

OFFERING MEMORANDUM

CARRIAGE PINES

*11-unit multifamily investment opportunity
located in desirable Poway, California*



13042 CARRIAGE ROAD, POWAY, CA 92064

km Kidder
Mathews

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Exclusively Listed by

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EXECUTIVE
SUMMARY

PREMIER MULTIFAMILY OFFERING IN AFFLUENT POWAY

Kidder Mathews is pleased to present Carriage Pines apartments for sale.

Originally built in 1977, Carriage Pines Apartments has been well maintained and most of the units have been renovated to varying finish levels. It boasts a desirable mix of one- and two-bedroom floor plans, along with ample parking and a community laundry room.

This offering presents a true value-add opportunity, with potential upgrades to the building exterior and landscaping that could significantly increase rental income. Additionally, there is the option to convert three existing tuck-under parking spaces into an Accessory Dwelling Unit.

Carriage Pines is ideally situated in a quiet residential area, close to local amenities such as top-rated schools, shopping centers, and parks. There are various restaurants within easy walking distance, and several grocery stores are located less than a mile from the property.

The location offers a mix of suburban comfort and access to nature, with nearby hiking trails and open spaces. Carriage Pines abuts Poway's Kumeyaay-Ipai Interpretive Center a 4.5 acre site that offers residents a beautiful hillside with native vegetation for a backyard.



ADDRESS	13042 Carriage Road, Poway, CA 92064
UNITS	11
PRICE	\$3,850,000
PRICE / UNIT	\$350,000
PRICE / SF	\$397
CAP RATE	4.69%
GIM	13.2
MARKET CAP RATE	5.19%
MARKET GIM	12.1

INVESTMENT HIGHLIGHTS



Located in the coveted Poway rental market

Multifamily opportunities are rarely available for sale. Poway has a high barrier of entry and is predominately a single family market (80% of units). Poway's favorable demographics will continue to position it as one of San Diego's most sought-after submarkets.



Drive rents with minimal exterior improvements

A future owner could achieve higher rents with select exterior improvements such as new paint, refreshed landscaping, new asphalt, and new windows.



Opportunity to build an ADU

State law (SB 1211) would allow an owner to convert the three existing tuck-under parking spaces to an Accessory Dwelling Unit to increase the number of units. The ADU could be approved ministerially.

*Buyer is responsible for conducting their own investigation into the feasibility and permissibility of adding an ADU.

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

True four-season destination with 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

\$191K

AVERAGE HOUSEHOLD INCOME

\$1.3M

AVERAGE HOME VALUE

73.1%

OWNER OCCUPIED HOUSING UNITS



PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	13042 Carriage Road, Poway, CA 92064
NO OF UNITS	11
APN	317-490-28-00
MUNICIPALITY	City of Poway
LAND AREA	0.46 Acres (19,874 Square Feet)
DENSITY	23.9 Units/ Acre

BUILDING INFORMATION

YEAR BUILT	1977
TOTAL RENTABLE SF	9,700 SF (Assessor Records show 9,476 SF)
AVERAGE UNIT SIZE	882 SF
EXTERIOR WALLS	Stucco siding
FOUNDATION	Slab on grade
ROOF COVERING	Flat roof with tile mansard
WINDOWS	Single pane aluminum
PARKING	14 spaces including three (3) tuck-under spaces and 11 surface spaces

TAX INFORMATION

MILLAGE RATE	1.12046%
FIXED ASSESSMENTS	\$802.62
TAX YEAR	2024-2025

* Property taxes are reassessed at the time of sale

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Separately metered for electric with 90 amp service to each unit. There is no gas service to the units. Water is master metered.
HEATING & AIR	Radiant heat and wall unit air conditioning. Select units have newer combination a/c and heater units
COOKING ENERGY	Electric
LAUNDRY	One common laundry room with two washers and two dryers.



RECENT INTERIOR RENOVATIONS & CAPITAL EXPENDITURES



RECENT CAPITAL EXPENDITURES

The plumbing in one of the buildings was recently taken out of the slab. The water heater is new.

INTERIOR RENOVATIONS

Many of the units have been renovated to varying levels. A future investor could complete the renovations to a more consistent finish level and increase rents with the proven price premium.

Renovation Level by Unit

#1	2bd/2ba	Kitchen Renovated
#2	1bd/1ba	Fully Renovated
#3	2bd/2ba	Kitchen Renovated
#4	1bd/1ba	Fully Renovated
#5	2bd/1.5ba	Fully Renovated
#6	2bd/2ba	New Counter-tops/ Vinyl Flooring
#7	2bd/2ba	New Counter-tops/ Vinyl Flooring/
#8	2bd/1.5ba	Fully Renovated
#9	2bd/2ba	New Counter-tops/ Vinyl Flooring
#10	1bd/1ba	Not Renovated but in good condition
#11	2bd/1.5ba	Fully Renovated

