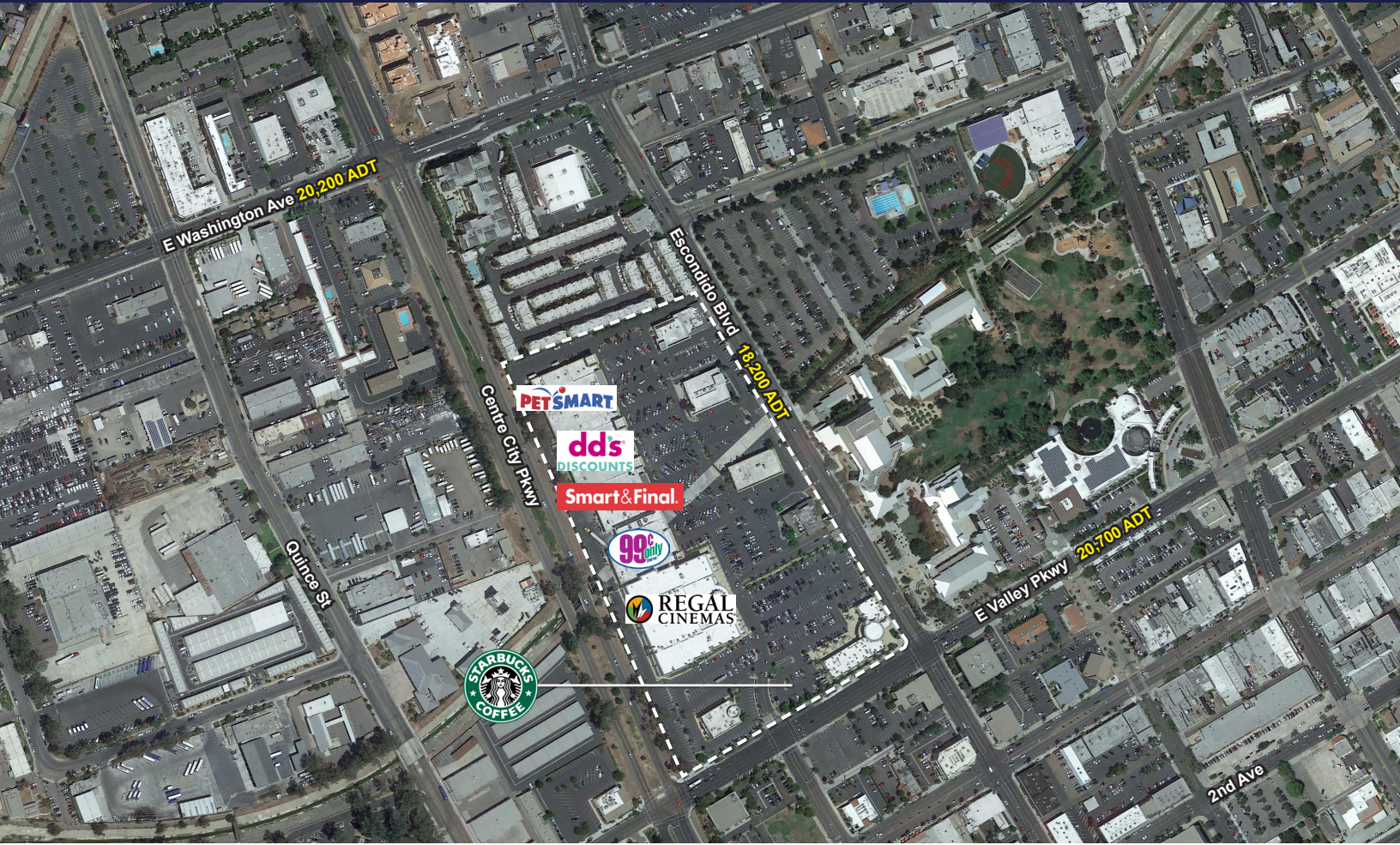


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NWQ E Valley Pkwy & Escondido Blvd, Escondido CA



FEATURES

- 2,800 SF Available on 2nd Level - Good visibility with patio
