

ESCONDIDO VALLEY CENTER

1358 W. VALLEY PARKWAY
ESCONDIDO, CA 92029

COMMUNITY SHOPPING CENTER

±127,436 Square Feet



33,192 SF AVAILABLE FOR LEASE

PROPERTY FEATURES

- Rare anchor leasing opportunity.
- Excellent storefront and monument signage.
- One block west of Interstate 15.
- Nearby retailers include Target, Dick's Sporting Goods, Ross, Toys R Us, Home Depot, Albertsons and CVS/pharmacy.
- Freeway oriented site expands customer base drawing from Escondido, as well as neighboring north county communities of San Marcos, Rancho Bernardo, Vista and Fallbrook.

TRAFFIC COUNTS (SANDAG, 2010)

- ±29,200 Average Daily Traffic on W Valley Parkway.
- ±25,000 Average Daily Traffic on S Auto Parkway.

DEMOGRAPHICS (CLARITAS, 2014)

	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	9,767	113,473	221,283
2019 FORECAST POPULATION	10,112	119,254	234,002
AVERAGE H.H. INCOME	\$69,864	\$62,863	\$69,769
DAYTIME POPULATION	4,972	54,636	77,158



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ESCONDIDO VALLEY CENTER

1358 W. Valley Parkway, Escondido, CA 92029

RETAIL
FOR LEASE

SITE PLAN & TENANT ROSTER



SUITE	TENANT	SQ. FT.
1358	Staples (Available 2/2015)	33,192
1346	BevMo!	10,068
1346A	Verizon, Go Wireless	1,600
1346B	East West MMA Social	2,779
1352	Sports Authority	44,504

NOT-A-PART

1348-A/B	Five Guys Burgers	2,500
1348-C/D/E	Los Primos Mexican Food	2,727
1348-F	Sun Pacific Scooters	1,273
1348-G	Port of Subs	1,000
1348-H	Haircut Store	1,250
1354	FedEx Office	6,799
1356	Mike's BBQ	10,954
1356-C	Valley Liquor	2,240
1356-D/E	Family Christian Stores	4,200
1356-G	Crown Cleaners	1,683
1356-H	Weight Watchers	1,683
1356-I	Nail Salon	1,200
1356-J/K	Dentist	2,400
1356-L	Vacant	1,200
1366	El Pollo Loco	5,000

*Do not disturb current tenants, please call for more information.

For more information, please contact:

JOHN JENNINGS

Senior Director

(858) 558 5645

john.jennings@cushwake.com

Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

4747 Executive Drive, Suite 900

San Diego, California 92121

www.cushmanwakefield.com

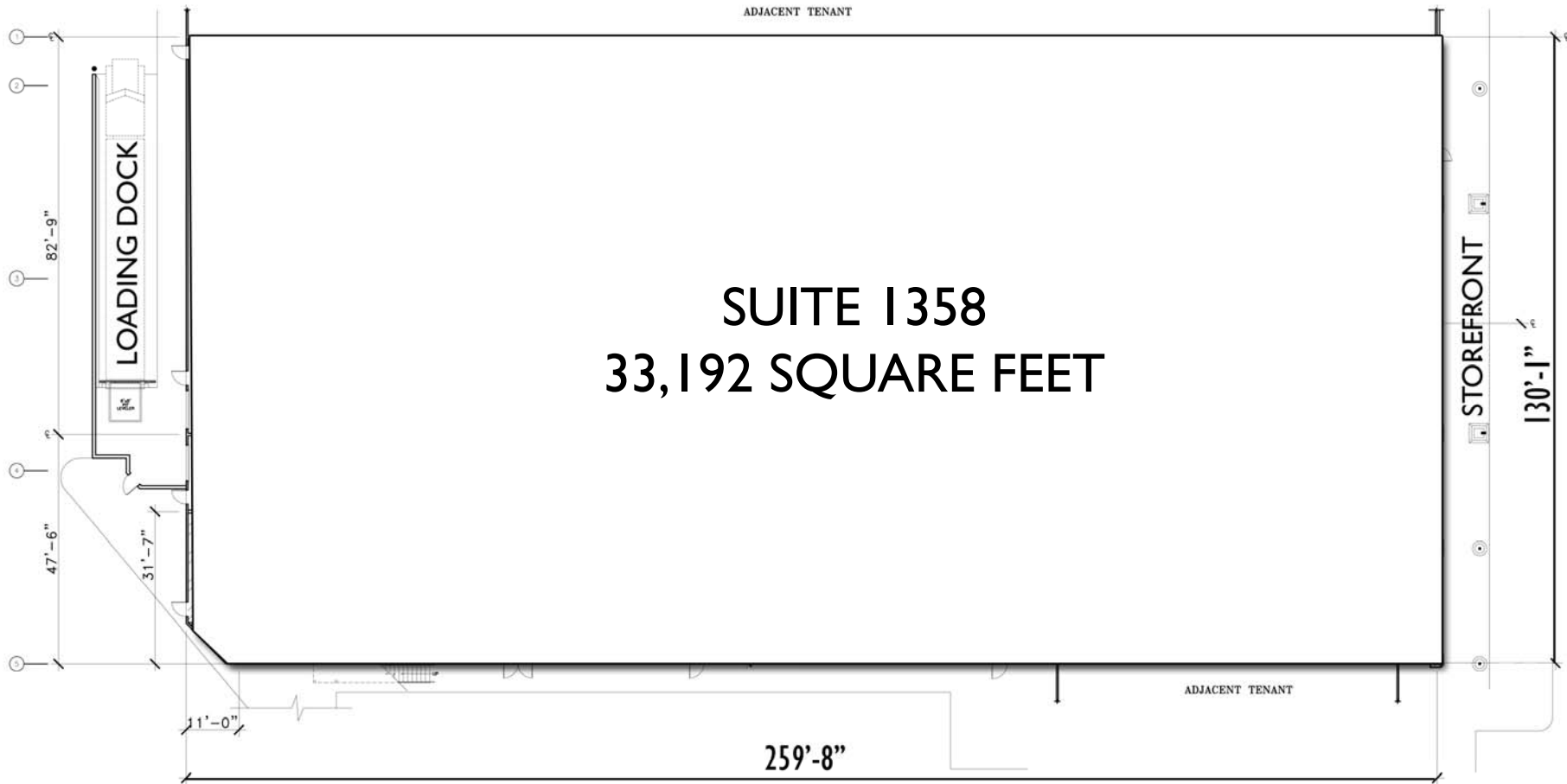
The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ESCONDIDO VALLEY CENTER