AMENITIES

Landscaped courtyard

Community laundry room

Air conditioning in units

Full kitchen appliance package including dishwashers



PROPERTY OVERVIEW



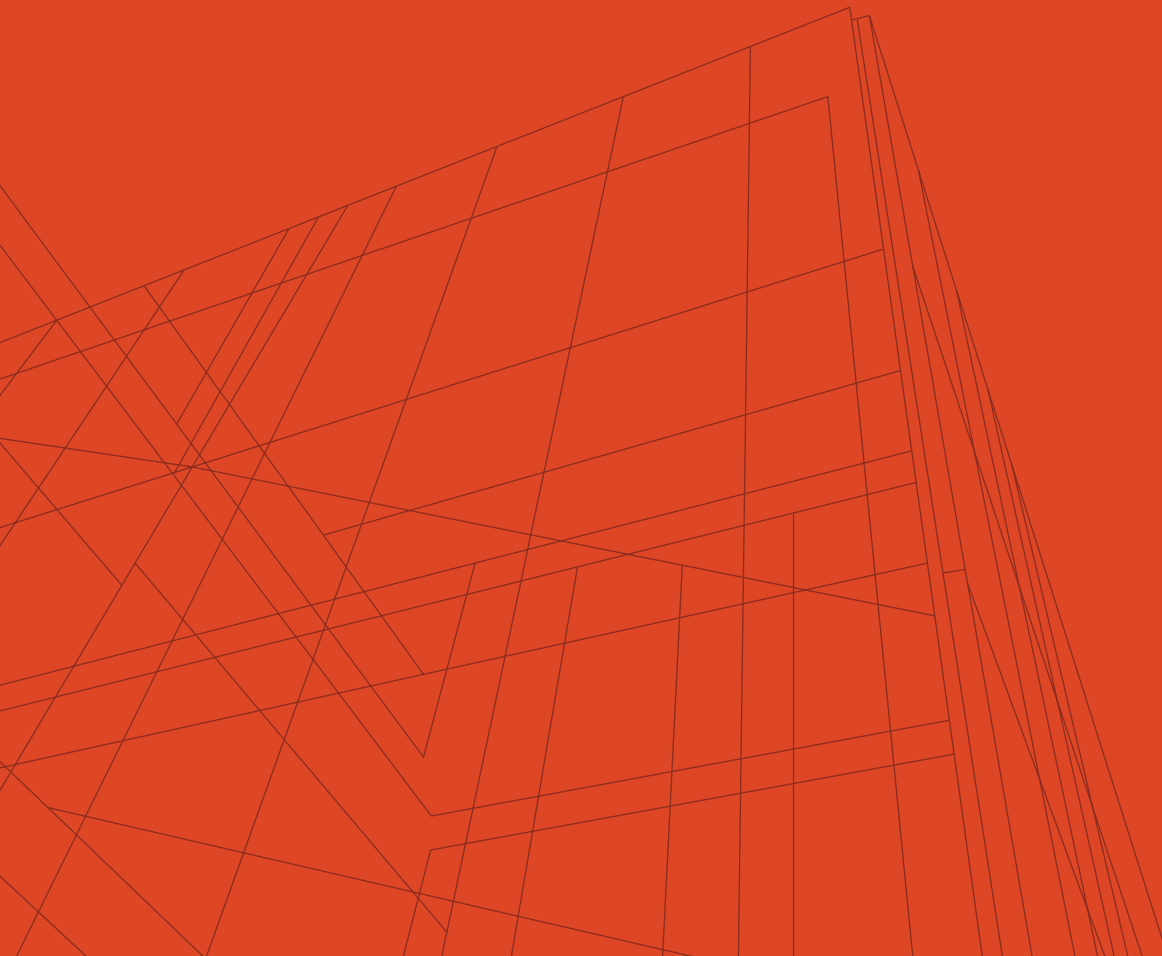
PROPERTY OVERVIEW



 **WEST VILLAGE POWAY**
212 Units | 2024 Built
Effective Rent \$3.22/SF

POWAY ROAD

CARRIAGE ROAD



FINANCIALS

INCOME SUMMARY

#	Unit Type	Sq. Ft.	Total Sq.Ft.	Actual Rent	\$/Sq.Ft.	Total Rent	Market Rent	\$/Sq.Ft.	Total Mkt Rent
4	1BD/ 1BA	800	3,200	\$1,972	\$2.47	\$7,889	\$2,095	\$2.62	\$8,380
3	2BD/ 1.5BA	900	2,700	\$2,220	\$2.47	\$6,661	\$2,295	\$2.55	\$6,885
4	2BD/ 2BA	950	3,800	\$2,131	\$2.24	\$8,524	\$2,495	\$2.63	\$9,980
11	Total/Avg	882	9,700	\$2,098	\$2.38	\$23,074	\$2,295	\$2.60	\$25,245

Annualized Gross Income						\$276,888			\$302,940
Vacancy	3.0%	Mkt Vacancy	5.00%			(\$8,307)			(\$15,147)
Adjusted Gross Income						\$268,581			\$287,793
Laundry Income						\$3,100			\$3,100
Parking Income						\$1,500			\$1,500
RUBS						\$9,900			\$9,900
Effective Gross Income						\$283,081			\$302,293