- Inline space of 1,100 - 1,500 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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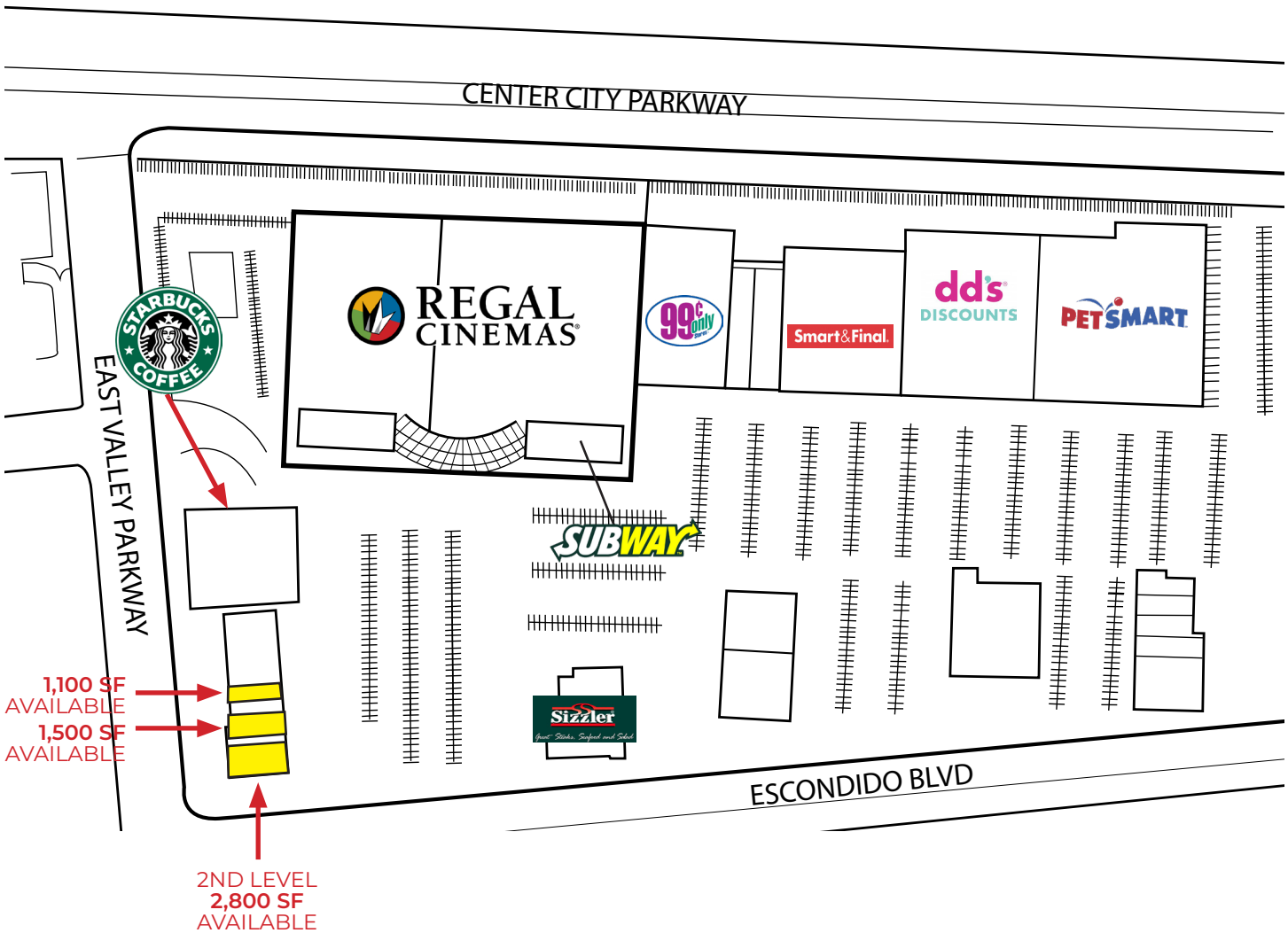
120 S SIERRA AVE, SUITE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | RETAILINSITE.NET

