



OFFERING MEMORANDUM

SCRIPPS POWAY VILLAS & POMERADO SELF-STORAGE

*56-unit apartment investment
opportunity plus 48-unit storage
facility located in desirable
Poway, California*

KIDDER.COM

 **Kidder
Mathews**

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EXTREMELY RARE OPPORTUNITY IN A LOW TRADE SUB-MARKET

Portfolio investment opportunity in the heart of Poway with strong upside potential.

Kidder Mathews is pleased to present Scripps Poway Villas & Pomerado Self-Storage, a unique investment opportunity consisting of a 56-unit apartment community and a 48-unit self-storage facility located in Poway, California. The adjacent properties provide stable cash flow and benefit from shared operations.

The apartment community has been well maintained and the majority of the units have been renovated over the years with updates to the kitchens and bathrooms. Investors have the opportunity to further increase revenue through the installation

of in-unit washers and dryers, a proven amenity that can command meaningful rent premiums.

Located in one of San Diego County's most affluent and supply-constrained submarkets, the property benefits from strong demographics, highly rated schools, and significant barriers to new development. Combined with proximity to major employment centers, retail amenities, and the Poway Business Park, Scripps Poway Villas & Pomerado Self-Storage offers a rare opportunity to acquire a well-positioned portfolio with long-term growth potential.



ADDRESS	12425 Oak Knoll Road, Poway, CA 92064
UNITS	56 Apartments + 48 Self-Storage Units
SALE PRICE	\$23,000,000
CAP RATE	4.76%
GRM	12.7
MARKET CAP RATE	5.20%
MARKET GRM	12.0

EXECUTIVE SUMMARY

POWAY ROAD

12425 OAK KNOLL ROAD

56 Multifamily Units
APN: 317-550-20-00
Year Built: 1978
Building Area: $\pm 49,350$ SF
Lot Size: 95,832 SF / 2.2 AC

OAK KNOLL ROAD

POMERADO ROAD

12833 POMERADO ROAD

48 Storage Units
APN: 317-550-18-00
Year Built: 1978
Building Area: $\pm 9,600$ SF
Lot Size: 21,583 SF / 0.50 AC

POMERADO ROAD

Parking for Apartments
APN: 317-550-19-00
Building Area: 0 SF
Lot Size: 24,829 SF / 0.57 AC

Boundaries are approximate and may not be drawn to scale. Buyer to verify.

INVESTMENT HIGHLIGHTS



TURNKEY CONDITION WITH UPSIDE IN RENTS

Scripps Poway Villas is a well-maintained, turnkey asset with stability and potential value-add upside, including possible in-unit washer/dryer installation. Comparable properties indicate \$150-\$200 per unit/month rent premiums for an in-unit washer/dryer.



STORAGE INCOME & OPERATIONAL EFFICIENCIES

The apartment and storage assets are operated together, allowing for operational efficiencies and reduced management complexity while maintaining separate income streams and long-term flexibility.



HIGH BARRIER TO ENTRY SUB-MARKET

Poway is one of San Diego County's most supply-constrained housing markets, with limited developable land, extensive open-space preservation, and restrictive zoning that significantly curtail new multifamily development.

INVESTMENT HIGHLIGHTS



Retail corridor & local amenities

The property features excellent walkability to nearby retail/services such as Smart & Final, Dollar Tree, CVS and Coffee Bean & Tea Leaf. Per Costar, there is over ±743,000 square feet of retail within 1 mile of the subject. Additionally, over half of the city's 39.4 square miles is preserved as dedicated open space and parks.



Highly rated school district

Poway features one of the highest rated school systems in the county; Scripps Poway Villas is located within walking distance to Valley Elementary and Meadowbrook Middle School. The Poway School District is ranked in the top 5% statewide and received an overall grade of A+ for Niche.

A more detailed discussion of schools can be found on pg 41.



Outstanding demographics

Poway's median household income of approximately \$148,000 and average home values exceeding \$1.2 million reflect an affluent, high-ownership submarket that supports strong self-storage and rental housing demand driven by affordability constraints and household storage needs.

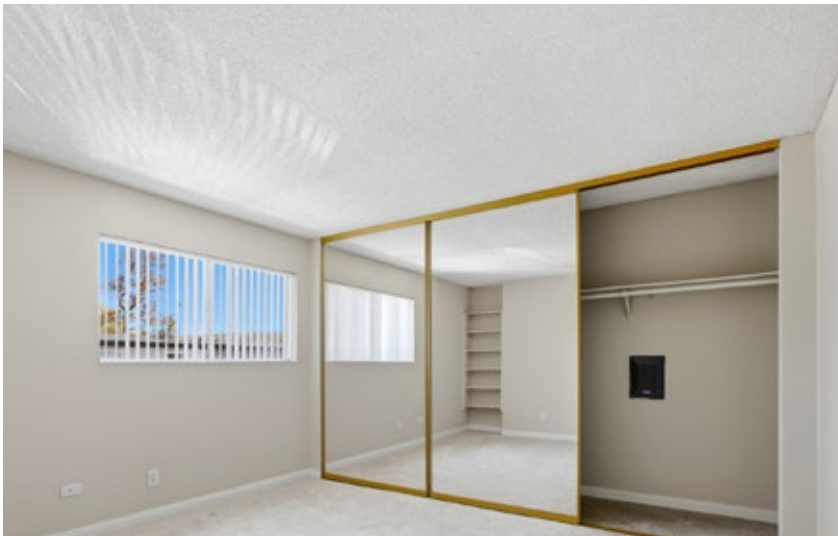
Source: Zillow April 2026 & U.S. Census Bureau, QuickFacts



Install W/D in pantry
next to wet wall



There is the potential to install in-unit washers and dryers. Buyer to verify.



Install W/D in large
bedroom closet
next to wet wall



POWAY MARKETPLACE

POWAY CROSSINGS



**SUBJECT
PROPERTY**

POWAY ROAD

OAK KNOLL ROAD

POMERADO ROAD

Smart & Final



SCRIPPS POWAY VILLAS
LUXURY APARTMENTS

(858) 748-0702

1
2
4
2
5

APARTMENTS OVERVIEW

APARTMENTS

PROPERTY OVERVIEW

ADDRESS	12425 Oak Knoll Road, Poway, CA 92064
NO OF UNITS	56 Units
APN	317-550-19-00 & 317-550-20-00
MUNICIPALITY	City of Poway
LAND AREA	120,661 SF / 2.77 Acres
DENSITY	20.22 units per acre
ZONING	RA (Residential Apartment) - Maximum density allows 20 units per acre. Current ADU laws allow for additional 8 units to be permitted.

BUILDING INFORMATION

YEAR BUILT	1978
TOTAL RENTABLE SF	±49,350 SF (Buyer to Confirm)
AVERAGE UNIT SIZE	881 SF
SITE CONFIGURATION	Five 2-story buildings and a surface parking lot
EXTERIOR WALLS	Wood frame construction with stucco exterior
FOUNDATION	Slab on grade
ROOF COVERING	Flat roofs
WINDOWS	Single-pane aluminum-framed windows
ELEVATED ELEMENTS	SB 721 inspections and repairs have been completed
PARKING	98 Surface Spaces. Permits provided and parking assigned one space for 1-BR and two spaces for 2-BR units. Parking is provided at a ratio of 1.75 spaces/unit.

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

ELECTRIC	The units are separately metered for electric. The units have 70 amp service. The gas and water is master metered.
GAS	There is no gas service to the units.
WATER	Master metered
HEATING & AIR	Wall unit air conditioning and electric radiant heat in the ceiling
HOT WATER	Gas fired central hot water
COOKING ENERGY	Electric
LAUNDRY	Common laundry facility with 5 washing machines and 4 dryers. The machines are owned, providing flexibility for new owner to continue operating machines, use service provider or install W/D in unit without restrictions from service providers.

