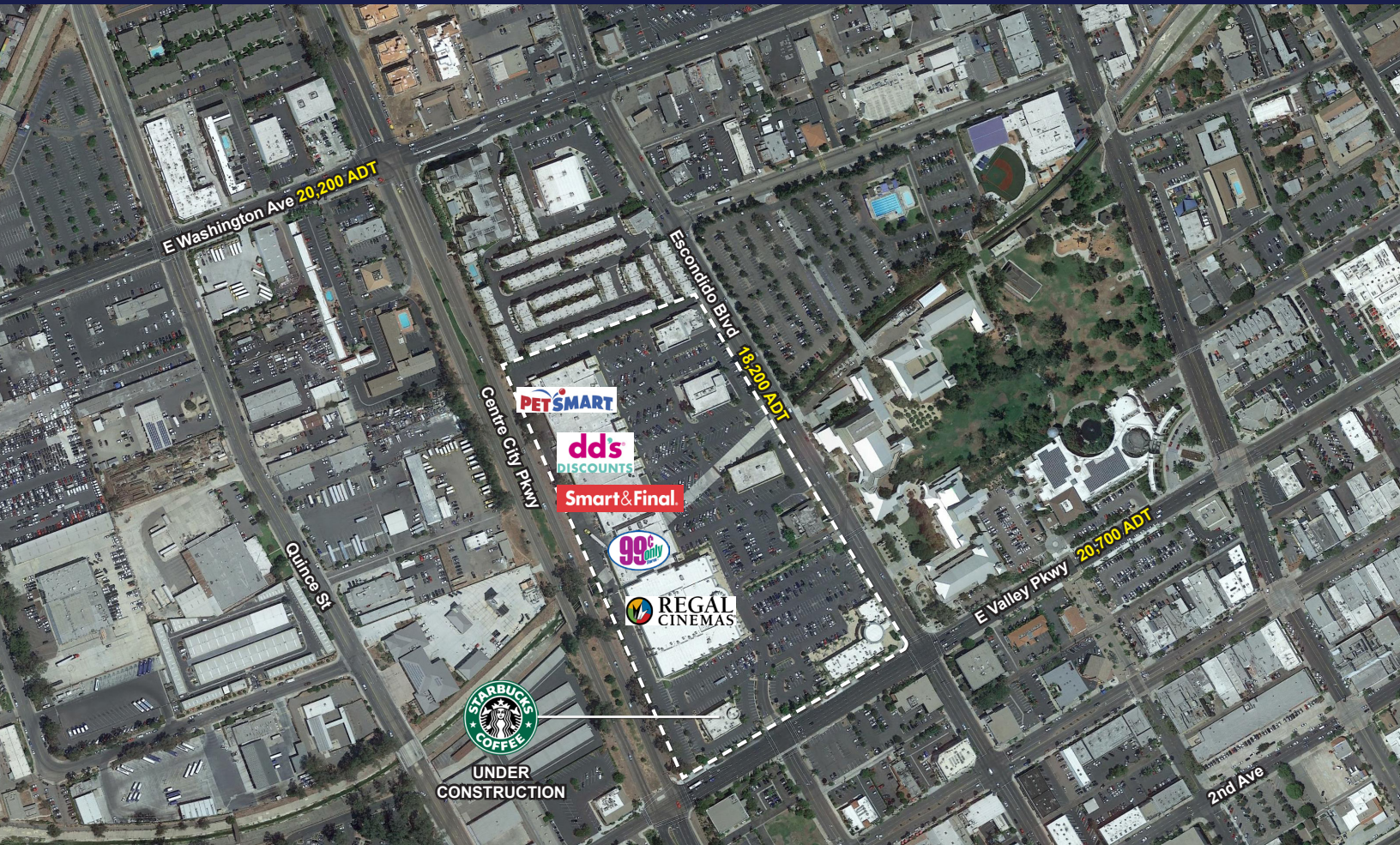


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FEATURES

- 2,800 SF Available on 2nd Level - Good visibility with patio
- One inline space of 1,100 SF available
- City offices are across the street
- High theater volume
- Strong regional co-tenancy
- Strong intersection - good traffic count

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population:	26,945	151,949	215,090
2024 Proj Population:	28,248	157,332	223,271
Daytime Population:	42,303	146,781	196,891
Avg HH Income:	\$60,242	\$81,109	\$91,871