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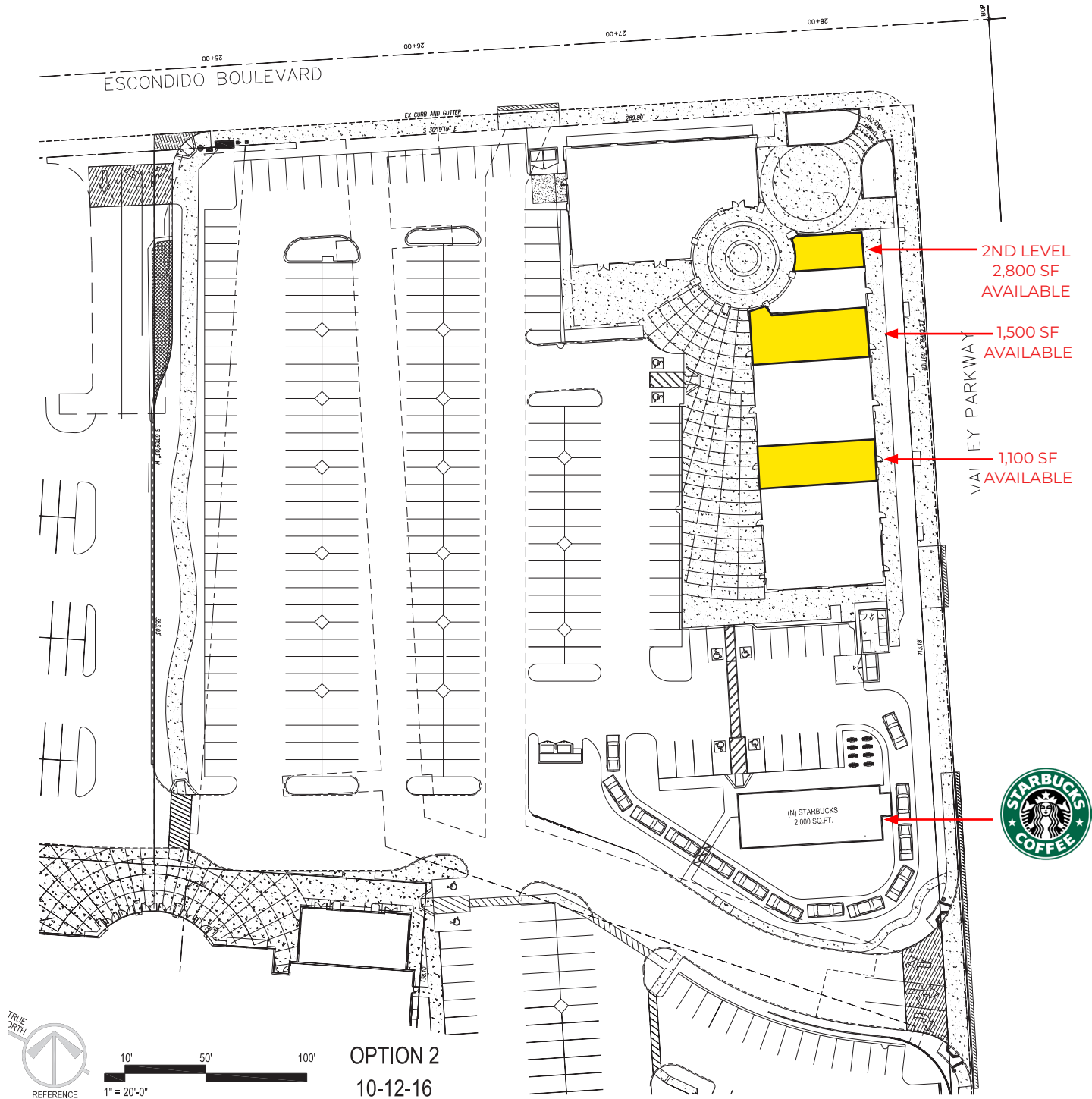


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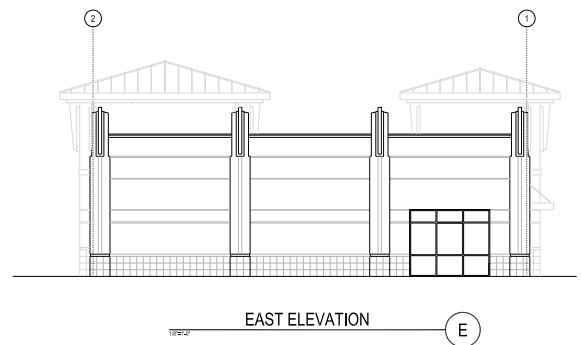
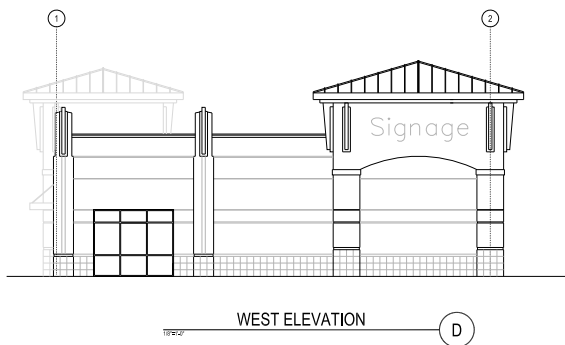