	Oct-2024 Annualized Expenses		Proforma Expenses		
	\$/Unit	\$/Year	\$/Year		
Less Estimated Expenses					
Property Taxes (1.12046%)	\$3,922	\$43,138	\$43,138		
Fixed Assessment	\$73	\$802	\$802		
Insurance	\$456	\$5,015	\$6,000		
Controllable Expenses					
Trash	\$336	\$3,697	\$3,697		
Water and Sewer	\$1,064	\$11,699	\$11,699		
Gas and Electric	\$576	\$6,334	\$6,334		
Repairs/ Maintenance/ Turnover	\$3,859	\$42,452	\$11,000		
Contracted Services	\$415	\$4,563	\$3,200		
Administrative	\$19	\$206	\$1,000		
Off-Site Management (5%)	\$1,192	\$13,111	\$13,429		
Replacement Reserves	\$200	\$14,548	\$2,200		
		\$145,563	\$102,498		
				(\$102,498)	(\$102,498)
Exp/Unit		\$13,233	\$9,318		
Exp/PSF		\$15.01	\$10.57		
Exp % of SGI		52.6%	37.0%		

Net Operating Income						\$180,583			\$199,795
Amortization			30						
Rate			5.30%						
Debt Service	\$2,050,000 @					\$136,605			\$136,605
Cash Flow						\$43,978			\$63,190
Cash on Cash Return						2.44%			3.51%
Principal Loan Reduction						\$27,955			\$27,955
Total Return						\$71,933			\$91,145
Return on Equity						4.00%			5.06%
DCR						1.32			1.46

VALUATION SUMMARY

\$3,850,000

VALUATION

\$350,000

PRICE / UNIT

\$397

PRICE / SF

DOWN PMT \$1,800,000

% DOWN 47%

IN-PLACE CAP 4.69%

IN-PLACE GIM 13.2

MARKET CAP 5.19%

MARKET GIM 12.1

Note: GIM is calculated by using additional income from Laundry, RUBS & Parking

INCOME & EXPENSE NOTES

In-Place Income & Expenses are based on the annualized October 2024 Operating Statement unless otherwise noted below.

INCOME NOTES

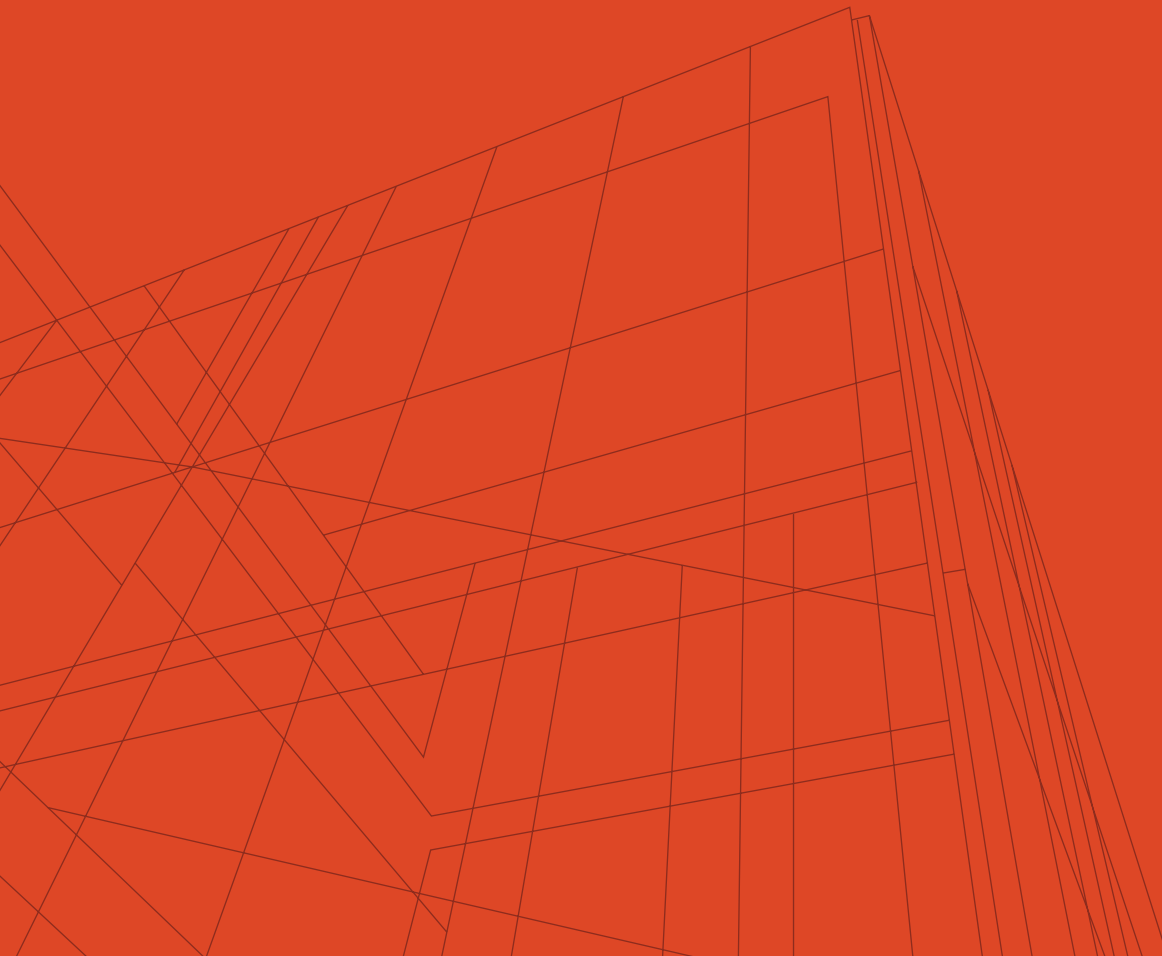
UNIT SIZE (SF)	The unit sizes are provided by the Seller. Buyer to verify.
IN PLACE RENT	In place rent reflects the current rents as of the October rent roll
VACANCY	Proforma vacancy loss estimated at 5.0%.
PARKING INCOME	Parking income includes \$125/ month with no vacancy
RUBS INCOME	RUBS Income is an additional \$75 per month per unit