1358 W. Valley Parkway, Escondido, CA 92029

RETAIL
FOR LEASE

FLOOR PLAN



For more information, please contact:

JOHN JENNINGS

Senior Director

(858) 558 5645

john.jennings@cushwake.com

Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

4747 Executive Drive, Suite 900

San Diego, California 92121

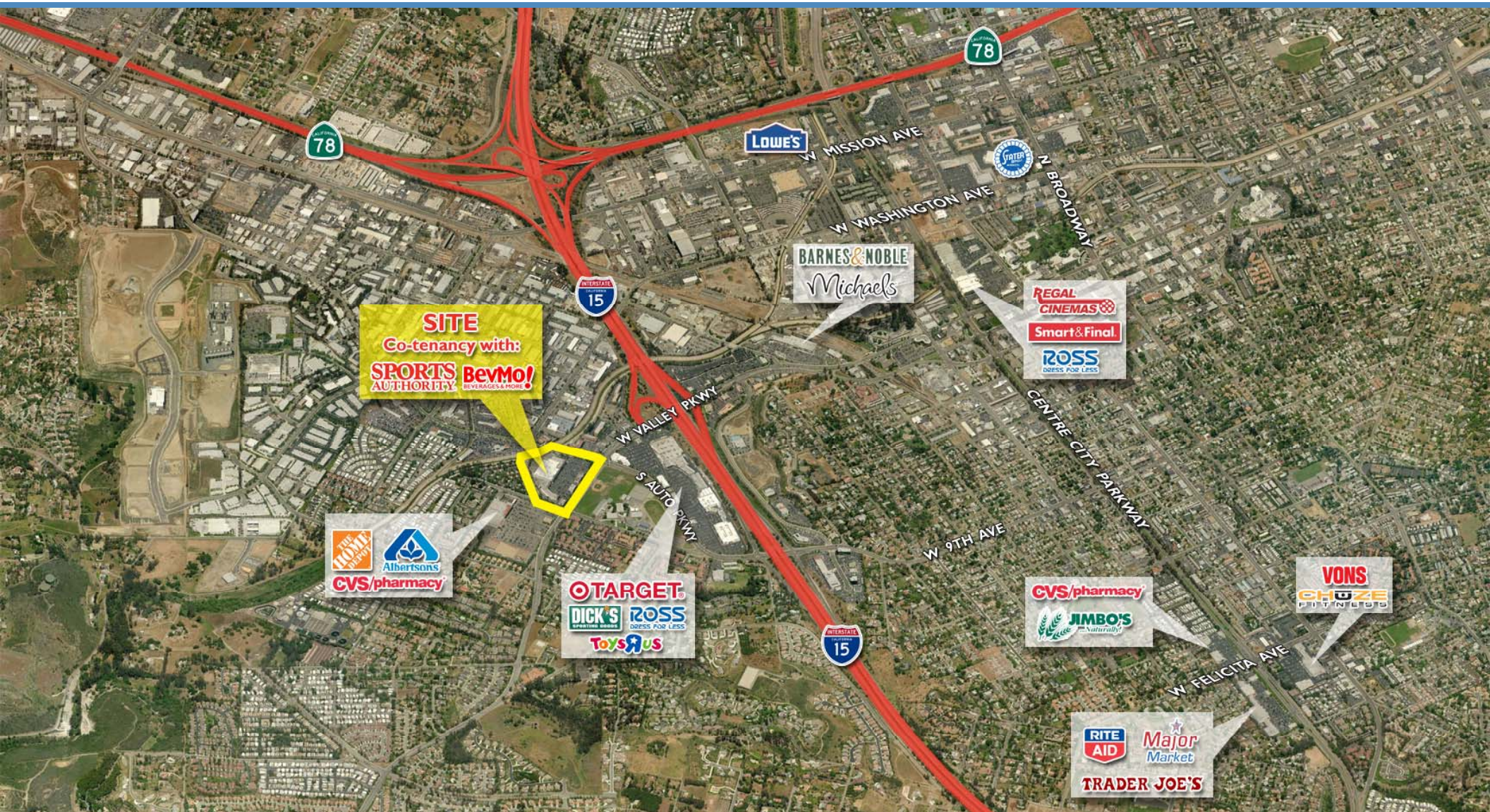
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ESCONDIDO VALLEY CENTER