TAX INFORMATION

MILLAGE RATE	1.12809%
FIXED ASSESSMENTS	\$4,076.76
TAX YEAR	2025-2026

* Property taxes are reassessed at the time of sale

COMMUNITY AMENITIES

- Garden style community
- Lush low-maintenance landscaping
- Swimming pool with sun deck and furniture
- Outdoor spa
- Private gated community
- Newly renovated on-site laundry facility with owner-owned machines.
- Children's playground
- Gated dog park
- Leasing office



APARTMENTS OVERVIEW



APARTMENT HOME AMENITIES

Private balconies or patios in all units (select units have oversized patios)

Majority of units renovated with updated kitchens, including new cabinets or new doors and drawer faces, with original cabinet boxes painted

Kitchen back-splashes in select units

Air conditioning provided with wall units

Appliance packages including dishwashers

Defined dining area with ceiling fans

USB and electrical outlet combination in bedrooms

Vinyl plank flooring in kitchen, dining, and bathrooms

Walk-in closets in most homes

Vanity area in 2-bedroom units

Mirrored wardrobe doors

Extra storage on balconies



APARTMENTS OVERVIEW



APARTMENTS OVERVIEW



ONE BEDROOM

Unit Type	No. of Units	SF	Avg In Place Rent	In Place Rent / SF
1 BR / 1 BA - Classic	5	600	\$2,069	\$3.45
1 BR / 1 BA - Reno	9	600	\$2,188	\$3.65



TWO BEDROOM

Unit Type	No. of Units	SF	Avg In Place Rent	In Place Rent / SF
2 BR / 1BA - Classic	11	975	\$2,450	\$2.51
2 BR / 1BA - Partial	2	975	\$2,465	\$2.53
2 BR / 1BA - Reno	29	975	\$2,573	\$2.64

APARTMENTS OVERVIEW

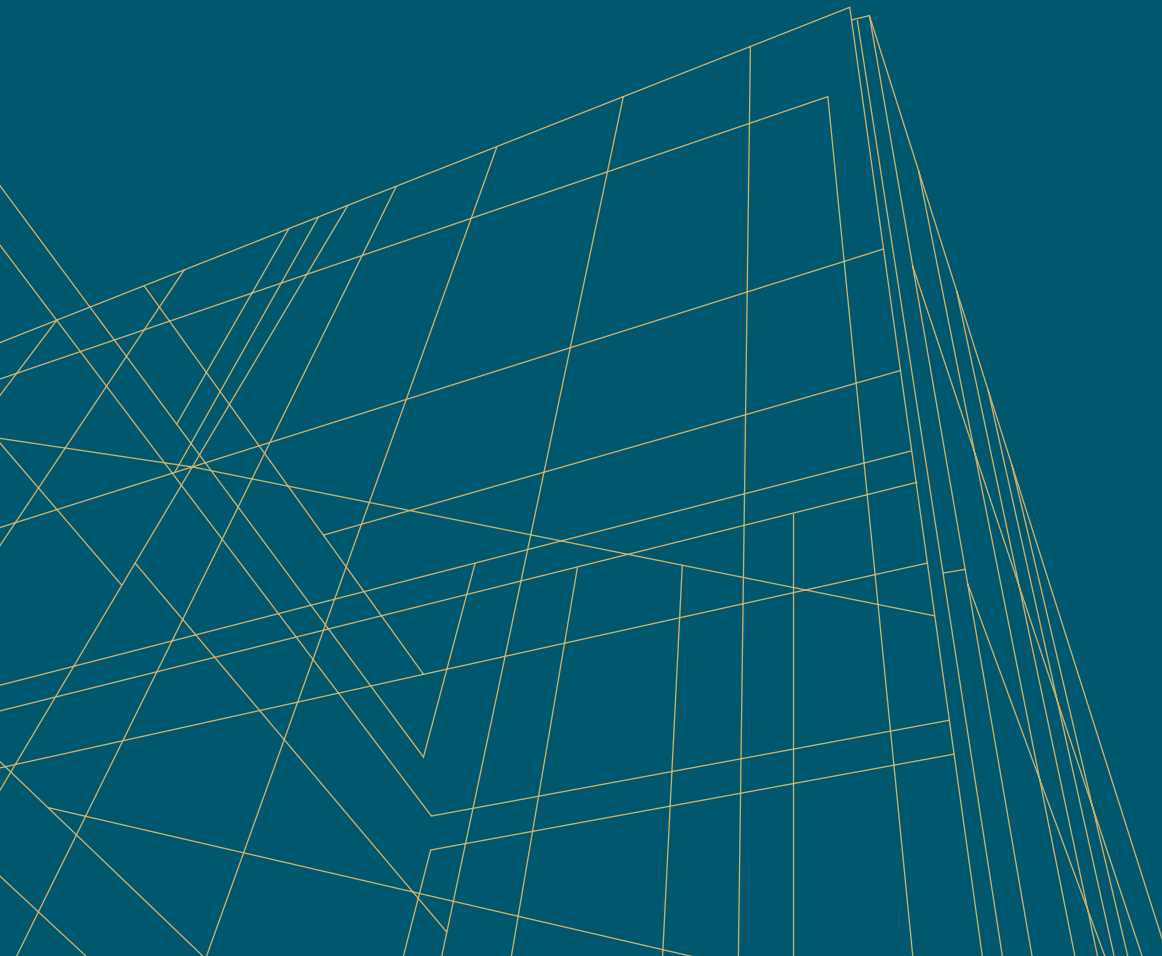


Parking in rear of property not depicted.



56
UNITS

2.77
ACRES



STORAGE OVERVIEW

Section 03

STORAGE

PROPERTY OVERVIEW

ADDRESS	12833 Pomerado Road, Poway, CA 92064
NO OF UNITS	48 storage units
APN	317-550-18-00
YEAR BUILT	1978
MUNICIPALITY	City of Poway
LAND AREA	21,583 SF / 0.50 AC
ZONING	CB (Community Business) - Mixed use would be allowed with approval of a Conditional Use Permit. Development standards include a height limit of 35' or two stories and a maximum of 35% lot coverage.

CONSTRUCTION SPECIFICATIONS

NO. OF BUILDINGS	Three single-story industrial storage buildings
CONSTRUCTION	Cinder block with steel roll up doors
FOUNDATION	Slab on Grade
ROOF	Flat