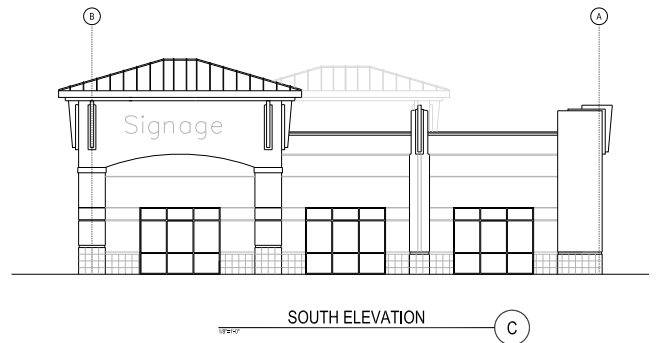
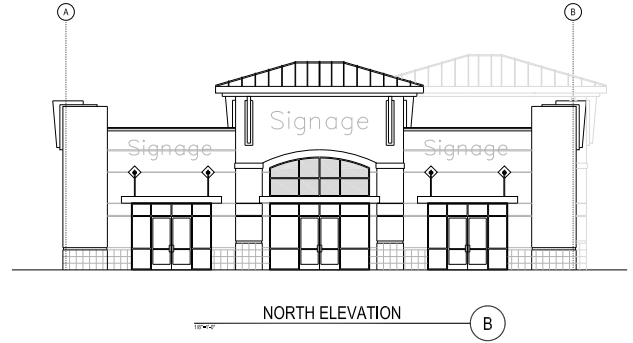
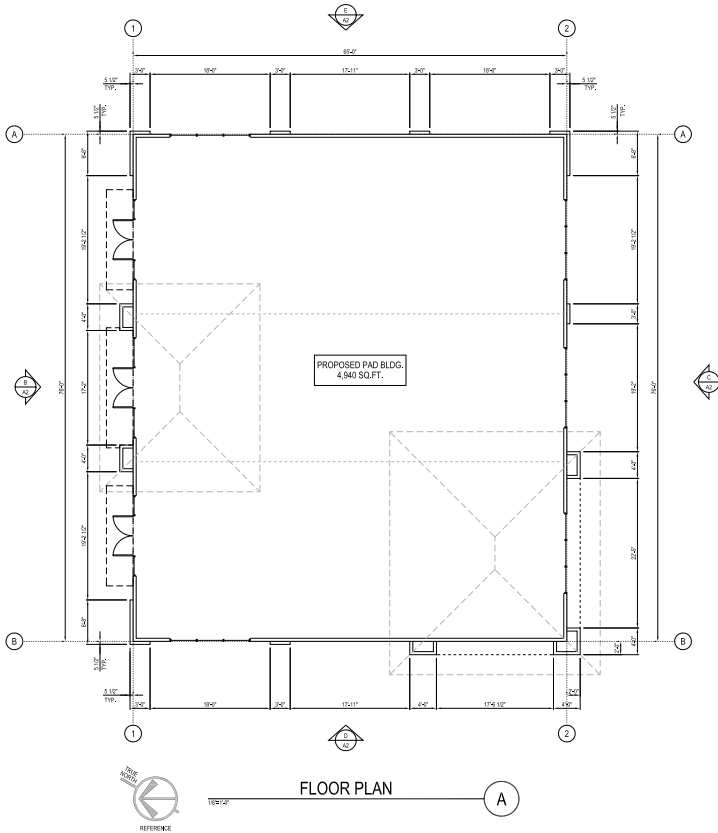
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ELEVATIONS



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 |