1358 W. Valley Parkway, Escondido, CA 92029

RETAIL
FOR LEASE



For more information, please contact:

JOHN JENNINGS

Senior Director

(858) 558 5645

john.jennings@cushwake.com

Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

4747 Executive Drive, Suite 900

San Diego, California 92121

www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

ESCONDIDO VALLEY CENTER

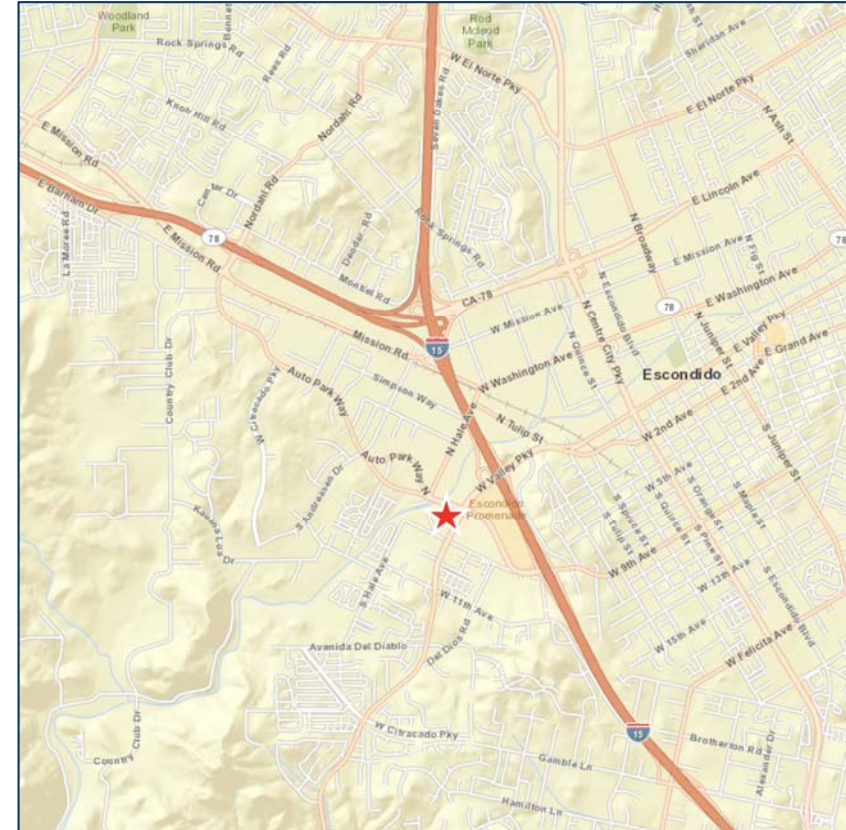
1358 W. Valley Parkway, Escondido, CA 92029

RETAIL
FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
2014 Estimated Total Population	9,767	113,473	221,283
2019 Forecast Total Population	10,112	119,254	234,002
Daytime Population	4,972	54,636	77,158
Forecast Population Growth 2014-2019	3.53%	5.09%	5.75%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	3,428	36,516	70,698
2019 Forecast Total Households	3,560	38,533	74,675
2014 Percent Owner Occupied	50.57%	47.72%	56.36%
2014 Percent Renter Occupied	49.43%	52.28%	43.64%
Forecast Household Growth 2014-2019	3.87%	5.52%	5.62%
2014 Estimated Median Home Value	\$310,544	\$327,146	\$350,161
INCOME	1 MILE	3 MILES	5 MILES
2014 Estimated Households by Income			
<\$15,000	304	4,548	8,438
\$15,000-\$24,999	384	4,546	7,721
\$25,000-\$34,999	419	4,615	8,258
\$35,000-\$49,999	520	6,271	11,424
\$50,000-\$74,999	695	6,962	12,570
\$75,000-\$99,999	401	3,201	7,412
\$100,000-\$124,999	265	2,524	5,366
\$125,000-\$149,999	185	1,479	3,310
\$150,000-\$199,999	131	1,281	3,282
\$200,000-\$499,999	112	955	2,553
\$500,000+	12	135	363
2014 Estimated Median Household Income	\$52,718	\$45,553	\$49,278
2014 Estimated Average Household Income	\$69,864	\$62,863	\$69,769
2014 Estimated Per Capita Household Income*	\$24,518	\$20,230	\$22,291

* 2014 Per Capita HH Income = Aggregate Household Income/Population

© 2014, Claritas.



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)