

FOR LEASE



Las Ventanas Village

1440 S Escondido Blvd.
Escondido, CA 92025

\$1.20 psf NNN

Suite E - 805 SF

Suite F - 876 SF

Suite G - 775 SF

(Can Assemble 2,456 SF)

- Close Proximity to Interstate 15
- Great Retail Opportunity
- High Barriers to Trade Entry
- Dedicated Parking
- In a Mixed Use Residential/Retail Building



Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	23,321	127,318	194,371
Median Income	\$47,433	\$47,181	\$52,857

14,358
Cars Per Day
@ S Escondido Blvd.

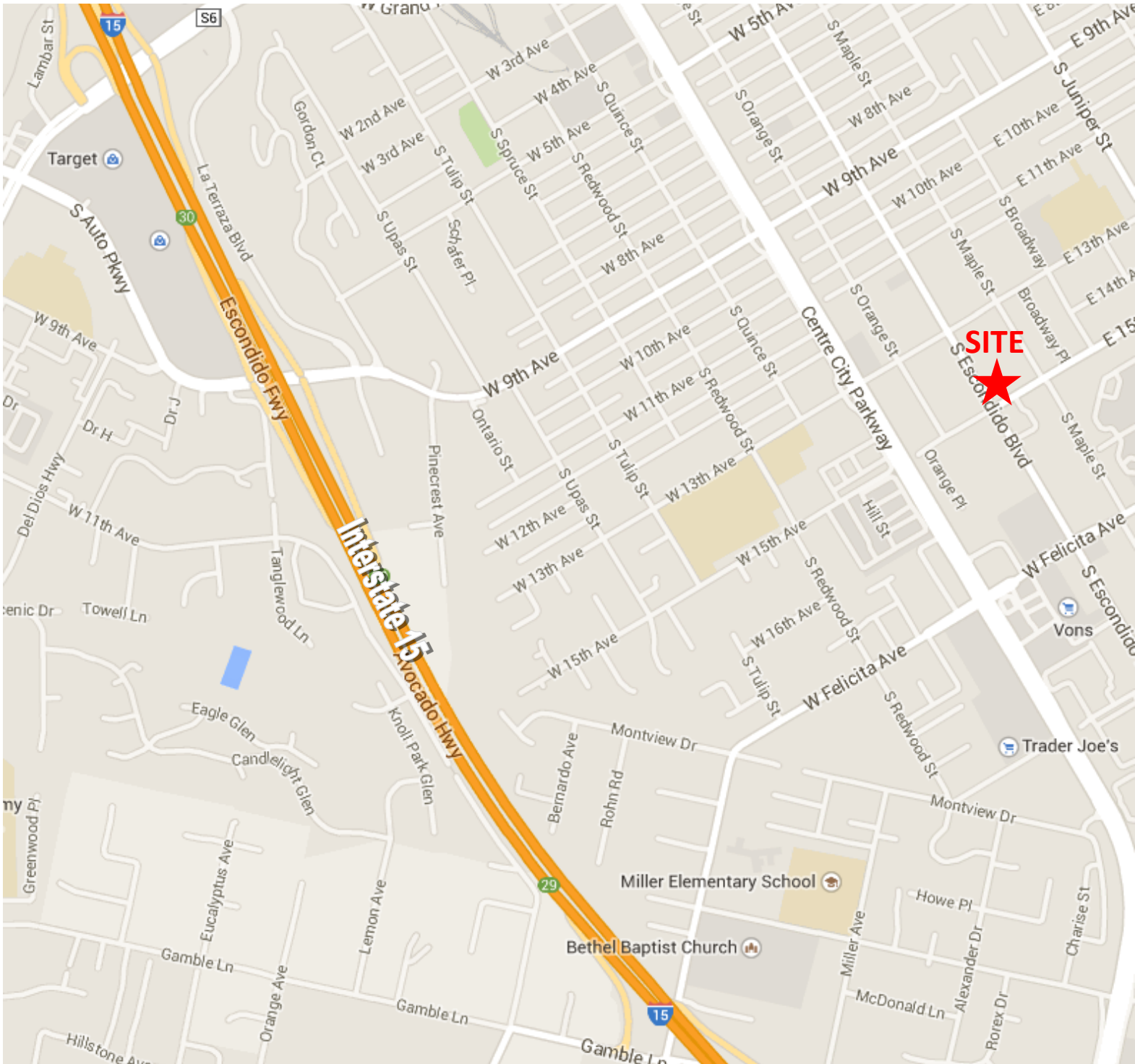
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V13