TAX INFORMATION

MILLAGE RATE	1.12809%
FIXED ASSESSMENTS	\$366.94
TAX YEAR	2025-2026

* Property taxes are reassessed at the time of sale

48

STORAGE UNITS

0.5

ACRES

1978

YEAR BUILT

200 SF

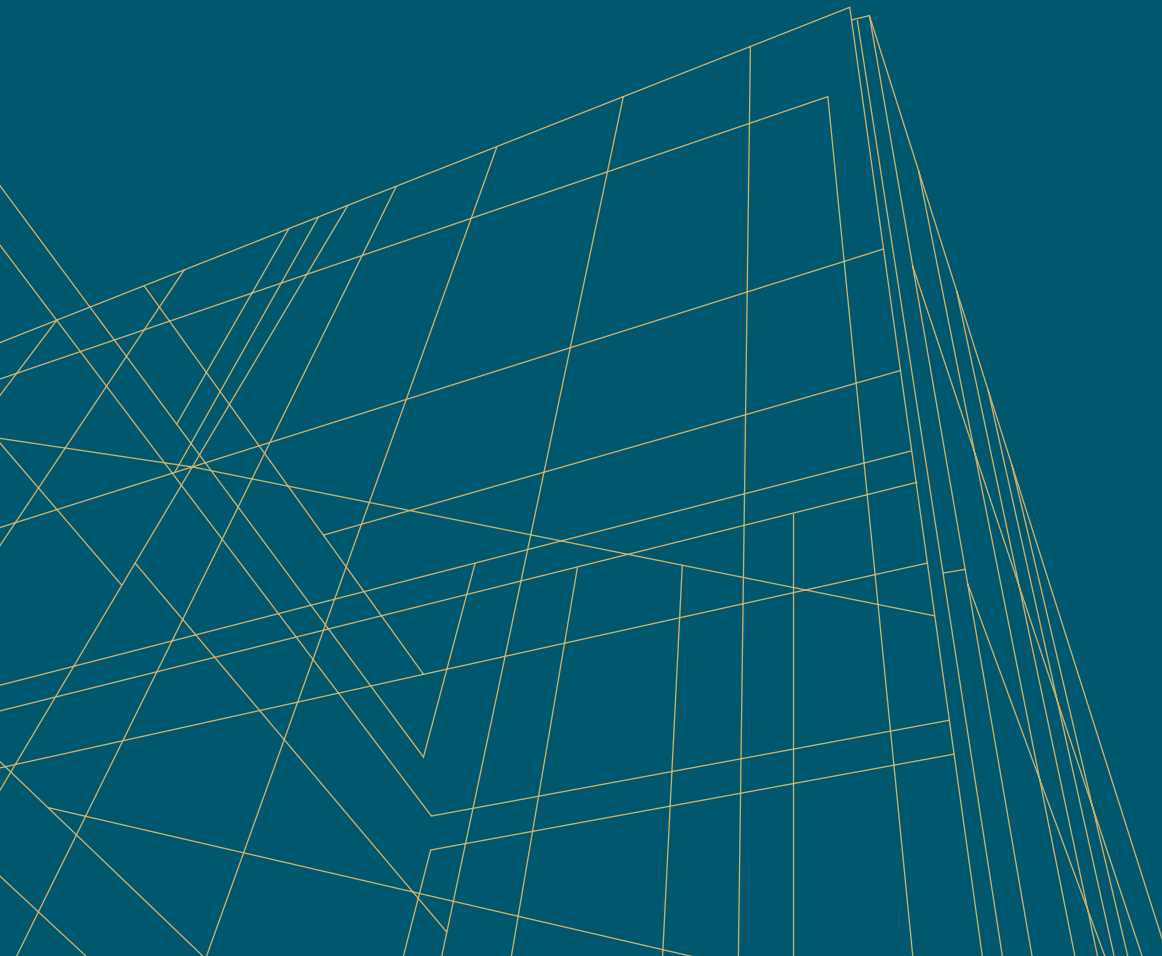
STORAGE UNIT SIZE

STORAGE OVERVIEW



STORAGE OVERVIEW





FINANCIALS

Section 04

INCOME SUMMARY

# Units	Unit Type	Sq. Ft.	Total Sq.Ft.	\$ Rent	\$/Sq.Ft.	In Place Rent	Mkt Rent	Total Mkt
14	1 Bed / 1 Bath	600	8,400	\$2,142	\$3.57	\$29,985	\$2,329	\$32,610
42	2 Bed / 1 Bath	975	40,950	\$2,538	\$2.60	\$106,603	\$2,670	\$112,130
56	Apartment Total	881	49,350	\$2,439	\$2.77	\$136,588	\$2,585	\$144,740
48	Storage	200	9,600	\$307	\$1.53	\$14,726	\$325	\$15,600
104	TOTAL/AVERAGE		58,950			\$151,314		\$160,340

ANNUALIZED GROSS INCOME

	T-12 Actuals	Proforma		
Vacancy/Loss to Lease	7.5%	5.0%	(\$90,788)	(\$96,204)
Employee Allowance			(\$34,487)	(\$35,937)

ADJUSTED GROSS INCOME

	T-12 Actuals		
Utility Reimbursement	\$1,658,661	\$1,690,490	\$1,791,939
Laundry Income		\$93,541	\$93,541
Other Income		\$22,481	\$22,481
		\$49,323	\$49,323

EFFECTIVE GROSS INCOME

	T-12 Actuals		
	\$1,824,005	\$1,855,834	\$1,957,283

Less Estimated Expenses:

1.12809%

	T-12 (Ending March 2026)			Proforma
	Apartments	Storage	Total	Proforma
	\$/YEAR	\$/YEAR	\$/YEAR	\$/YEAR
Property Taxes	\$69,153	\$8,770	\$77,922	\$259,461
Fixed Assessment	\$4,077	\$367	\$4,444	\$4,444
Insurance - Liability	\$19,266	\$4,742	\$24,008	\$24,008
<u>Controllable Expenses</u>				
Personnel	\$114,982	\$10,686	\$125,669	\$125,669
Administrative	\$42,618	\$3,810	\$46,428	\$46,428
Marketing & Retention	\$14,127	\$415	\$14,542	\$14,542
Repair & Maintenance	\$42,309	\$407	\$42,716	\$42,716
Contract Services/ Landscaping	\$23,742	\$0	\$23,742	\$23,742
Turnover Related	\$17,065	\$0	\$17,065	\$17,065
Utilities	\$106,503	\$2,157	\$108,660	\$108,660
Management Fee	\$77,392	\$7,283	\$84,675	\$78,291
Replacement Reserves	\$32,412	\$2,041	\$34,453	\$16,800
TOTAL	\$563,644	\$40,679	\$604,324	\$761,825
Exp./unit:	\$10,065	\$847		
Exp/psf:	\$11.42	\$4.24	\$10.25	\$12.92
Exp. % of SGI:	34.4%	23.0%	33.3%	39.6%

(\$761,825) (\$761,825)

NET OPERATING INCOME

\$1,094,010 \$1,195,459

INTEREST ONLY DEBT SERVICE

\$12,650,000

Debt/Interest Rate

6.00%

\$759,000

\$759,000

CASH FLOW

\$335,010

\$436,459

Return on Equity

3.24%

4.22%

OFFERING SUMMARY

\$23,000,000

SALE PRICE

DOWN PMT \$10,350,000

% DOWN 45%

IN-PLACE CAP 4.76%

IN-PLACE GRM 12.7

MARKET CAP 5.20%

MARKET GRM 12.0

INCOME & EXPENSE NOTES

INCOME NOTES

In Place Rent is from rent roll dated April 20, 2026 and assumes five (5) vacant apartment units and six (6) vacant storage units are rented at market.

Market Rent assumes all units are rented at current turn-over rate.

Vacancy Loss estimated at 5.0%.

Employee allowance assumes onsite manager receives free rent for a 2bd/1ba unit plus one storage unit at market rent.

Trailing financials include employee allowance based on free rent for on-site manager at \$2,910 per month. Proforma assumes \$2,670 (apartment) + \$325 (storage) rent credit per month.

Other income includes pet rent, damage fees, late fees and other misc fees. Other income is allocated as follows: \$6,272 for storage and \$43,050 for apartments.

In-Place Income & Expenses are based on the March 2026 T12 Operating Statement unless otherwise noted below.

EXPENSE NOTES

Property is reassessed at time of sale and based on the millage rate of 1.12809% as of the 2025/2026 tax bill.

Fixed assessments are underwritten at \$4,444 and is the sum of all three parcels.

Proforma Expenses based on T-12 Actuals with adjustments for nonrecurring capital expenditures.

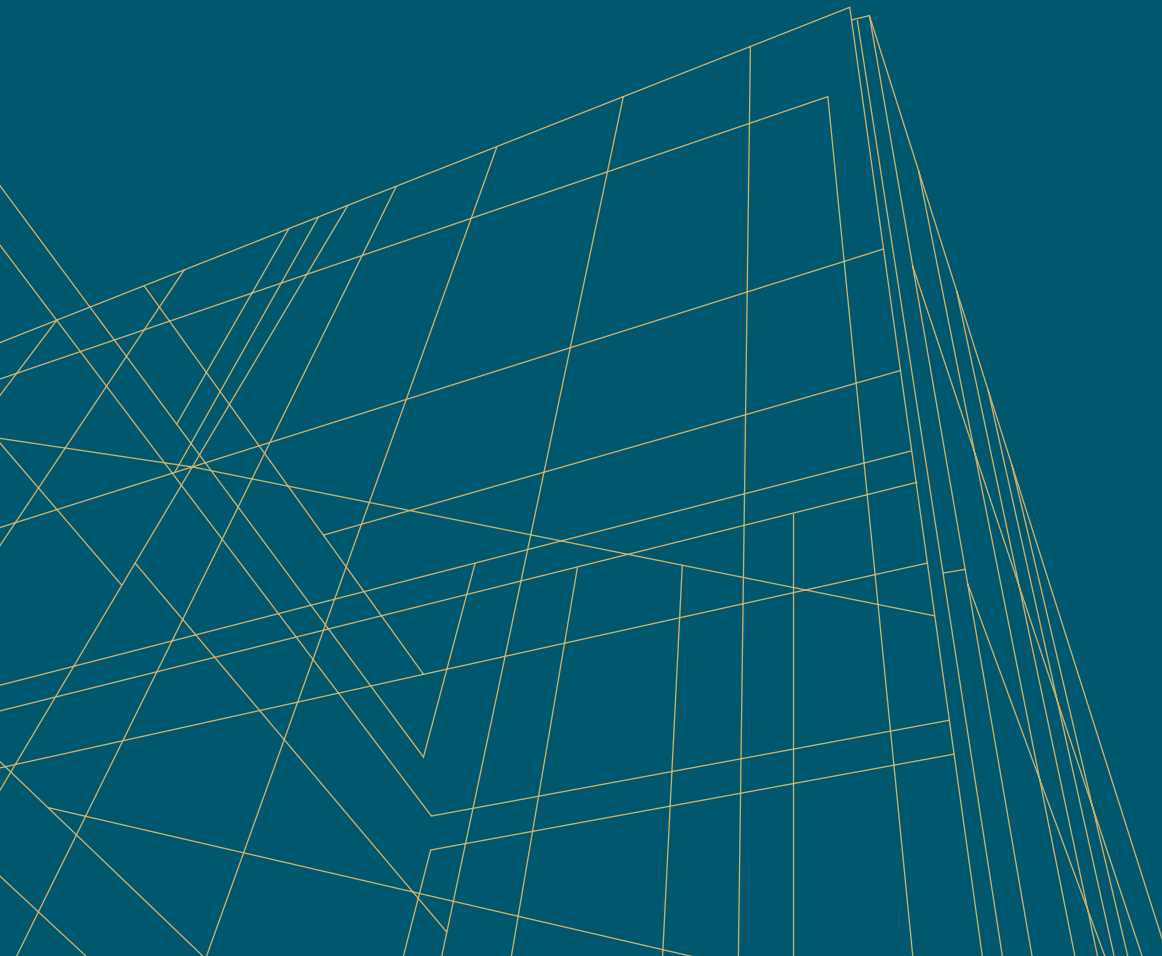
Management Fees estimated at 4% of Effective Gross Income.

