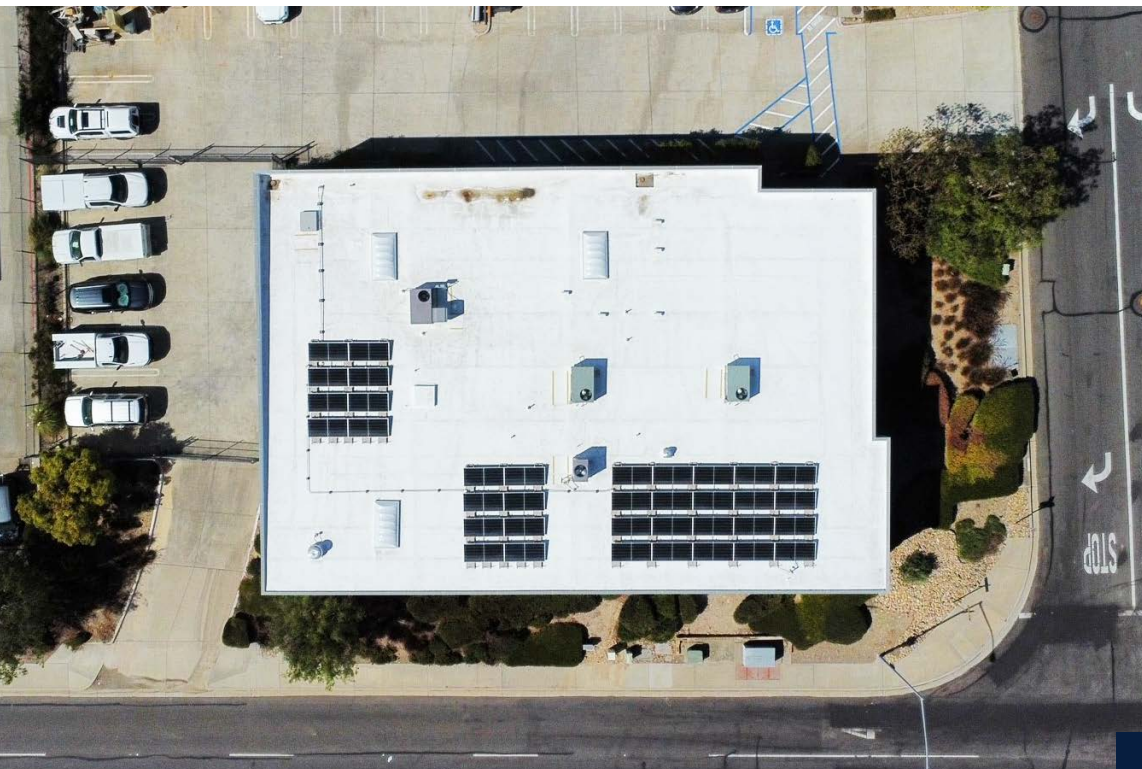
Ownership open to long term deal (5 Years +)

PROPOSED FLOOR PLAN



TOTAL LEASABLE AREA = 3,486 SF

PROPERTY PHOTOS





STOWE DR



COMMUNITY RD ± 24,400 VPD

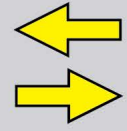


SCRIPPS POWAY PKWY ± 42,800 VPD

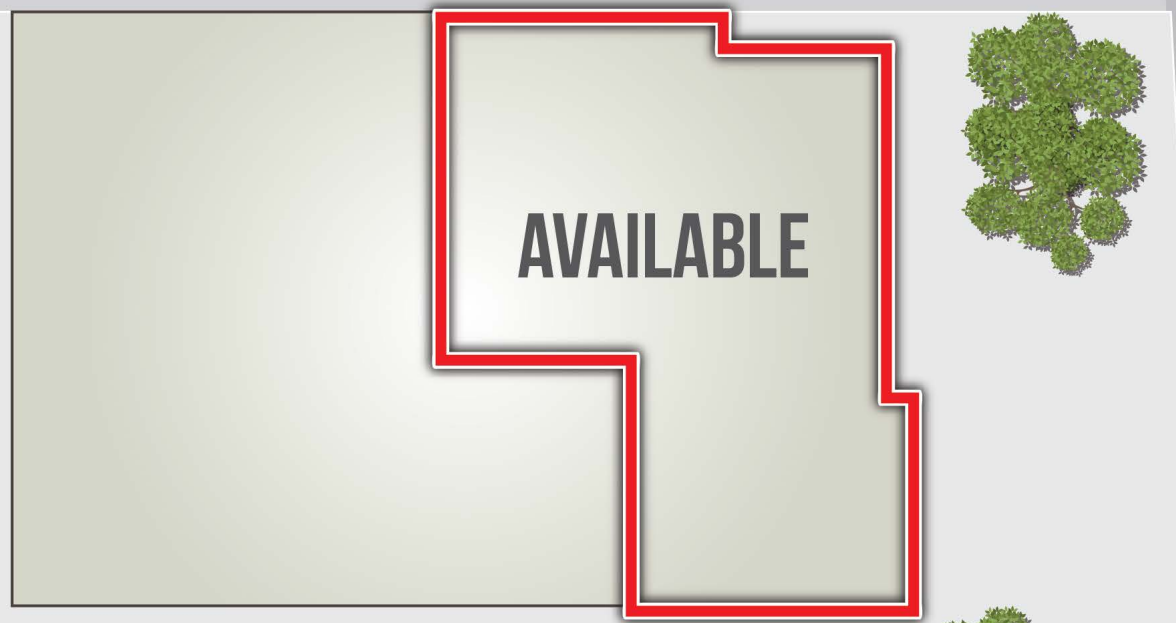


KIRKHAM WAY





TECH CENTER DR



AVAILABLE



KIRKHAM WAY



AREA OVERVIEW

POWAY, CA

Poway, California, often referred to as “The City in the Country,” is a picturesque community located in northern San Diego County. Known for its unique blend of rural charm and modern amenities, Poway boasts a rich history, outstanding schools, and a strong sense of community. It is surrounded by rolling hills, open spaces, and scenic trails, making it a haven for outdoor enthusiasts.