EXPENSE NOTES

PROPERTY TAXES	Property is reassessed at time of sale and based on the millage rate of 1.12046% based on the 2024/2025 tax bill. Fixed assessments are \$802.
REPAIRS / MAINTENANCE / TURNOVER	Proforma is based on \$1,000 per unit per year.
PROFESSIONAL MANAGEMENT	Management fee is underwritten at 5% of AGI per industry standard.
REPLACEMENT RESERVES	Replacement reserves are underwritten at \$200/unit per year per industry standard.







COMPARABLES

SALE COMPARABLES



CARRIAGE PINES
13042 Carriage Road
Poway, CA 92064

SUBJECT

UNITS	11
DATE SOLD	For Sale
PRICE	\$3,850,000
PRICE / UNIT	\$350,000
PRICE / SF	\$397
CAP RATE	4.69%
GIM	13.2
YEAR BUILT	1977

UNIT MIX

1 BED / 1 BATH	4	800 SF
2 BED / 1.5 BATH	3	900 SF
2 BED / 2 BED	4	950 SF

NOTES



THE QUINCY
13221 Carriage Road
Poway, CA 92064

01

UNITS	25
DATE SOLD	1/30/2024
PRICE	\$6,255,000
PRICE / UNIT	\$250,200
PRICE / SF	\$371
CAP RATE	2.20%
GIM	16.73
YEAR BUILT	1986

UNIT MIX

STUDIO	1	441 SF
1 BED / 1 BATH	18	593 SF
2 BED / 1 BED	6	870 SF

NOTES

The buyer completed a full renovation including new windows, stainless-steel appliances, plank flooring, quartz counters, A/C and in-unit laundry.



HAVEN POWAY
3656 Hilleary Place
Poway, CA 92064

02

UNITS	107
DATE SOLD	10/12/2022
PRICE	\$41,700,000
PRICE / UNIT	\$389,720
PRICE / SF	\$491
CAP RATE	3.93%
GIM	14.2
YEAR BUILT	1985

UNIT MIX

1 BED / 1 BATH	51	640 SF
2 BED / 1 BATH	8	900 SF
2 BED / 2 BED	48	940 SF

NOTES

The property was partially renovated at time of sale.

SALE COMPARABLES



THE MAGNOLIA
13126-13130 Carriage Rd
Poway, CA 92064

03

UNITS	53
DATE SOLD	6/1/2022
PRICE	\$19,000,000
PRICE / UNIT	\$358,491
PRICE / SF	\$458
CAP RATE	2.45%
GIM	19.3
YEAR BUILT	1971

UNIT MIX

STUDIOS	2	432 SF
1 BED / 1 BATH	12	576 SF
2 BED / 1.5 BED	9	864 SF
2 BED / 2 BED	30	864 SF

NOTES
The buyer completed a full renovation including stainless-steel appliances, plank flooring, quartz counters, A/C and in-unit laundry.



VILLA LORAINE APARTMENTS
4575 Kensington
San Diego, CA 92116

04

UNITS	9
DATE SOLD	1/5/2024
PRICE	\$3,075,000
PRICE / UNIT	\$341,667
PRICE / SF	\$477
CAP RATE	3.0%
GRM	17.0
YEAR BUILT	1970

