

## RETAIL FOR LEASE

± 750 - 10,560 SF

AVAILABLE

### PROPERTY HIGHLIGHTS

- Ross Dress For Less and Big Lots! anchored shopping center.
- Approximately 189,559 residents with average household incomes of \$91,389 and an average daytime population of 174,837 within a 5-mile radius of the Center.
- Dense retail trade area in Northern San Diego County.
- Notable tenants in the Escondido Inland trade area include Home Depot, Albertsons, Walmart Neighborhood Market, Vons, Ralphs, Office Depot, Rite Aid, Grocery Outlet, Aldi, and Vallarta Supermarket.

### TRAFFIC COUNTS

E. Valley Parkway ± 30,390

Rose Street ± 13,354

Source: COSTAR 2019



# ESCONDIDO TOWN & COUNTRY

1625-1665 E. VALLEY PARKWAY, ESCONDIDO, CA 92027



## FULL CENTER RENOVATION COMING SOON

**JOHN JENNINGS**  
Senior Managing Director

T +1 858 875 5927  
jjennings@ngkf.com  
CA RE Lic #01215740

**JUSTIN WESSEL**  
Associate Director

T +1 858 875 5929  
jwessel@ngkf.com  
CA RE Lic #01946177

4655 Executive Drive, Suite 800  
San Diego, CA 92121  
T +1 858 875 3600  
CA RE Lic #01355491

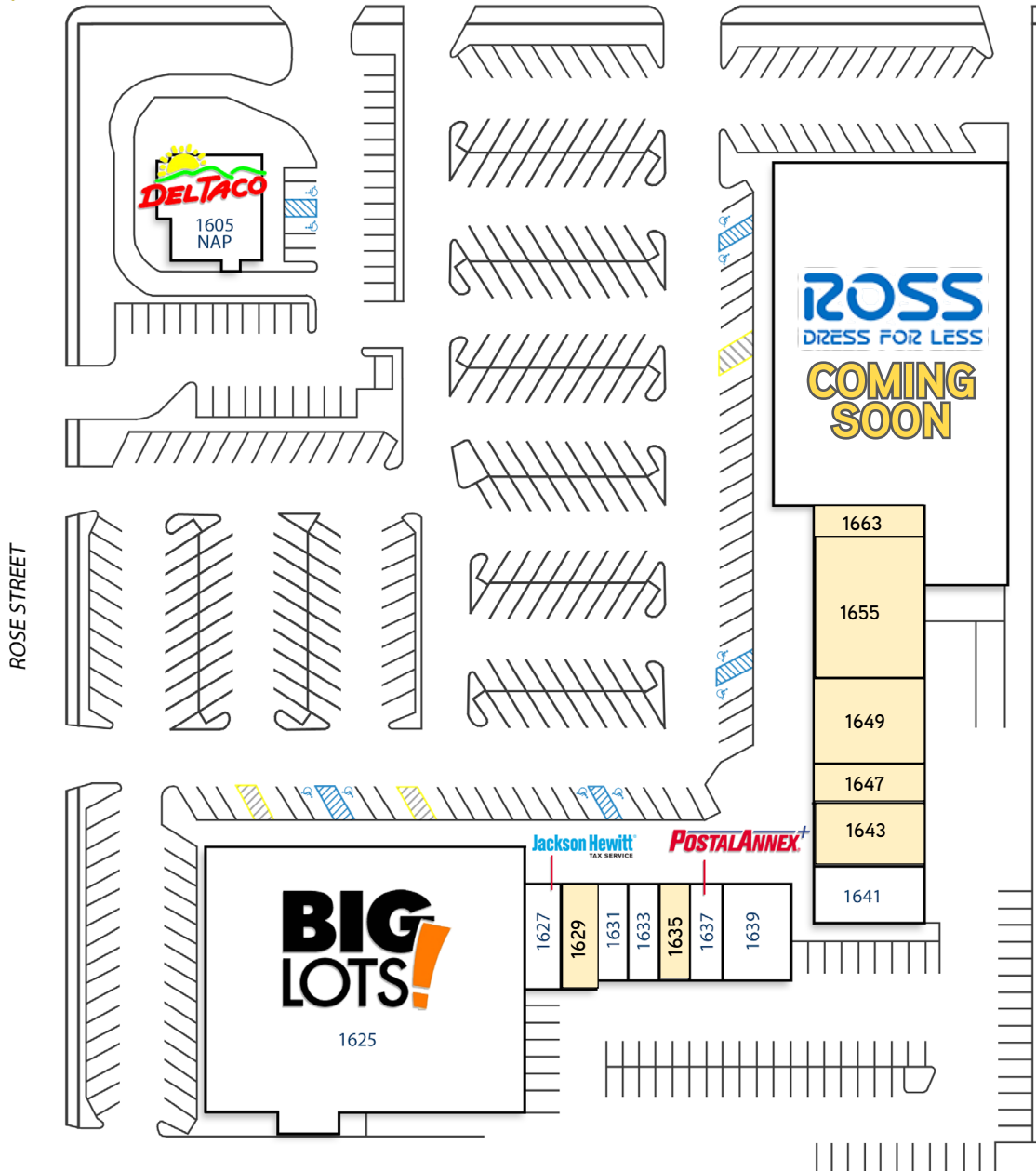
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# ESCONDIDO TOWN & COUNTRY

