

FOR LEASE



945 W. Valley Parkway

Escondido, CA 92025

Property Highlights

- Located at the signalized intersection of Valley Parkway and Tulip
 - Great Street Visibility
- Highly Trafficked Retail Corridor
 - Competitive Rental Rates

\$1.95 psf NNN

Available:

Suite E - 1,350 SF
Suite J - 1,346 SF

Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	12,914	135,231	216,072
Median Income	\$41,394	\$47,452	\$51,954

37,321

Cars Per Day
W. Valley Parkway
& Tulip St.

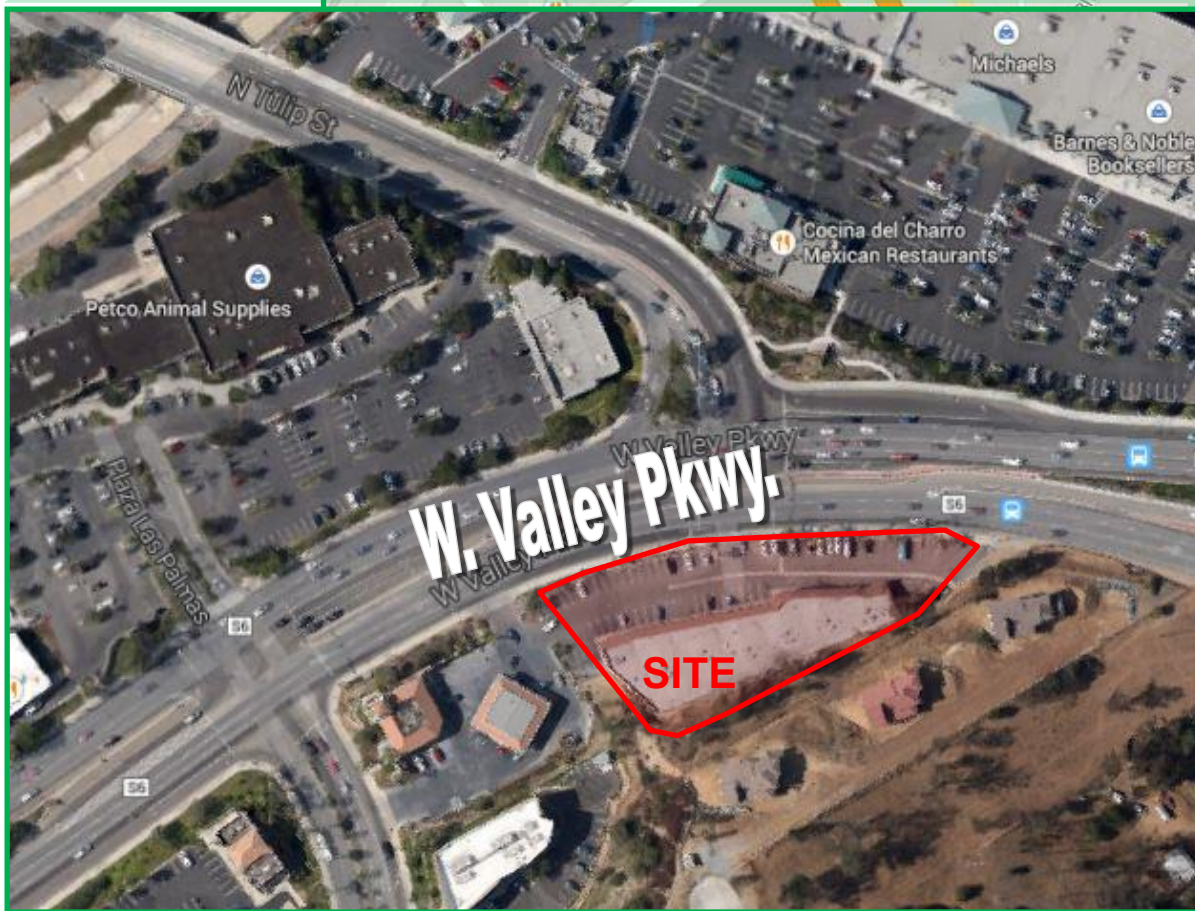
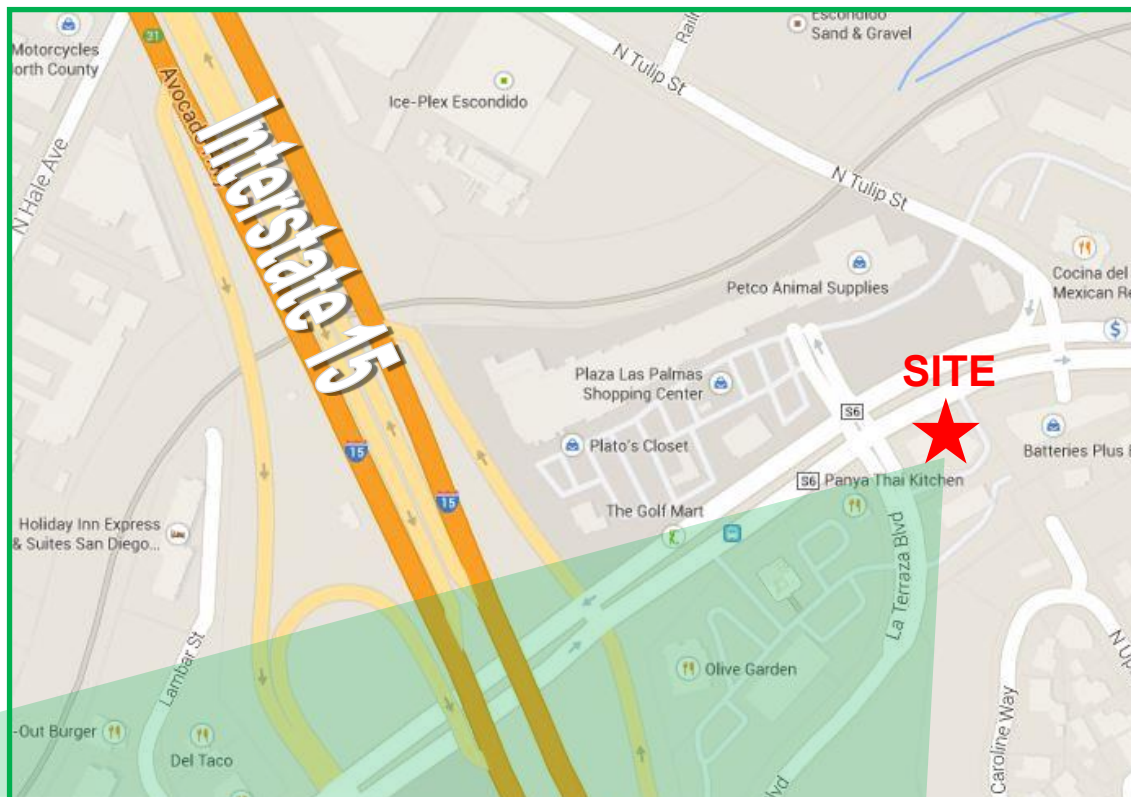
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v23