UNIT MIX

1 BED / 1 BATH	6	600 SF
2 BED / 2 BED	3	750 SF

NOTES



CLARK ST. TERRACE APARTMENTS
204 Clark Street
Escondido, CA 92025

05

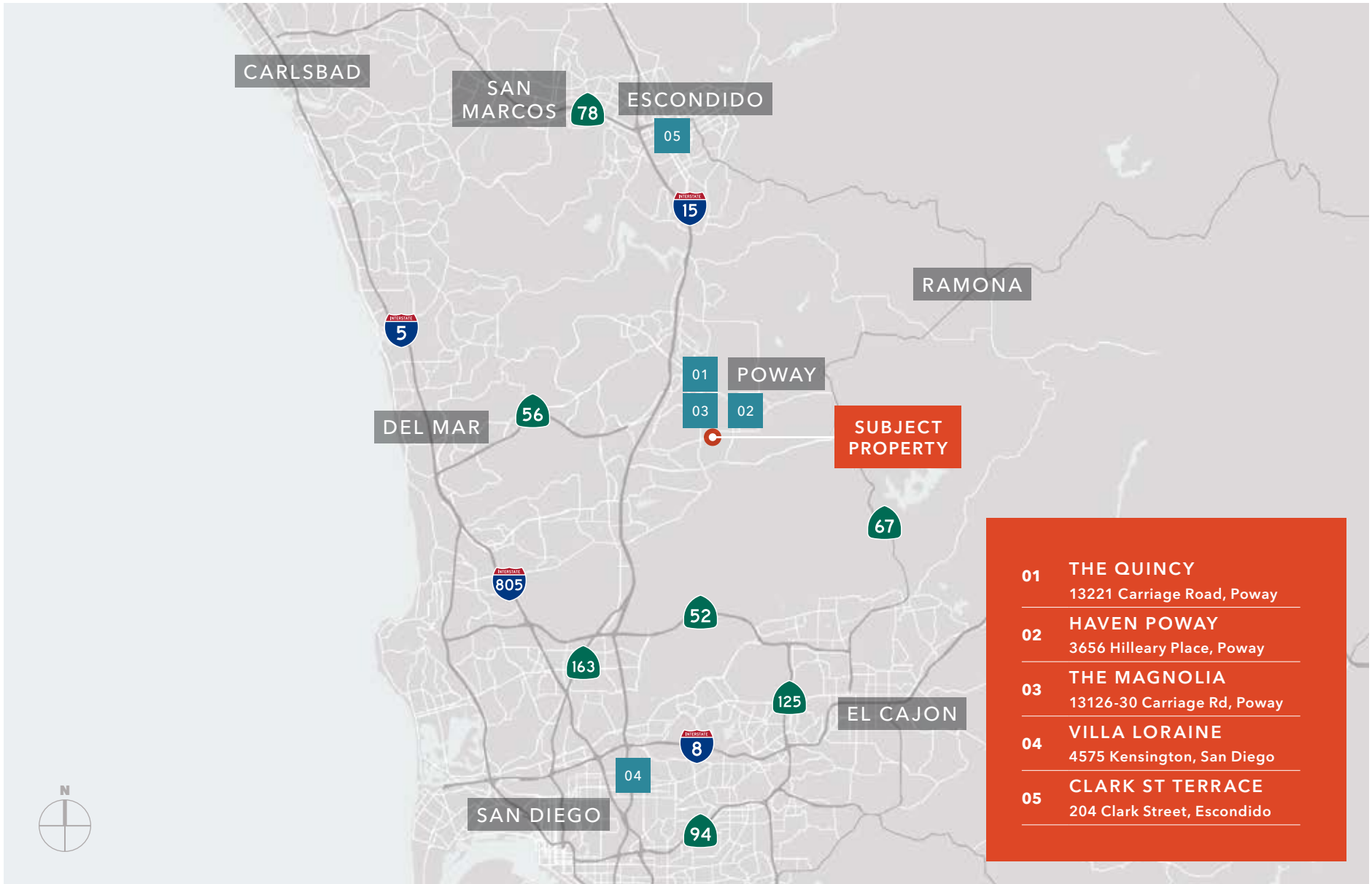
UNITS	20
DATE SOLD	11/28/2023
PRICE	\$6,840,500
PRICE / UNIT	\$342,025
PRICE / SF	\$389
CAP RATE	4.74%
GRM	12.0
YEAR BUILT	1986

UNIT MIX

1 BED / 1 BATH	4	670 SF
2 BED / 2 BATH	16	925 SF

NOTES
Recently renovated. The property had a condo map.

SALE COMPARABLES



RENT COMPARABLES



01

02

UNITS	11
YEAR BUILT	1977
1BD	\$1,972
AVG SF	800
RENT / SF	\$2.47
2BD / 1BA	\$2,200 (2bd/1.5ba)
AVG SF	900
RENT / SF	\$2.47
2BD / 2BA	\$2,131
AVG SF	950
RENT / SF	\$2.24
3 BD / 2BA	-
AVG SF	-
RENT / SF	-
AMENITIES	-
RENOVATION NOTES	Most units have been renovated
LAUNDRY	Common Laundry Facility
PARKING	Surface parking and 3 tuck-under spaces

UNITS	23
YEAR BUILT	1991
1BD	\$2,720
AVG SF	720
RENT / SF	\$3.78
2BD / 1BA	-
AVG SF	-
RENT / SF	-
2BD / 2BA	\$2,795
AVG SF	935
RENT / SF	\$2.99
3 BD / 2BA	\$3,195
AVG SF	1,150
RENT / SF	\$2.78
AMENITIES	Swimming Pool, BBQ & Picnic Area
RENOVATION NOTES	Moderate upgrades including vinyl plank flooring, new interior doors, new light fixtures
LAUNDRY	Common Laundry Facility
PARKING	Single car garages for each unit

UNITS	25
YEAR BUILT	1964
1BD	\$2,195
AVG SF	650
RENT / SF	\$3.38
2BD / 1BA	\$2,695
AVG SF	900
RENT / SF	\$2.99
2BD / 2BA	-
AVG SF	-
RENT / SF	-
3 BD / 2BA	-
AVG SF	-
RENT / SF	-
AMENITIES	Swimming Pool
RENOVATION NOTES	Renovated with stainless-steel gas appliances, new plank flooring, quartz countertops, mirrored closets
LAUNDRY	Common Laundry Facilities
PARKING	24 carports & 10 surface spaces

RENT COMPARABLES



CARRIAGE PINES APARTMENTS
13042 Carriage Road
Poway, CA 92064

SUBJECT

UNITS	11
YEAR BUILT	1977
1BD	\$1,972
AVG SF	800
RENT / SF	\$2.47
2BD / 1BA	\$2,200 (2bd/1.5ba)
AVG SF	900
RENT / SF	\$2.47
2BD / 2BA	\$2,131
AVG SF	950
RENT / SF	\$2.24
3 BD / 2BA	-
AVG SF	-
RENT / SF	-
AMENITIES	-
RENOVATION NOTES	Most units have been renovated
LAUNDRY	Common Laundry Facility
PARKING	Surface parking and 3 tuck-under spaces