## SITE PLAN AND TENANT ROSTER



EAST VALLEY PARKWAY



SUITE	TENANT	SF
1605	Del Taco	NAP
1625	Big Lots	25,000
1627	Jackson Hewitt	1,100
<b>1629</b>	<b>Available</b>	<b>1,100</b>
1631	People's Hair & Beauty	960
1633	Gorjus Nails	750
<b>1635</b>	<b>Available</b>	<b>750</b>
1637	Postal Annex	750
1639	Mikki's Café	2,000
1641	Laundry	1,800
<b>1643</b>	<b>Available</b>	<b>2,160</b>
<b>1647</b>	<b>Available</b>	<b>960</b>
<b>1649</b>	<b>Available</b>	<b>2,160</b>
<b>1655</b>	<b>Available</b>	<b>5,280</b>
<b>1663</b>	<b>Available</b>	<b>960</b>
1665	Ross Dress For Less	24,300

# ESCONDIDO TOWN & COUNTRY

AERIAL



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2020 Total Population	37,768	130,964	187,806
2025 Total Population	40,328	136,380	194,538
2019-2020 Annual Rate	1.32%	0.81%	0.71%
Total Businesses	795	4,362	6,993
Total Employees	10,015	42,798	67,873
Total Daytime Population	29,638	115,861	172,796
2020 Median Age	30.7	32.9	35.4
<b>HOUSEHOLDS</b>			
2020 Households	10,521	39,297	59,875
2020 Average Household Size	3.54	3.29	3.09
2020 Housing Units	11,109	41,223	62,579
Owner Occupied Housing Units	42.5%	45.7%	54.4%
Renter Occupied Housing Units	52.2%	49.7%	41.3%
Vacant Occupied Housing Units	5.3%	4.7%	4.3%
2020 Median Home Value	\$378,466	\$468,721	\$510,387
<b>INCOME</b>			
2020 Average Household Income	\$65,853	\$79,640	\$93,496
< \$15,000	9.3%	9.0%	7.9%
\$15,000-\$24,999	11.5%	9.4%	7.8%
\$25,000-\$34,999	12.5%	10.9%	9.1%
\$35,000-\$49,999	16.5%	13.5%	11.8%
\$50,000-\$74,999	18.4%	18.3%	17.3%
\$75,000-\$99,999	11.0%	11.8%	12.6%
\$100,000-\$149,999	14.5%	14.8%	16.8%
\$150,000-\$199,999	4.1%	7.4%	8.9%
\$200,000+	2.2%	5.0%	7.9%
2020 Median Household Income	\$50,122	\$57,654	\$67,644
2020 Per Capita Income	\$18,510	\$23,986	\$29,745

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3 Mile Total  
Population

**115,861**  
3 Mile Total  
Daytime Pop.

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3 Mile Total  
Employees

**39,297**  
3 Mile Households