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Map



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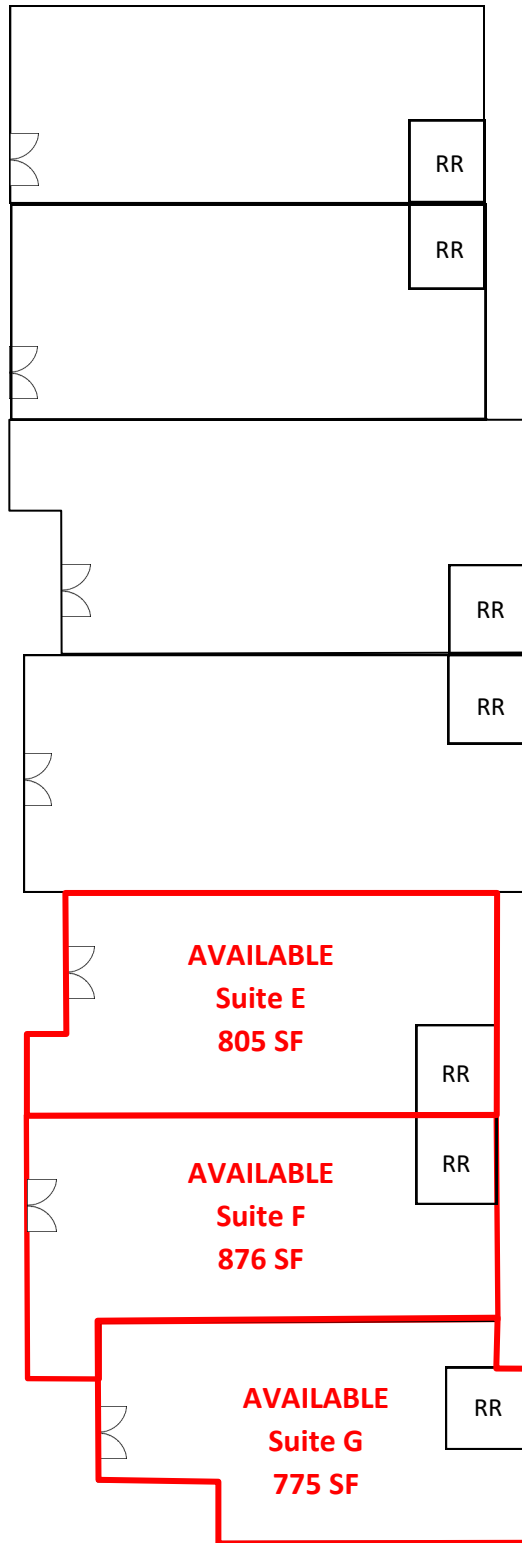
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Site Plan

S Escondido Blvd.



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	24,301		134,304		205,308	
2014 Estimate	23,321		127,318		194,371	
2010 Census	23,332		122,322		185,915	
Growth 2014 - 2019	4.20%		5.49%		5.63%	
Growth 2010 - 2014	-0.05%		4.08%		4.55%	
2014 Population by Hispanic Origin						
2014 Population By Race						
White	20,069	86.06%	109,293	85.84%	164,930	84.85%
Black	738	3.16%	3,888	3.05%	5,719	2.94%
Am. Indian & Alaskan	583	2.50%	2,642	2.08%	3,456	1.78%
Asian	1,118	4.79%	7,102	5.58%	13,279	6.83%
Hawaiian & Pacific Island	91	0.39%	417	0.33%	654	0.34%
Other	723	3.10%	3,976	3.12%	6,333	3.26%
Households						
2019 Projection	7,331		42,100		67,660	
2014 Estimate	7,014		39,818		63,899	
2010 Census	6,958		38,047		60,759	
Growth 2014 - 2019	4.52%		5.73%		5.89%	
Growth 2010 - 2014	-2.33%		1.51%		1.88%	
Owner Occupied	3,145	44.84%	19,511	49.00%	36,654	57.36%
Renter Occupied	3,869	55.16%	20,306	51.00%	27,245	42.64%
2014 Households by HH Income						
Income: <\$25,000	1,648	23.50%	9,942	24.97%	13,875	21.71%
Income: \$25,000 - \$50,000	1,975	28.16%	11,078	27.82%	16,690	26.12%
Income: \$50,000 - \$75,000	1,545	22.03%	7,266	18.25%	11,680	18.28%
Income: \$75,000 - \$100,000	501	7.14%	3,776	9.48%	6,657	10.42%
Income: \$100,000 - \$125,000	600	8.56%	2,776	6.97%	5,125	8.02%
Income: \$125,000 - \$150,000	280	3.99%	1,611	4.05%	3,108	4.86%
Income: \$150,000 - \$200,000	271	3.86%	1,688	4.24%	3,514	5.50%
Income: \$200,000+	193	2.75%	1,681	4.22%	3,247	5.08%
2014 Avg Household Income						
2014 Med Household Income						
	\$63,564		\$67,385		\$74,422	
	\$47,433		\$47,181		\$52,857	

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