THE MAGNOLIA APARTMENTS
13126 Carriage Road
Poway, CA 92064

03

UNITS	53
YEAR BUILT	1972 Renov 2023
1BD	\$2,395
AVG SF	576
RENT / SF	\$4.16
2BD / 1BA	\$2,995 (2bd/1.5ba)
AVG SF	888
RENT / SF	\$3.37
2BD / 2BA	\$2,995
AVG SF	888
RENT / SF	\$3.37
3 BD / 2BA	-
AVG SF	-
RENT / SF	-
AMENITIES	Swimming Pool, BBQ & Gazebo
RENOVATION NOTES	Newly renovated with stainless steel appliances, quartz countertops, custom cabinets,
LAUNDRY	In-Unit Washer/Dryer
PARKING	55 Carports & 20 Surface Spaces



POWAY PALMS APARTMENTS
12500 Oak Knoll Road
Poway, CA 92064

04

UNITS	24
YEAR BUILT	1980
1BD	\$2,195
AVG SF	800
RENT / SF	\$2.74
2BD / 1BA	-
AVG SF	-
RENT / SF	-
2BD / 2BA	-
AVG SF	-
RENT / SF	-
3 BD / 2BA	-
AVG SF	-
RENT / SF	-
AMENITIES	Community BBQ
RENOVATION NOTES	Remodeled unit with new vinyl plank flooring, sleek quartz countertops, stainless steel appliances, and air conditioning.
LAUNDRY	Common Laundry Facilities
PARKING	Surface Parking

RENT COMPARABLES







LOCATION OVERVIEW

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 second-best 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.



LOCATION OVERVIEW

TRANSPORTATION & AIRPORTS

Poway is well-connected by a network of local roads, including Poway Road, which runs east-west through the city. Other major roads include Espola Road, Community Road, and Twin Peaks Road. Interstate I-15 is the main freeway serving Poway, running north-south through the inland areas of San Diego County. It provides connectivity to nearby cities like San Diego to the south and Temecula to the north. State Route 67 SR-67 is a state highway that connects Poway to the eastern parts of San Diego County, including Ramona and Lakeside

The city of San Diego's international airport is 30 miles from Carriage Pines Apartments, which serves approximately 26-million passengers annually.

NEARBY CITIES

Nearby cities include Rancho Bernardo (3 miles), Escondido (11 miles), Ramona (14 miles), Santee (16 miles), San Diego (25 miles) and further; San Clemente (52 miles), Irvine (78 miles), Newport Beach (83 miles) and Los Angeles (114 miles).

CELEBRITIES & BILLIONAIRES

Some of these note-worthy residents include: Tony Hawk, legendary professional skateboarder, entrepreneur, and philanthropist; Trevor Hoffman, former Major League Baseball pitcher; John Tesh, the musician, composer, and radio host and activist; and Tony Gwynn, former Padres baseball player who had strong ties to the city due to his extensive community involvement.



POWAY GOLF COURSES

Poway, California, offers several golf courses where enthusiasts can enjoy the sport amidst beautiful surroundings.

Located in the northern part of Poway, Maderas Golf Club is consistently ranked as one of the top golf courses in San Diego County. Designed by Johnny Miller and Robert Muir Graves, this 18-hole championship course offers stunning views of the surrounding hills and valleys.

While technically located in Escondido, The Vineyard at Escondido Golf Course is just a short drive from Poway. This 18-hole course, designed by David Rainville, offers a challenging yet enjoyable experience with its rolling fairways and well-manicured greens.

LOCATION OVERVIEW

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	11,890	83,862	179,381
2020 CENSUS	11,900	84,205	179,588
2029 PROJECTED	12,349	83,898	180,609



HOUSEHOLDS

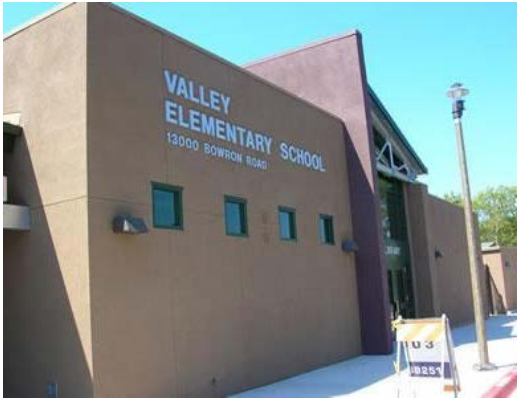
	1 Mile	3 Miles	5 Miles
2024 HOUSING UNITS	4,256	30,665	67,067
OWNER OCCUPIED	59.1%	64.1%	64.4%
AVERAGE HOME VALUE	\$825,139	\$1,043,879	\$1,068,116



EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HH INCOME	\$150,733	\$183,965	\$192,999
MEDIAN HH INCOME	\$117,014	\$138,857	\$143,633
PER CAPITAL HH INCOME	\$51,561	\$65,091	\$69,582





POWAY'S PUBLIC EDUCATION SYSTEM

As a district, Poway Unified was rated the #1 Unified School District and the #2 overall school district in San Diego. PUSD was rated #18 of 504 school districts in California. Carriage Pines Apartments is 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, CA. It has 695 students in grades K-5 with a student-teacher ratio of 24 to 1. According to state test scores, 45% of students are at least proficient in math and 53% in reading.