Reserves are underwritten at \$300 per apartment unit per industry standard and does not include reserves for storage units.



FINANCIALS





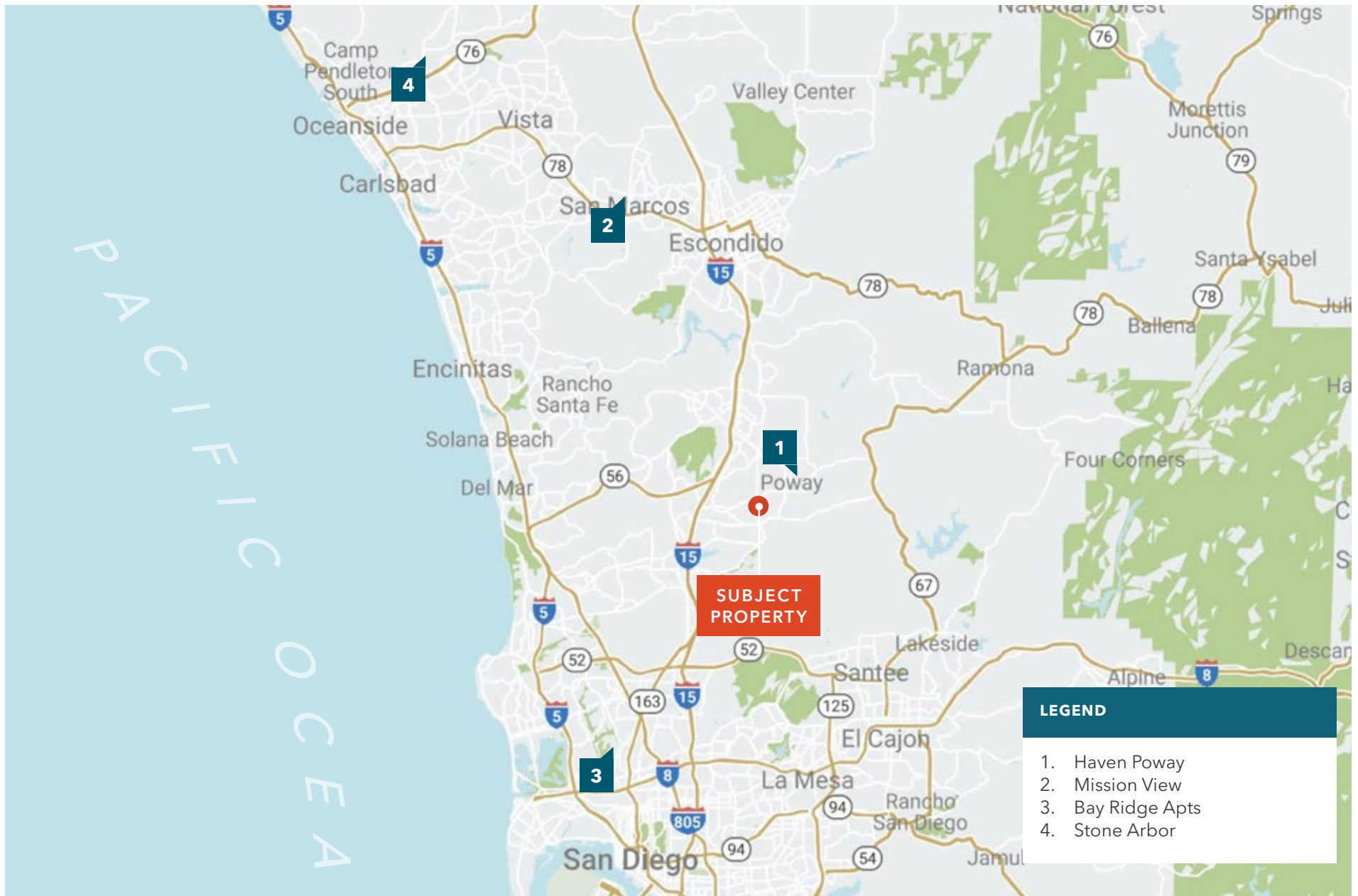
COMPARABLES

Section 05

SALE COMPS

					
	SUBJECT Scripps Poway Villas	01 Haven Poway	02 Mission View Apartments	03 Bay Ridge Apartments	04 Stone Arbor
ADDRESS	12425 Oak Knoll Road Poway	13546 Hilleary Pl Poway	343 Autumn Drive San Marcos	3010 Cowley Way Bay Park	612 Los Arbolitos Oceanside
# OF UNITS	56 Apts + 48 Storage Units	107	57	70	88
YEAR BUILT	1978	1985	1988	1986	1977
RENTABLE SF	49,350 SF + 9,600 SF	84,960	46,542	52,480	88,574
SALE DATE	For Sale	2/25/2026	1/2/2025	11/19/2024	12/18/2025
SALES PRICE	\$23,000,000	\$38,800,000	\$19,000,000	\$25,350,000	\$35,500,000
PRICE/UNIT	*	\$362,617	\$333,333	\$362,143	\$403,409
PRICE/SF	*	\$457	\$408	\$483	\$400
IN PLACE CAP	4.76%	4.90%	5.02%	4.04%	5.50%
IN PLACE GRM	12.7	11.4	11.4	13.9	11.79
UNIT MIX	14 - 1bd/1ba 42 - 2bd/1ba 48 - Storage Units	51 - 1bd/1ba 8 - 2bd/1ba 48 - 2bd/2ba	1 - 1bd/1.5ba 42 - 2bd/1ba 14 - 2bd/2ba	30 - 1bd/1ba 12 - 2bd/1ba 28 - 2bd/2ba	9 - 1bd/1ba 3 - 2bd/1ba 51 - 2bd/2ba 8 - 3bd/1.5ba 17- 3bd/2ba
LAUNDRY	Common laundry	Common laundry	Common laundry	Common laundry	Common laundry; select units have in-unit washer/dryers
AMENITIES	Swimming pool, spa, playground, controlled access	Swimming pool, spa, fitness center & BBQ area	-	Swimming pool, secured access, BBQ area	Swimming pool, clubhouse, fitness center, playground, BBQ area, controlled access
PARKING	98 surface spaces	172 spaces, including carport and surface spaces	57 carports and 70 surface space	20 one-car garages and surface parking	88 carports and 81 surface spaces
COMMENTS		Low density site. Pitched roofs. Buyer is renovating interiors.	Approx 50% units had light remodel at time of sale.	Condo map and elevator.	Underwent a full renovation from 2021-2023

* Subject property price/unit & price/SF not provided due to self storage component.