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Map



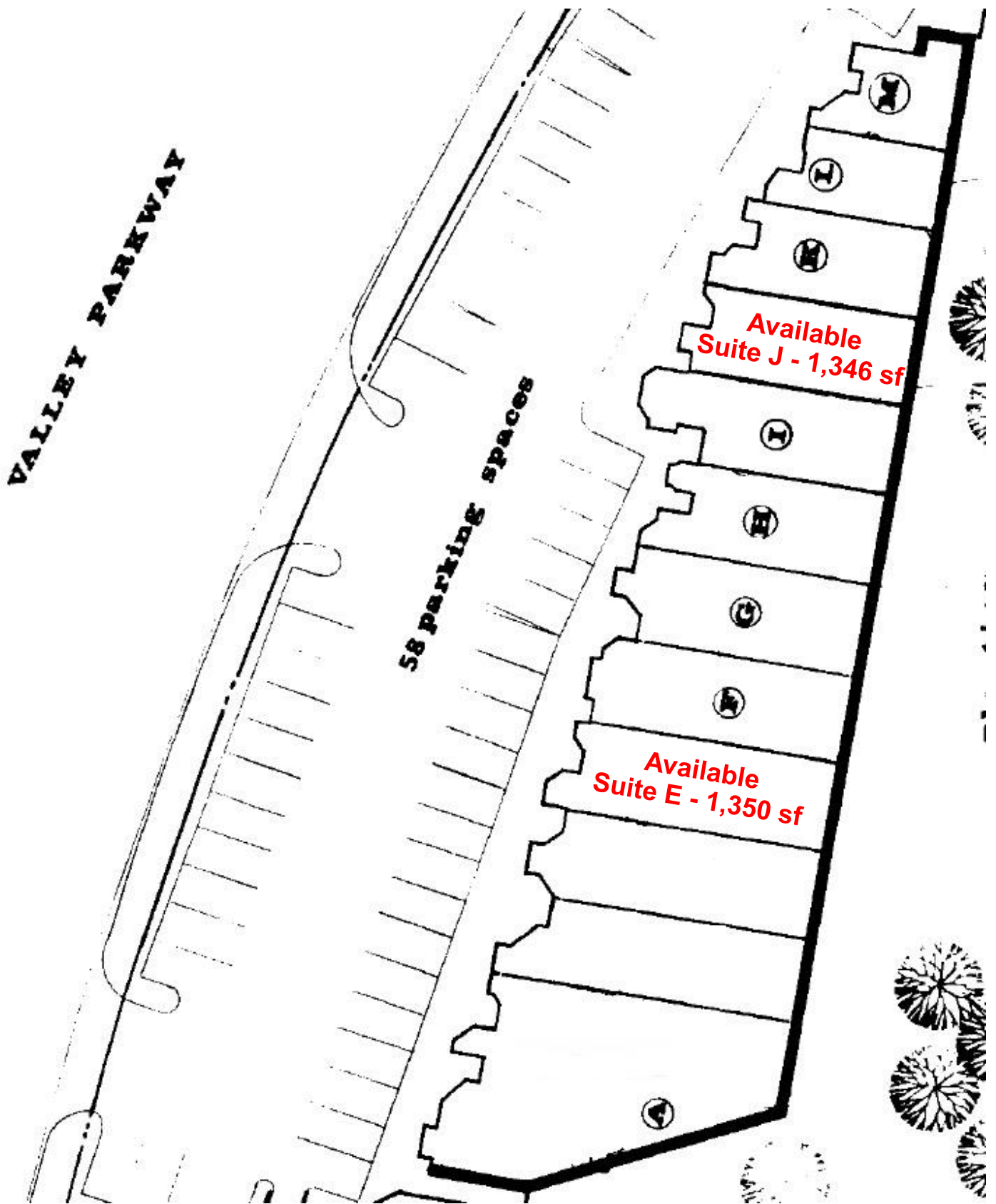
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Site Plan



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	13,502		142,688		228,314	
2014 Estimate	12,914		135,231		216,072	
2010 Census	12,781		129,815		206,413	
Growth 2014 - 2019	4.55%		5.51%		5.67%	
Growth 2010 - 2014	1.04%		4.17%		4.68%	
2014 Population by Hispanic Origin						
2014 Population By Race						
White	10,899	84.40%	115,115	85.12%	183,369	84.86%
Black	422	3.27%	4,271	3.16%	6,320	2.92%
Am. Indian & Alaskan	300	2.32%	2,804	2.07%	3,859	1.79%
Asian	793	6.14%	8,180	6.05%	14,637	6.77%
Hawaiian & Pacific Island	63	0.49%	463	0.34%	781	0.36%
Other	436	3.38%	4,399	3.25%	7,106	3.29%
Households						
2019 Projection	4,352		45,172		74,190	
2014 Estimate	4,140		42,709		70,035	
2010 Census	4,034		40,760		66,495	
Growth 2014 - 2019	5.12%		5.77%		5.93%	
Growth 2010 - 2014	-1.01%		1.43%		2.09%	
Owner Occupied	1,479	35.72%	20,790	48.68%	39,615	56.56%
Renter Occupied	2,661	64.28%	21,919	51.32%	30,421	43.44%
2014 Households by HH Income						
Income: <\$25,000	1,033	24.96%	10,321	24.17%	15,353	21.92%
Income: \$25,000 - \$50,000	1,437	34.73%	12,162	28.48%	18,627	26.60%
Income: \$50,000 - \$75,000	794	19.19%	8,274	19.37%	12,505	17.85%
Income: \$75,000 - \$100,000	341	8.24%	4,078	9.55%	7,446	10.63%
Income: \$100,000 - \$125,000	233	5.63%	3,084	7.22%	5,462	7.80%
Income: \$125,000 - \$150,000	150	3.62%	1,779	4.17%	3,563	5.09%
Income: \$150,000 - \$200,000	72	1.74%	1,635	3.83%	3,731	5.33%
Income: \$200,000+	78	1.88%	1,376	3.22%	3,350	4.78%
2014 Avg Household Income						
2014 Med Household Income						
	\$55,500		\$64,978		\$73,287	
	\$41,394		\$47,452		\$51,954	

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