TRAFFIC COUNTS

East Valley Parkway:	20,700 ADT
Escondido Boulevard:	18,200 ADT

 **RETAIL INSITE**

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A MEMBER OF
CHAINLINKS
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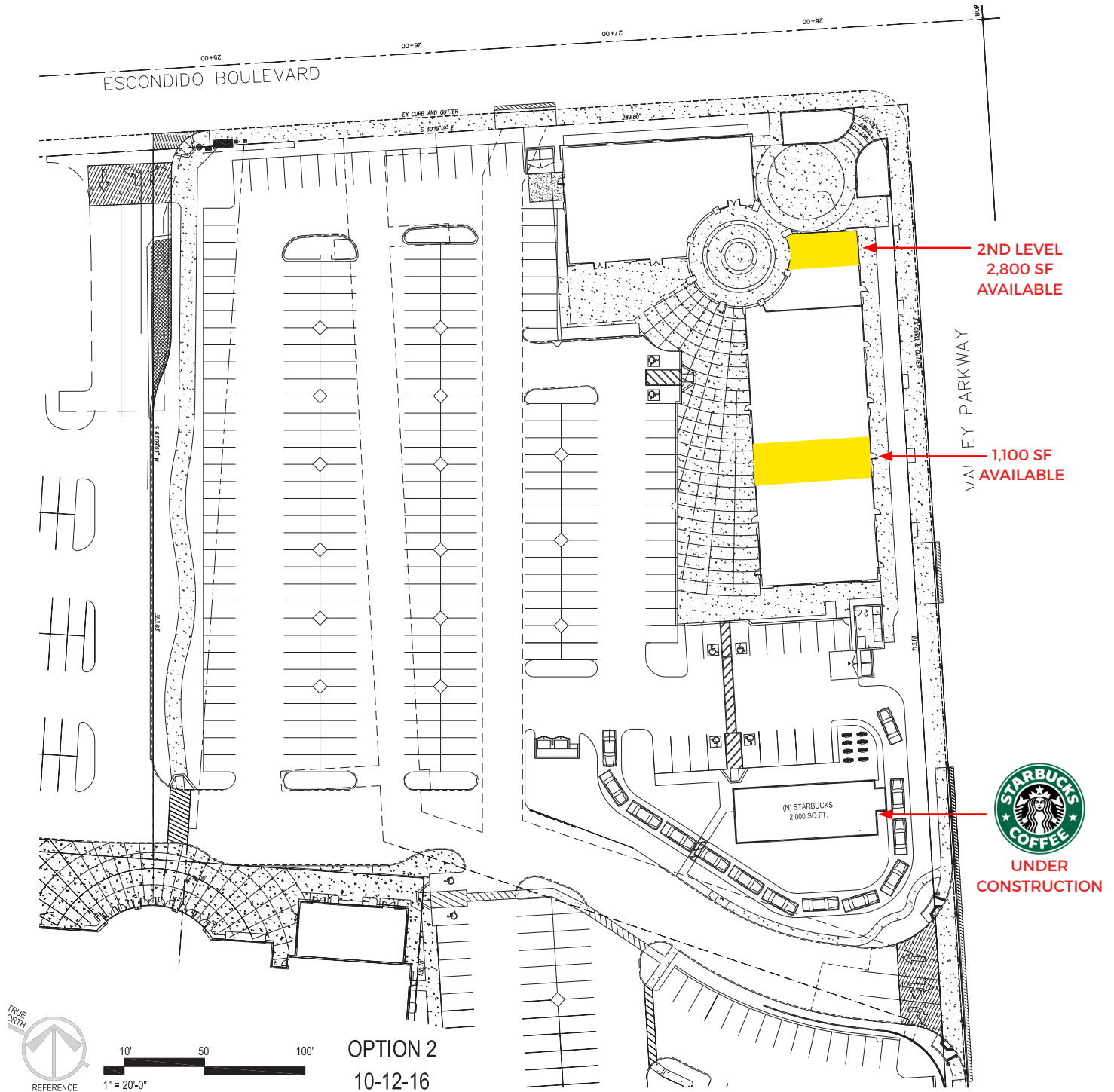