STORAGE SALE COMPARABLES

EXTRA SPACE STORAGE

2280 Avenida del Diablo
Escondido, CA

\$17.5M

SALE PRICE



PACIFIC MELROSE MINI STORAGE

527 Olive Avenue
Vista, CA

\$3.6M

SALE PRICE



SPS FORT KNOX STORAGE

1252 Fesler Street
El Cajon, CA

\$1.45M

SALE PRICE

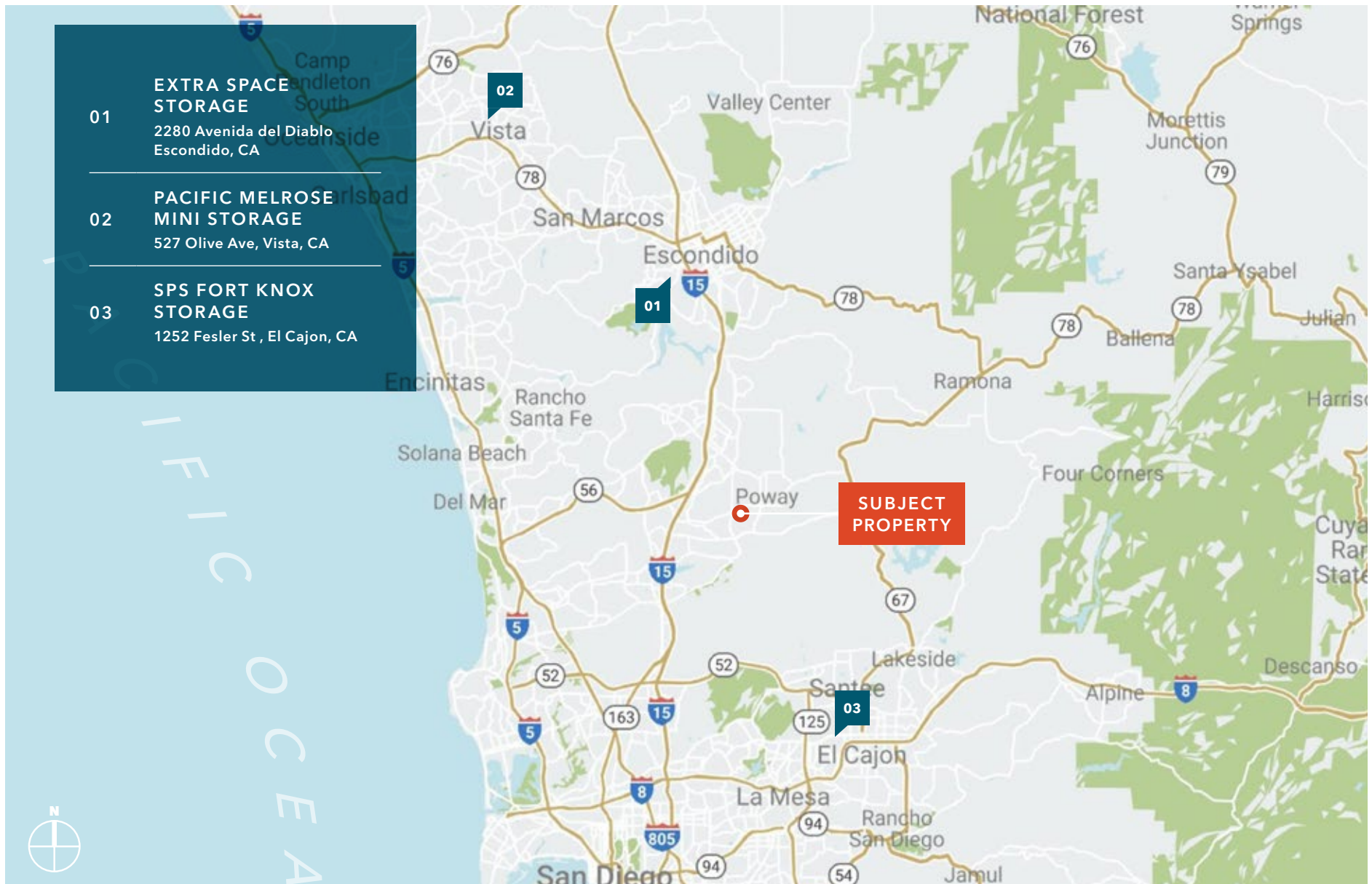


PRICE / SF	\$261
YEAR BUILT	1984
CAP RATE	not reported
LAND AREA	4.23 Acres
SALE DATE	4/14/2026

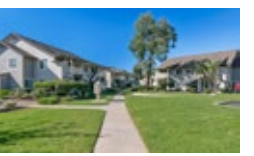
PRICE / SF	\$159
YEAR BUILT	1980
CAP RATE	4.80%
LAND AREA	1.32 Acres
SALE DATE	2/24/2026

PRICE / SF	\$166
YEAR BUILT	1974
CAP RATE	6.5%
LAND AREA	0.32 Acres
SALE DATE	9/25/25

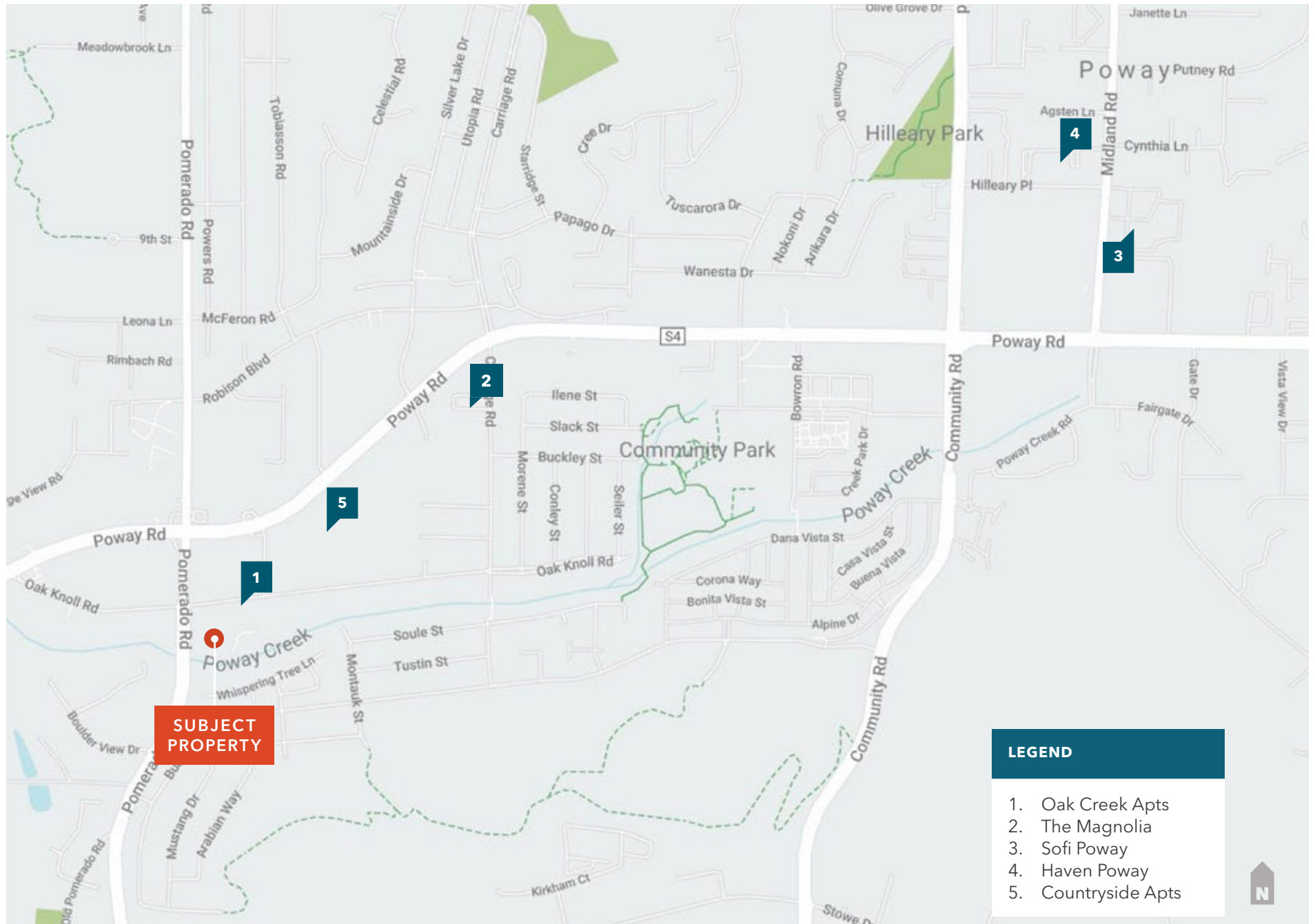




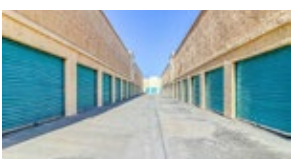
RENT COMPS

	SUBJECT Scripps Poway Villas	01 Oak Creek Apartments	02 The Magnolia	03 Sofi Poway	04 Haven Poway	05 Countryside Apartments
						