Lake Poway is a popular destination, offering fishing, boating, and hiking, including access to the famous Mount Woodson and its iconic “Potato Chip Rock”. The city prides itself on its commitment to preserving open space, with numerous parks and over 55 miles of trails.

Poway is also home to a downtown area with excellent dining options and cultural attractions, such as the Poway Center for the Performing Arts. Its residents enjoy a high quality of life, supported by low crime rates and well-maintained infrastructure. Poway’s proximity to San Diego allows easy access to urban attractions while maintaining a peaceful, family-friendly atmosphere. The city combines the best of both worlds, offering a quiet, suburban lifestyle amidst Southern California’s natural beauty.



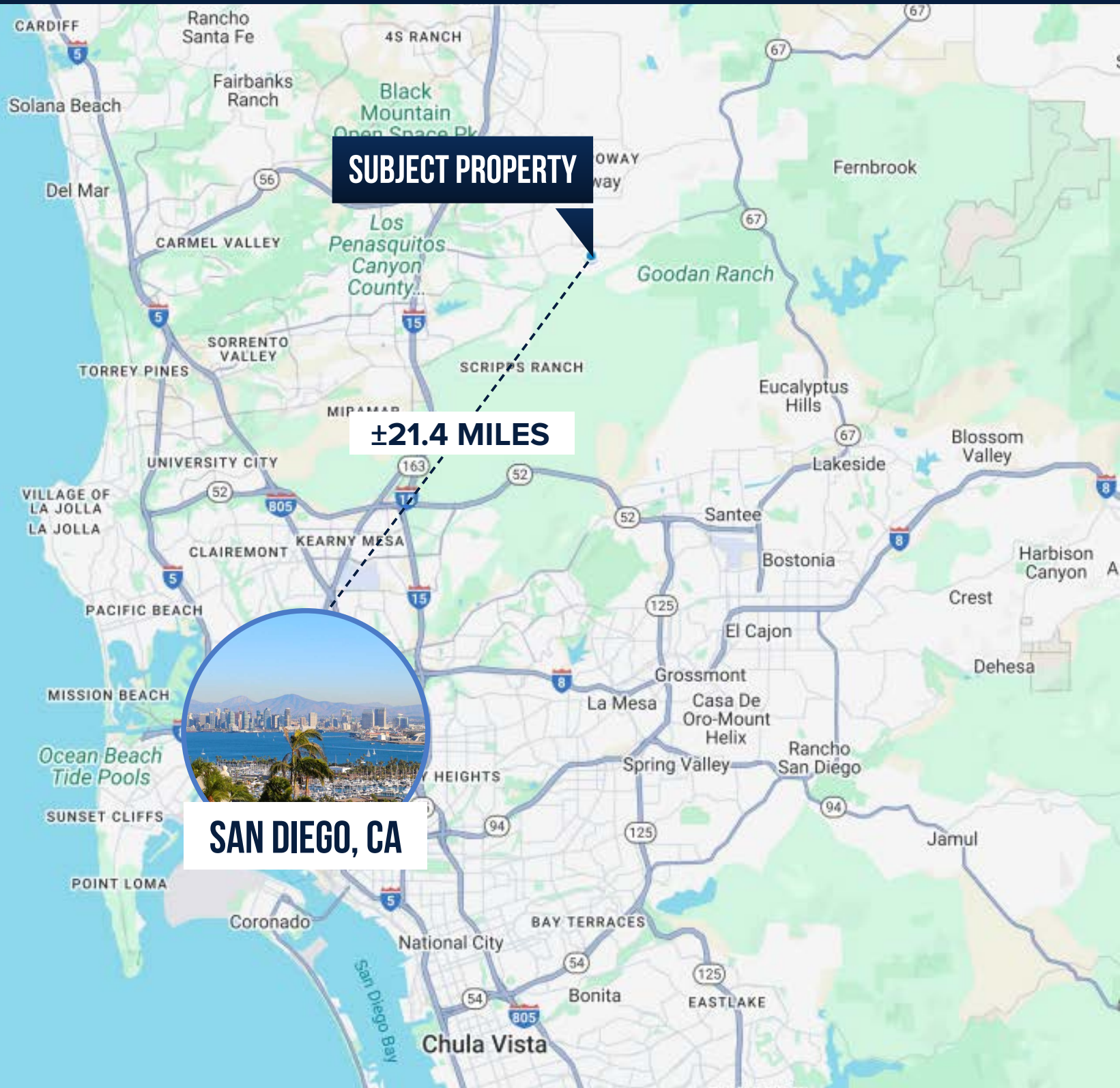
DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Estimate	49,870	126,773	543,039
2020 Census	51,523	129,129	555,823

POPULATION	3-MILE	5-MILE	10-MILE
2024 Estimate	16,473	44,792	188,405
2020 Census	17,139	45,881	193,564

POPULATION	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$162,007	\$154,045	\$145,275

PROXIMITY MAP



SUBJECT PROPERTY

± 21.4 MILES



SAN DIEGO, CA

12110 TECH CENTER DR POWAY, CA 92064



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