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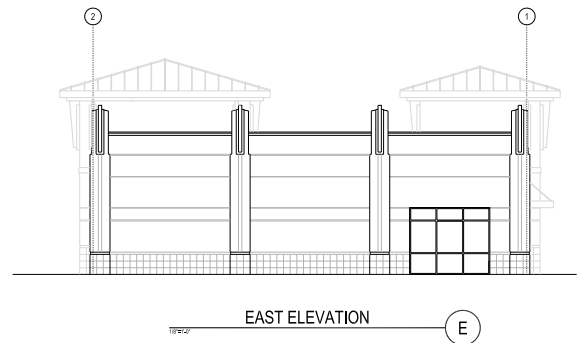
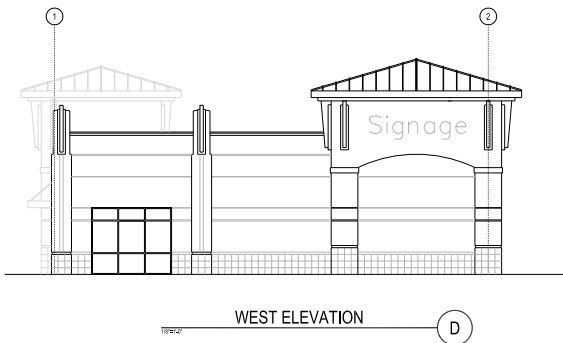
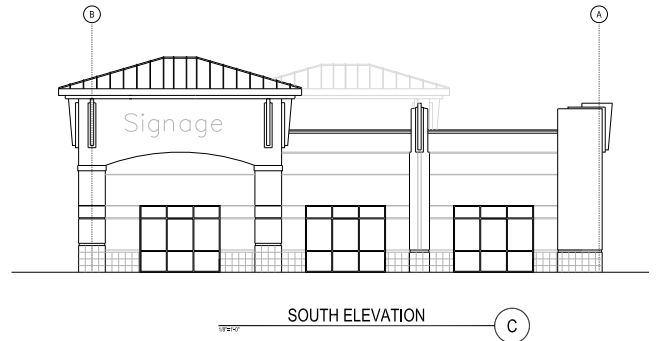
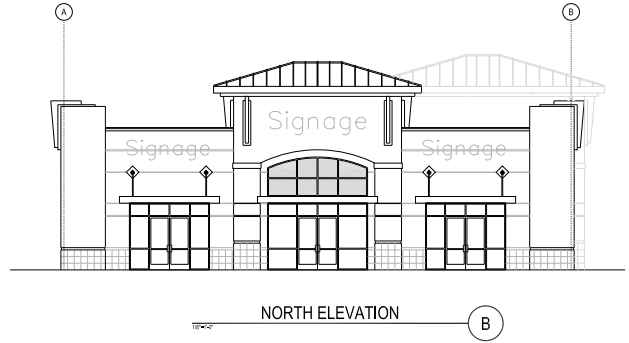
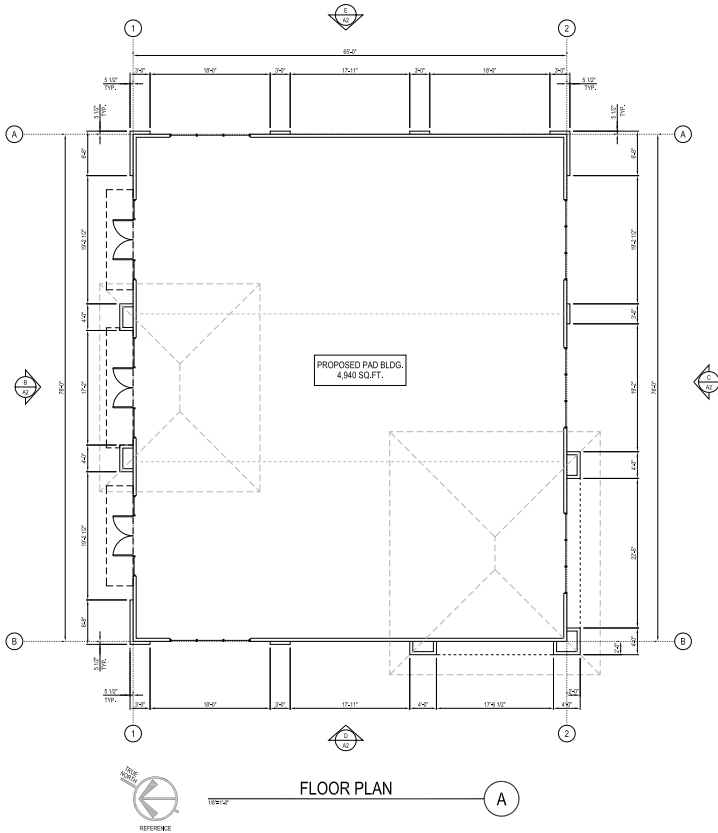
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ELEVATIONS



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Escondido Signature Pavilion

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	26,945	151,949	215,090
Projected Population (2022)	28,248	157,332	223,271

HOUSING

	1 mile	3 miles	5 miles
Total Households	7,481	47,250	68,207
Projected Total Households (2022)	7,842	48,782	70,565

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$40,862	\$58,843	\$66,023
Average Household Income	\$60,242	\$81,109	\$91,871
Per Capita Income	\$16,998	\$25,372	\$29,235
Median Disposable Income	\$36,367	\$50,239	\$54,521
Average Disposable Income	\$48,602	\$63,013	\$69,741

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	42,303	146,781	196,891
Daytime Population Workers	27,611	66,750	84,440
Daytime Population Residents	14,692	80,031	112,451

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	12,918 47.94%	86,733 57.08%	129,154 60.05%
Black or African American	653 2.42%	3,777 2.49%	5,085 2.36%
American Indian & Alaska Native Population	358 1.33%	1,558 1.03%	1,978 0.92%
Asian Population	904 3.36%	9,480 6.24%	15,077 7.01%
Pacific Islander Population	69 0.26%	365 0.24%	584 0.27%
Other Race Population	10,684 39.65%	42,629 28.05%	52,729 24.51%
Population of Two or More Races	1,358 5.04%	7,408 4.88%	10,483 4.87%
Hispanic Population	20,004 74.24%	81,036 53.33%	101,875 47.36%
Non-Hispanic Population	6,941 25.76%	70,913 46.67%	113,214 52.64%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,535 9.85%	15,523 15.93%	26,042 18.49%
Graduate/Professional Degree	811 5.20%	7,222 7.41%	12,972 9.21%

AGE

	1 mile	3 miles	5 miles
Median Age	29.1	33.6	34.9