						
Address	12425 Oak Knoll Road	12455 Oak Knoll Road	13130 Carriage Rd	13409 Midland Rd	13546 Hilleary Pl	12556 Oak Knoll Road
# of Units	56	52	53	193	107	224
Built	1978	1978	1972	1977	1985	1985
1br/1ba*	\$2,329	\$2,170	\$2,495	\$2,309	\$2,574	\$2,209
Avg SF	600	600	576	728	640	733
Rent/SF	\$3.88	\$3.62	\$4.33	\$3.17	\$4.02	\$3.01
2br/1ba*	\$2,670	\$2,450	\$3,125 (2bd/2ba)	\$2,626	2,815	\$2,514
Avg SF	975	950	864	858	900	895
Rent/SF	\$2.74	\$2.58	\$3.62	\$3.06	\$3.13	\$2.81
Amenities	Swimming pool, spa, playground, controlled access	Swimming pool, spa	Swimming pool, BBQ with gazebo and seating area	Swimming pool, spa, fitness center, business center, outdoor lounge with fire pit, dog park	Swimming pool, spa, fitness center, stream runs through property	Swimming pool, spa, fitness center, BBQ and picnic area, basketball court
Unit Finishes	Majority of units have stainless steel appliances, vinyl wood flooring	Majority of units recently renovated with vinyl wood flooring, quartz counter tops and stainless steel	Renovated with quartz counter tops, vinyl plank flooring, stainless steel appliances and shaker cabinets	Majority of units renovated with vinyl wood flooring, black appliances, cherry cabinets	New ownership Feb-2026. Renovated with stainless steel, vinyl wood flooring, granite counter top, white cabinetry	No recent renovations
Laundry	Common laundry	Common laundry	Stacked washer and dryer in select units	Common laundry	Stacked washer and dryer in select units	Common laundry
Parking	Surface parking	Surface parking	Surface and carport parking	Surface and carport parking	Surface and carport parking. Carports have storage lockers.	Surface and carport parking

* Subject Rents reflect Turn Over Rents. Comparable Rents reflect Advertised rents. Survey Date: 6/2/2026



STORAGE RENT COMPARABLES

		Property Name	Year Built	Unit Type	Unit Size	Rent	Rent/SF
SUBJECT			POMERADO SELF STORAGE 12425 Oak Knoll Road Poway, CA 92064	1978	Outside Rollup Door	200 SF	\$325/month \$1.63/SF
	01		POWAY SELF STORAGE 12340 9th St Poway, CA 92064	1970	Outside 10' x 20' with Rollup Door	200 SF	\$311/month \$1.56/SF
	02		SCRIPPS POWAY SELF STORAGE 12380 Stowe Drive Poway, CA 92064	1999	Outside, Drive Up with Rollup Door & power 10' x 25'	250 SF	\$590/month 2.36/SF
	03		PERSONAL SPACE STORAGE POWAY 13312 Poway Rd Poway, CA 92064	1961	Drive Up 10' x 10'	100 SF	\$193/month \$1.93/SF
	04		CUBESMART SELF STORAGE OF POWAY 14254 Poway Rd Poway, CA 92064	1989	Outside, Drive Up, Rollup Door 10' x 20'	200 SF	\$350/month \$1.75/SF
	05		PUBLIC STORAGE SELF-STORAGE 12340 World Trade Dr San Diego, CA	1995	Inside Unit, Rollup Door 10' x 20'	200 SF	\$367/month \$1.84/SF



POMERADO SELF STORAGE
12425 Oak Knoll Road, Poway, CA 92064

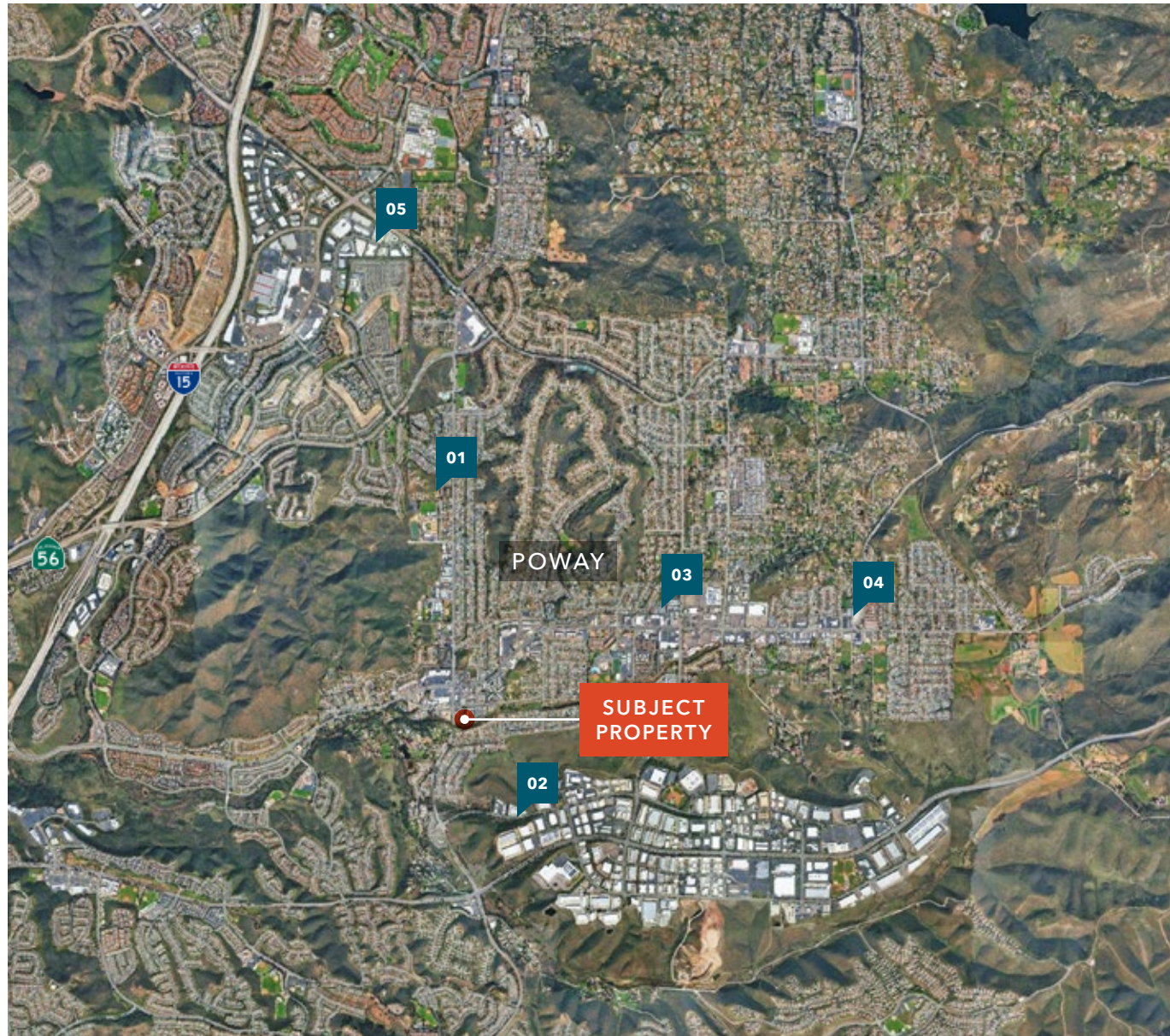
- 01 **POWAY SELF STORAGE**
12340 9th St, Poway, CA 92064

