

# 14168 POWAY ROAD

Poway, CA 92064

## SUITE 101

END-CAP STOREFRONT FACING  
POWAY RD, RIGHT AT THE SIGNAL

# RETAIL / OFFICE SPACE FOR LEASE

Suite 101: ±2,756 SF

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## AVAILABLE FOR LEASE

**Suite:** 101

**Size:** ±2,756 SF

**Lease Rate:**

Base Rent: \$5,705 per month

NNN Fee: \$0.67/SF/month

**Parking:** Ample Onsite Parking

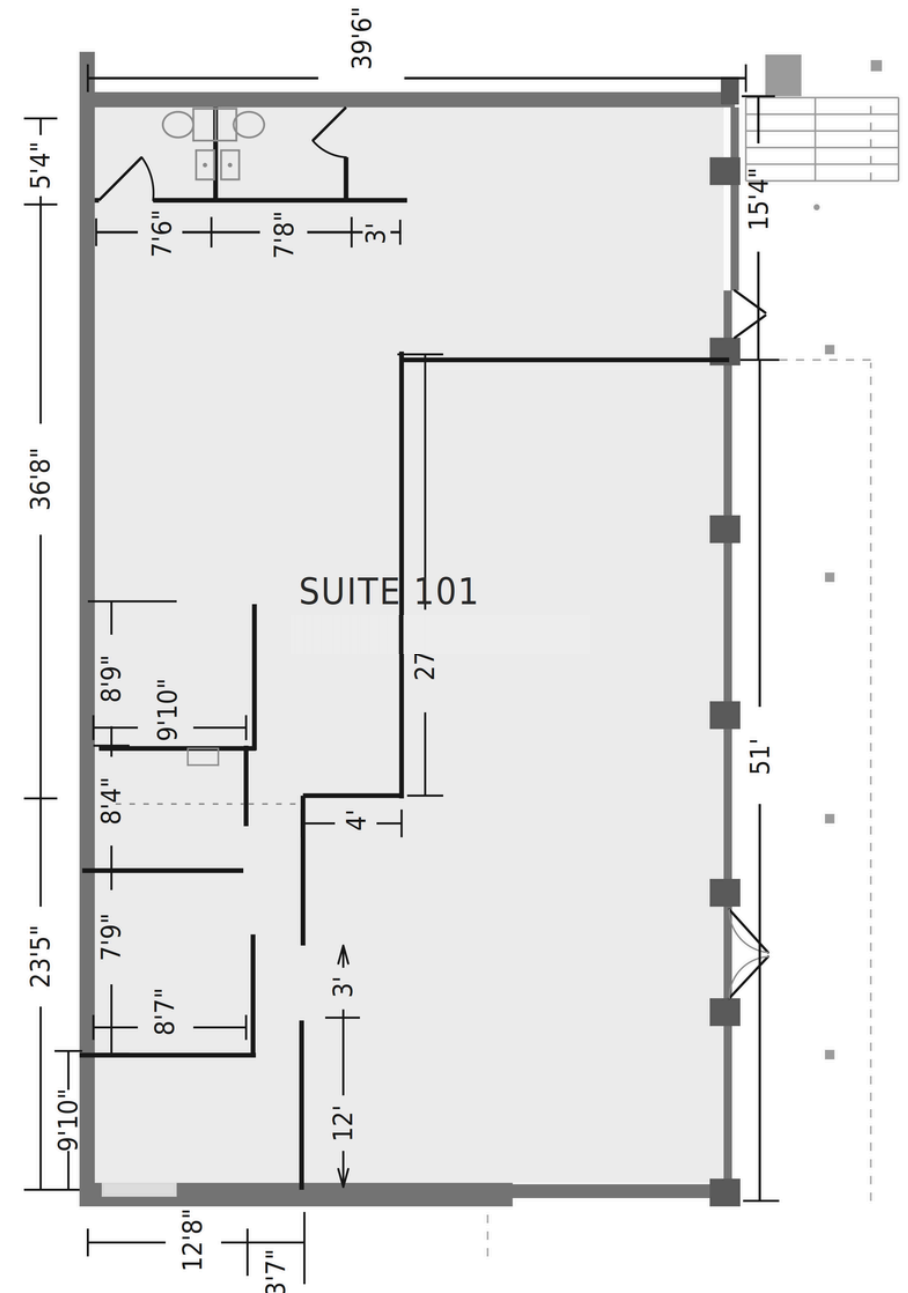
## SPACE FEATURES

### END-CAP STOREFRONT ON POWAY RD

Faces the signal at the corner - drivers stopped at the light look right at it.

- **Street-front end cap with a private patio**
- **Standout visibility + monument signage**
- Signalized corner with easy access
- Abundant onsite parking
- Flexible suite configurations
- Easy access to I-15 and SR-56
- Near Walmart, Starbucks, Chick-fil-A and HomeGoods
- Affluent, high-traffic trade area
- Central heat & A/C

## FLOOR PLAN



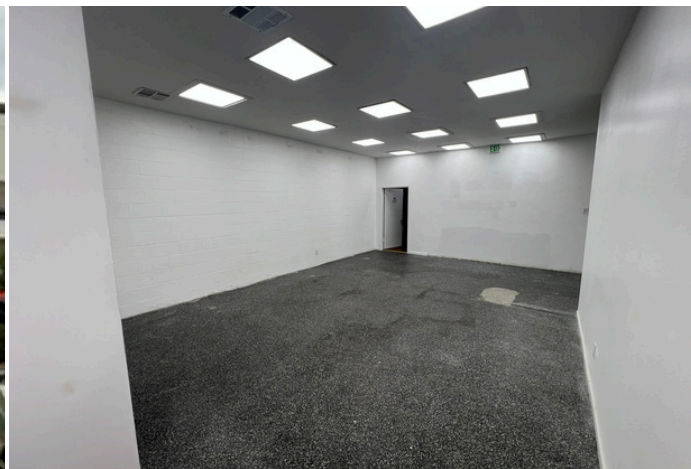
Suite plan is not to scale; for reference purposes only.

# SPACE PHOTOS



## SUITE 101 - STREET-FRONT END CAP

Covered patio facing Poway Rd



# PROPERTY PHOTOS



# AERIAL OVERVIEW