MEADOWBROOK MIDDLE SCHOOL

Meadowbrook Middle School is a highly rated, public school located in POWAY, CA. It has 1,030 students in grades 6-8 with a student-teacher ratio of 23 to 1. According to state test scores, 49% of students are at least proficient in math and 65% in reading.

POWAY HIGH SCHOOL

Poway High School is a highly rated, public school located in POWAY, CA. It has 2,233 students in grades 9-12 with a student-teacher ratio of 25 to 1. According to state test scores, 48% of students are at least proficient in math and 67% in reading.

ELEMENTARY SCHOOLS IN TOP 10 SCHOOLS IN SAN DIEGO COUNTY 2024

- #3 Park Village Elementary
- #4 Rolling Hills Elementary
- #5 Creekside Elementary
- #7 Willow Grove Elementary
- #9 Del Sur Elementary
- #10 Los Peñasquitos Elementary

MIDDLE SCHOOLS IN TOP 10 SCHOOLS IN SAN DIEGO COUNTY 2024

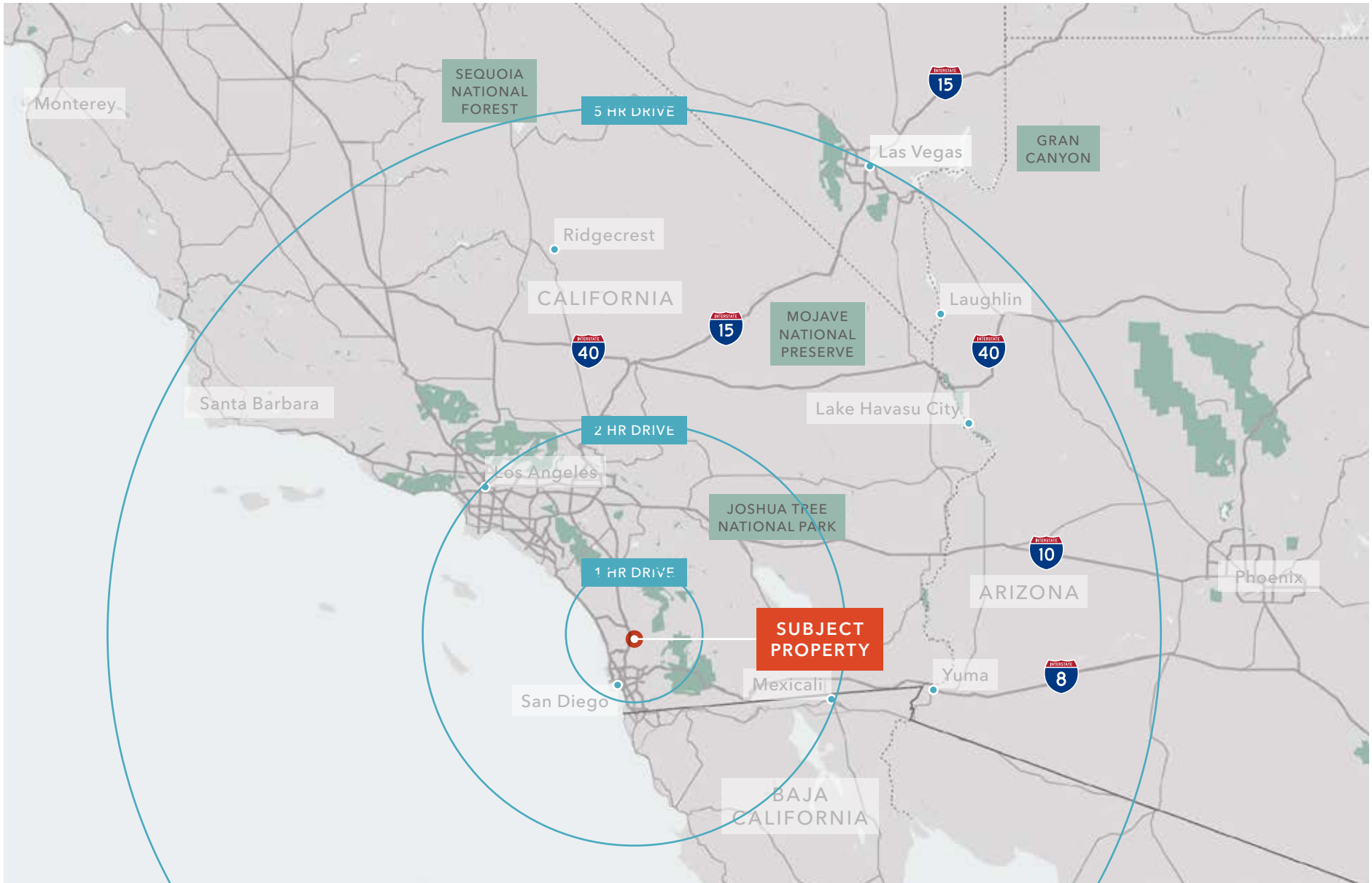
- #6 Oak Valley Middle School
- #7 Mesa Verde Middle School
- #8 Black Mountain Middle School

HIGH SCHOOLS IN TOP 10 SCHOOLS IN SAN DIEGO COUNTY 2024

- #4 Westview High School
- #7 Del Norte High School

Source: Niche.com 2024 based on reviews from students/families, as well as attendance, test scores and graduation rates from the US Department of Education.