- 02 **SCRIPPS POWAY SELF STORAGE**
12380 Stowe Drive, Poway, CA 92064

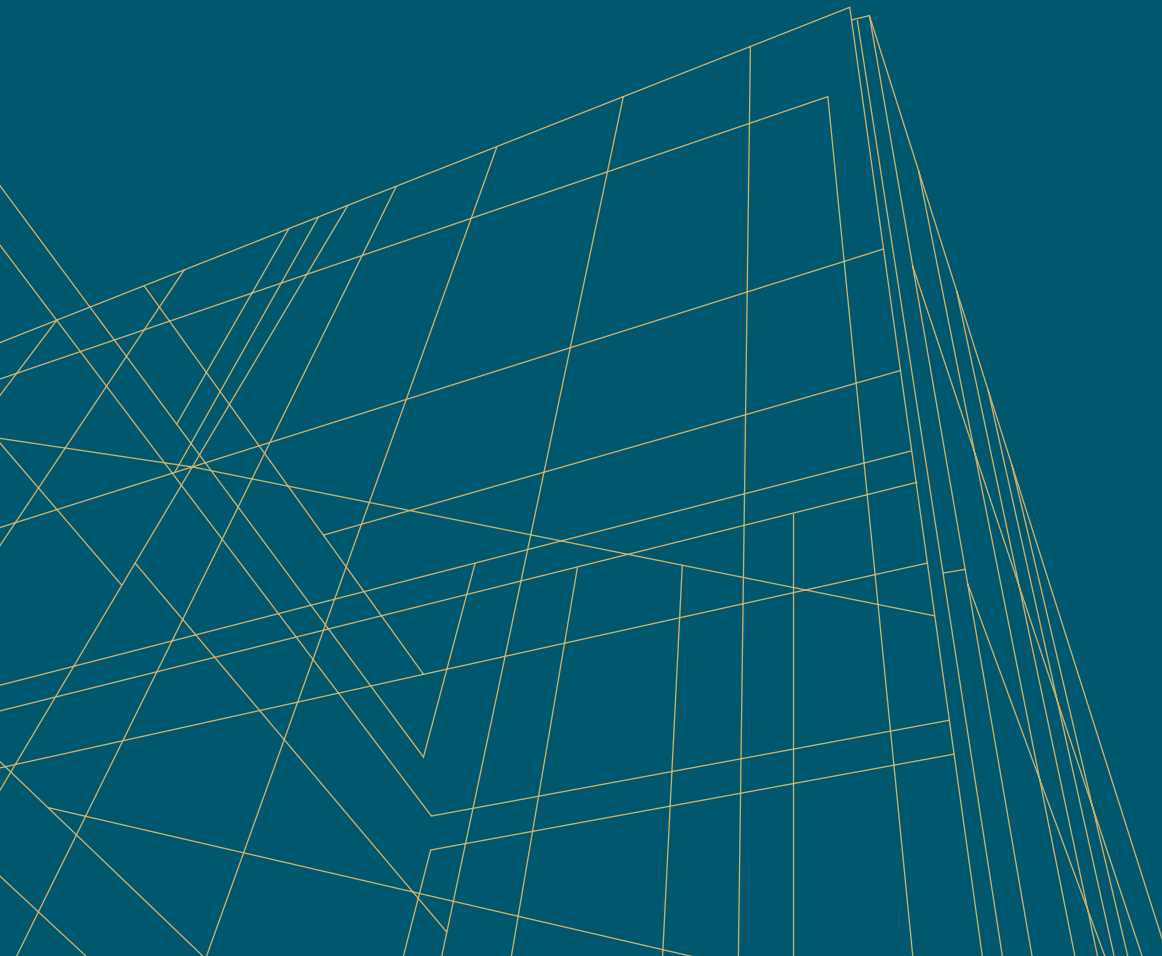
- 03 **PERSONAL SPACE STORAGE POWAY**
13312 Poway Rd, Poway, CA 92064

- 04 **CUBESMART SELF STORAGE**
14254 Poway Rd, Poway, CA 92064

- 05 **PUBLIC STORAGE SELF-STORAGE**
12340 World Trade Dr, San Diego, CA 92128







LOCATION OVERVIEW

Section 06

TOP REASONS TO LIVE IN POWAY

Dubbed as “The City in the Country,” Poway is 25 miles to the northeast of San Diego, making it just close enough to enjoy the amenities of living in a large metropolitan area, while being far enough away for residents to keep their distance when they want to

Outdoor recreation with over 76 miles of hiking trails, 25 community parks and more than 4,700 acres of open space

Year round mild weather and outdoor activities

Poway maintains its economic vibrancy through the state-of-the-art Poway Business Park, a sprawling 700-acre complex that serves as the city's main commercial hub

Rated the #1 Unified School District in San Diego with top rated schools such as Park Village Elementary & Westview High School

20 Wineries and more than a dozen breweries in northeast San Diego including Poway's Mission Cellars Winery and Lightning Brewery

Lowest overall crime rates of incorporated cities in San Diego County since 1981

Lake Poway offers abundant hiking and recreation. Another popular hiking destination in Poway is Potato Chip Rock

Situated near major highways, Poway provides easy access to nearby cities, beaches, and attractions in San Diego County.

47,943

TOTAL POPULATION

\$148K

AVERAGE HOUSEHOLD
INCOME

\$1.2M

AVERAGE HOME
VALUE

73.1%

OWNER OCCUPIED
HOUSING UNITS



LOCATION OVERVIEW



LOCATION OVERVIEW

POWAY BUSINESS PARK

MAJOR TENANTS

1	General Atomics	283,284 SF
2	Amazon	533,950 SF
3	Sorrento West Properties	99,370 SF
4	Liberty Packaging	129,910 SF
5	Toray Membrane USA	84,953 SF
6	Kohl's	88,248 SF
7	Teledyne RD Instruments	80,878 SF
8	Anderson Direct & Digital	75,811 SF
9	Fulex	75,500 SF
10	Aldila Materials Tech Corp	73,000 SF

11	Diazyme	72,454 SF
12	Chef Works	65,533 SF
13	Coleman Allied	61,000 SF
14	Spooner's Woodworks	58,099 SF
15	Stratasys Direct Manufacturing	56,383 SF
16	Atlas Transfer & Storage Co.	50,867 SF
17	SOMACIS	72,600 SF
18	Digital One Printing	54,975 SF
19	L&T Precision Corporation	48,548 SF
20	Core Systems	48,445 SF

MAJOR OWNER USERS

1	General Atomics	1,018,909 SF
2	Sorrento West Properties	267,000 SF
3	Geico	230,090 SF
4	Sysco Corporation	147,000 SF
5	Corovan/Corodata	107,131 SF
6	Allstate Moving Systems	129,845 SF
7	National Powersport Auctions	133,125 SF
8	HOIST Fitness Systems, Inc.	129,910 SF
9	Costco Wholesale Corporation	144,908 SF
10	The Home Depot	72,600 SF



POWAY IS ONE OF SAN DIEGO'S MOST *COVETED PLACES TO LIVE*

Nestled in the scenic valleys of northeast San Diego County, Poway captures the essence of Southern California living at its finest. With its diverse array of parks, trails, and open spaces, Poway is a haven for outdoor enthusiasts. Known as "The City in the Country," Poway prides itself on the fact that over half of the city's 39.4 square-mile area is preserved as dedicated open space. Poway is also home to over 76 miles of trails and over 25 community parks. Whether you're hiking the rugged trails of Mount Woodson, picnicking by the tranquil shores of Lake Poway, or teeing off at one of the award-winning golf courses, there's no shortage of ways to connect with nature.

With the lowest overall crime rates of incorporated cities in San Diego County since 1981, and one of the overall lowest in the state, Poway continues to be one of the most sought-after communities to call home. Poway offers a diverse range of housing options, ranging from multi-family apartments to single-family homes on large rural parcels.

Moreover, Poway maintains its economic vibrancy through the state-of-the-art Poway Business Park, a sprawling 700-acre complex that serves as the city's main commercial hub. With over 19,000 jobs, the Business Park offers tenants high-quality infrastructure, numerous amenities, and ample open space in harmony with Poway's rural ambiance.

Poway Unified School District further enhances the city's appeal, ranked as the #1 unified school district in San Diego County and the 14th best district in California. Conveniently located just a short drive away from San Diego's world-class attractions and beaches, Poway strikes the perfect balance between tranquility and accessibility.

LOCATION OVERVIEW

ARTS, EVENTS & FESTIVALS

Poway offers a variety of arts, events, and festivals throughout the year, showcasing local talent and fostering community engagement.

The weekly farmers market is held on Saturdays at Old Poway Park and offers a diverse array of vendors, including local farmers, ranchers, food artisans, crafters, and other small businesses.

Poway hosts a Summer Concert Series featuring live music performances by local bands and artists. These concerts often take place in outdoor venues, providing a relaxed atmosphere for attendees to enjoy music under the stars.

Poway's Old-Fashioned Fourth of July Celebration is a beloved community event featuring a parade, live music, games, food vendors, and fireworks. It's a family-friendly celebration of Independence Day with activities for all ages.

The Poway Rodeo is another annual family-friendly event, showcasing traditional rodeo competitions such as bull riding, barrel racing, and roping. It also includes entertainment, food vendors, and activities for children.

The Poway Days Parade and Festival is an annual event that celebrates the city's history and community spirit. The parade features floats, marching bands, equestrian units, and community groups, followed by a festival with food, entertainment, and activities for all ages.

The Poway Center for the Performing Arts is the city's primary venue for performing arts events. It hosts a variety of performances, including theater

productions, musicals, dance recitals, concerts, and comedy shows. The PCPA regularly features both local talent and touring acts, providing a diverse range of entertainment options for audiences.

NEARBY ATTRACTIONS

Old Poway Park

Stroll along the meandering pathways or enjoy a peaceful picnic in this beautiful park. Weekends offer the opportunity to take a ride around the park on the Poway Midland Railroad. Visitors can also tour the Heritage Museum to learn about Poway's unique history and explore the Nelson House to witness what life was like in early 20th century California.

San Diego Zoo Safari Park

Attracting more than 2 million visitors per year, the San Diego Zoo Safari Park is a 1,800-acre zoo housing over 2,600 wild animals from around the world.

Old Poway Village Shopping Center

With a recent \$1.2 Million upgrade, the Old Poway Village Retail Center is a quaint shopping center nestled in the heart of Poway across the street from Old Poway Park and adjacent to the weekly Poway Farmers Market. The center features a shops with a mix of specialty food and beverage, fitness and wellness, and personal services.



POWAY'S AWARD WINNING PUBLIC EDUCATION SYSTEM

The Poway Unified School District (PUSD) is ranked as the #2 best overall school district in San Diego County, earning an elite A+ overall grade. Scripps Poway Villas are located within the attendance boundaries of Valley Elementary, Meadowbrook Middle School and Poway High School.



VALLEY ELEMENTARY SCHOOL

Valley Elementary School is a highly rated, public school located in Poway, California. It has 663 students in grades K-5 with a student-teacher ratio of 22 to 1.



MEADOWBROOK MIDDLE SCHOOL

Meadowbrook Middle School is a highly rated, public school located in Poway, California. It has 972 students in grades 6-8 with a student-teacher ratio of 21 to 1.

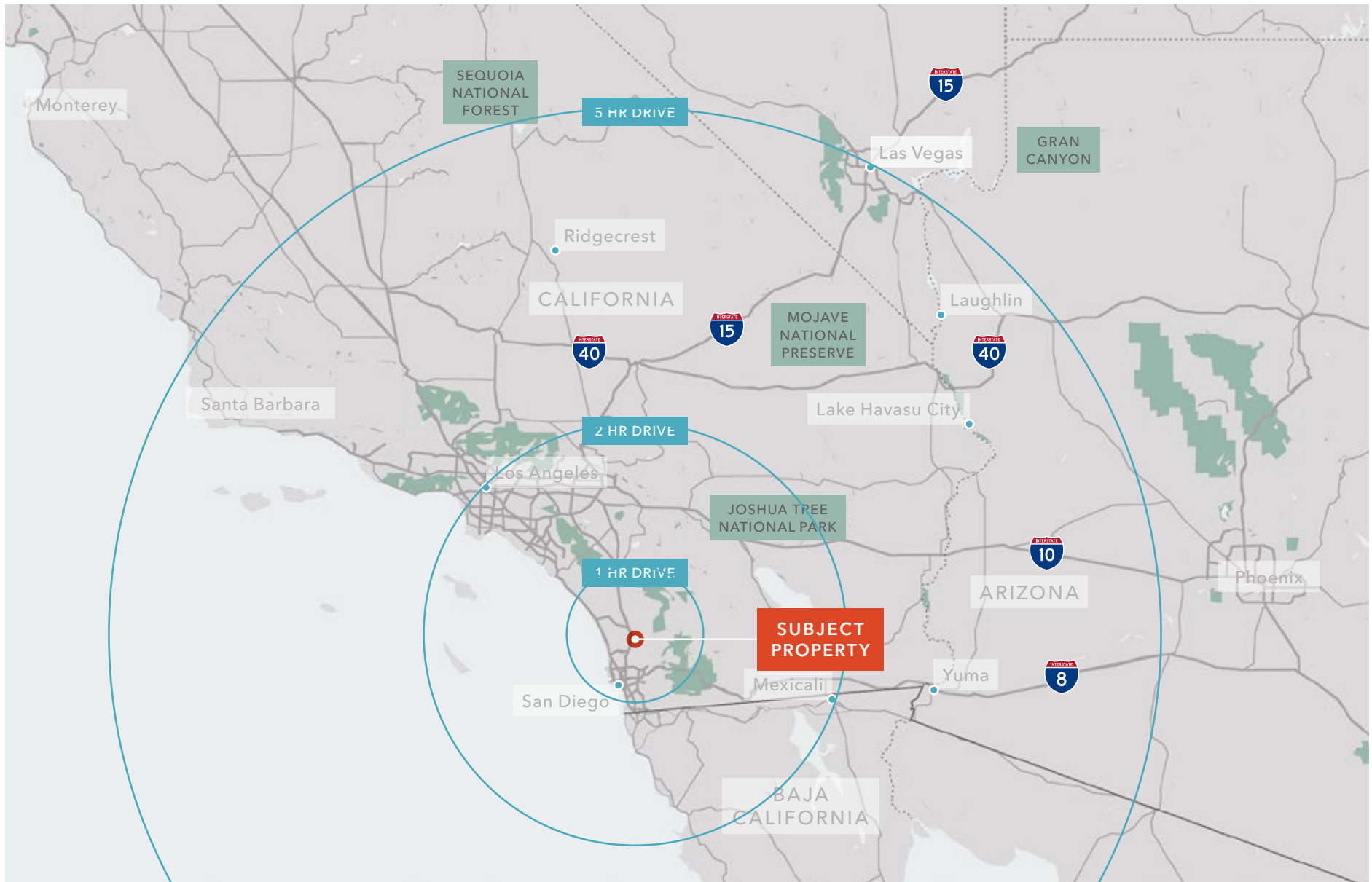


POWAY HIGH SCHOOL

Poway High School is a highly rated, public school located in Poway, California. It has 2,101 students in grades 9-12 with a student-teacher ratio of 22 to 1.

Source: Niche.com 2026 based on reviews from students/families, as well as attendance, test scores and graduation rates from the US Department of Education.

LOCATION OVERVIEW



LOCATION OVERVIEW

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	11,693	84,947	202,685
2020 CENSUS	11,175	87,227	207,340
MEDIAN AGE	38.5	39.7	40.5



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 HOUSING UNITS	4,251	31,765	77,118
OWNER OCCUPIED	57.1%	66.9%	65.1%
MEDIAN HOME VALUE	\$886,721	\$1.02 M	\$1.02 M



EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME (2025)	\$161,217	\$195,376	\$197,958
MEDIAN HH INCOME (2025)	\$135,632	\$157,101	\$158,061
EST. AVERAGE HH NET WORTH	\$1.67 M	\$2.02 M	\$2.07 M



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