LOCATION OVERVIEW



LOCATION AMENITIES

GROCERY/ERRANDS

- 01 Albertsons
- 02 Vons
- 03 Costco
- 04 Target
- 05 Trader Joes
- 06 Sprouts
- 07 Walmart
- 08 Smart & Final
- 09 Grocery Outlet

SCHOOLS

- 01 Chaparral Elementary
- 02 Painted Rock Elementary
- 03 Poway High School
- 04 Twin Peaks Middle School

GOLF

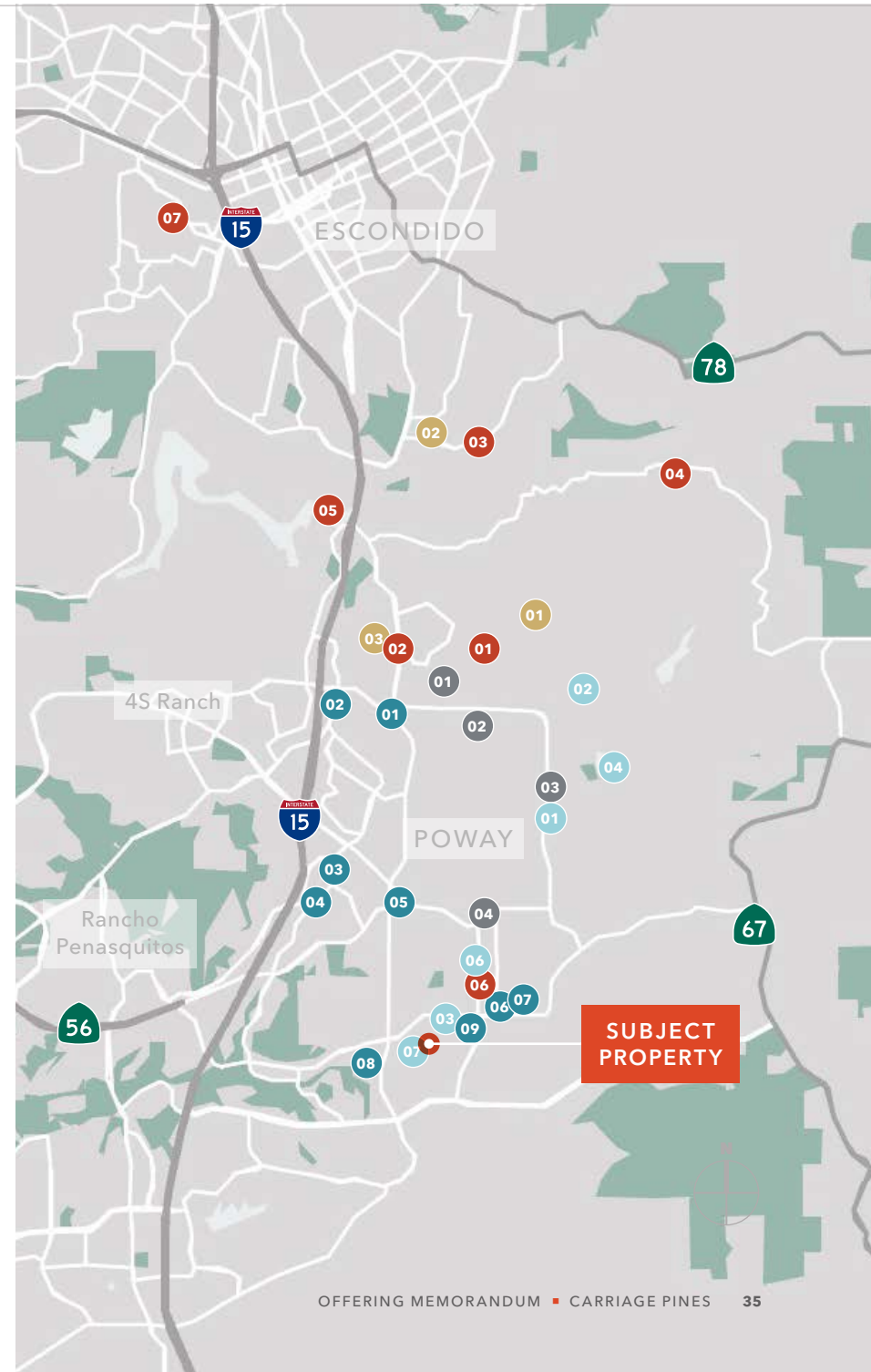
- 01 Maderas Golf Club
- 02 Vineyard at Escondido
- 03 Country Club Rancho Bernardo

NOTABLE WINE + DINE

- 01 Bernardo Winery
- 02 Veranda Restaurant at RBI
- 03 Orfilia Vineyards
- 04 Cordiano Winery
- 05 Phil's BBQ
- 06 Hamburger Factory
- 07 Stone Brewery

PARKS/HIKING + ENTERTAINMENT

- 01 Poway Center for Performing Arts
- 02 Blue Sky Ecological Park
- 03 Poway Community Park
- 04 Mount Woodson Trail-head
- 05 Potato Chip Rock
- 06 Old Poway Park & Railroad
- 07 Kumeyaay-Ipai Interpretive Center



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