

FOR LEASE | FREESTANDING BUILDING

Built to Suit up to 3,803 SF

E Valley Pkwy & Beech St (Just West of Ash St), Escondido, CA



SIGNED LEASE WITH



FEATURES

- 3,803 SF Available
- Strategically located just west of Ash Street on E Valley Pkwy
- 26 exclusive parking spaces
- Available 2nd-3rd quarter 2018
- Please call for pricing

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Proj Pop:	40,856	142,863	190,390
Daytime Pop:	17,518	49,582	67,243
Avg HH Income:	\$54,797	\$65,812	\$77,286



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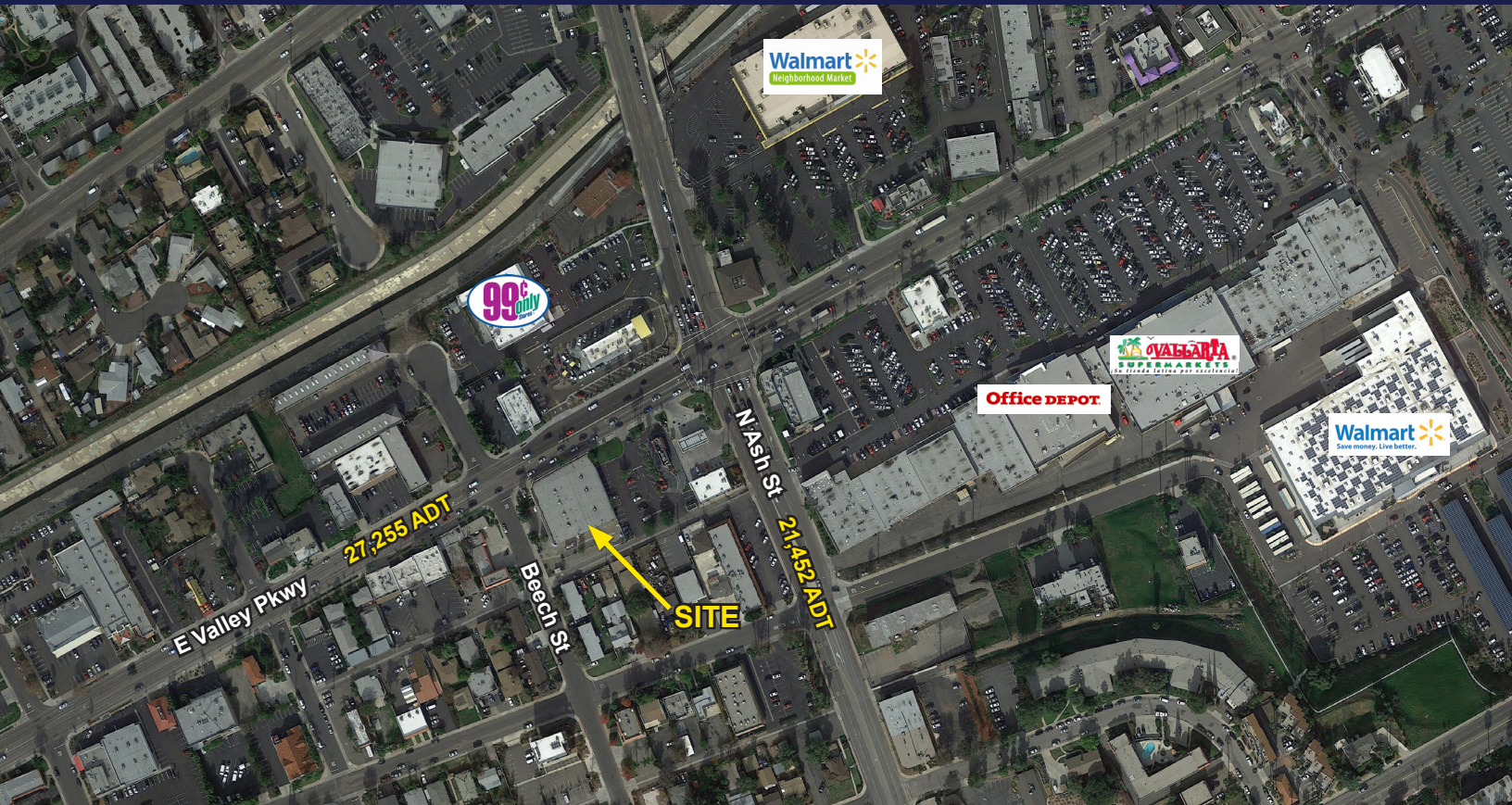
A MEMBER OF
HAINLINK
RETAIL ADVISOR:

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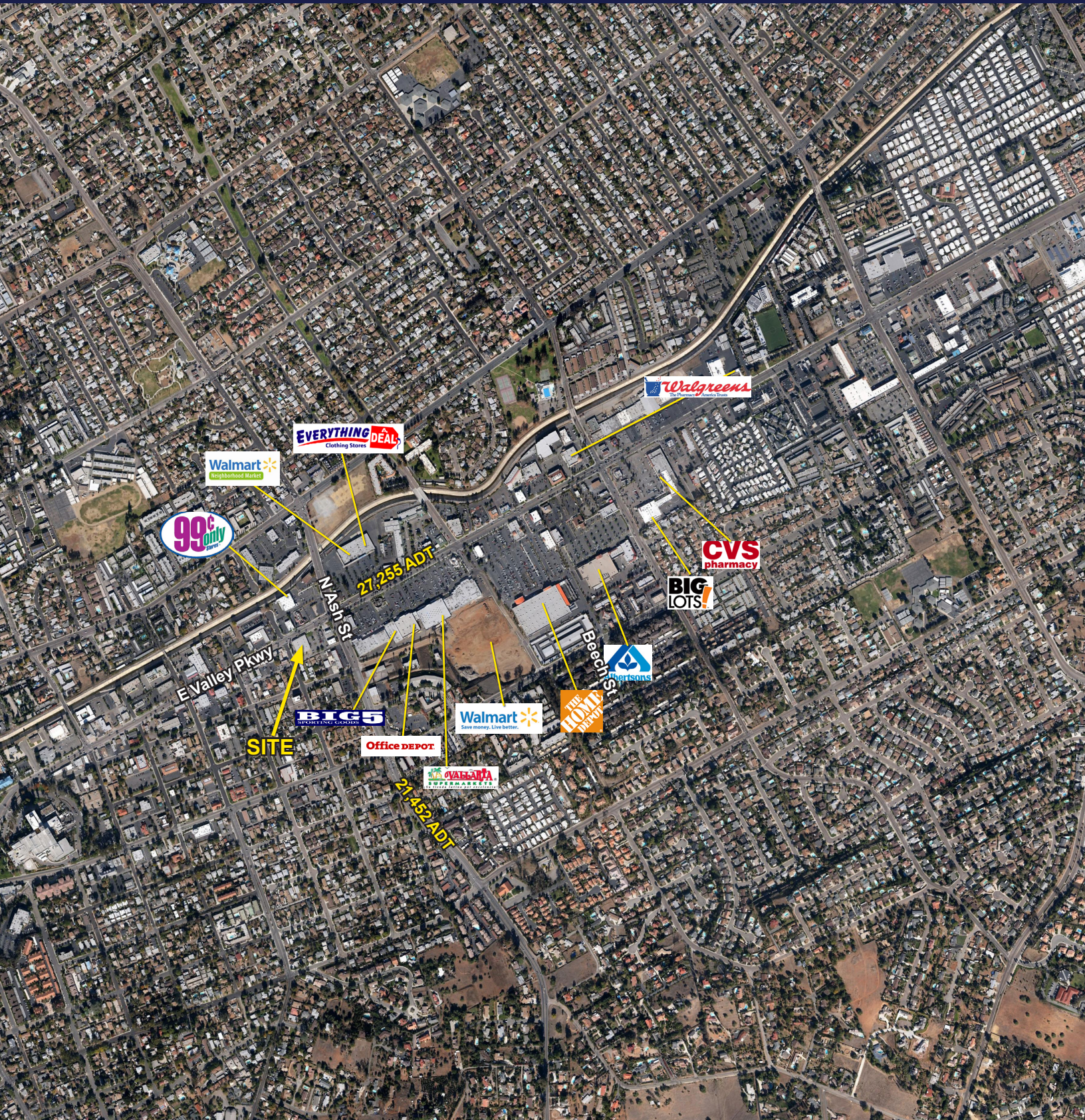
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27,255 ADT

21,452 ADT

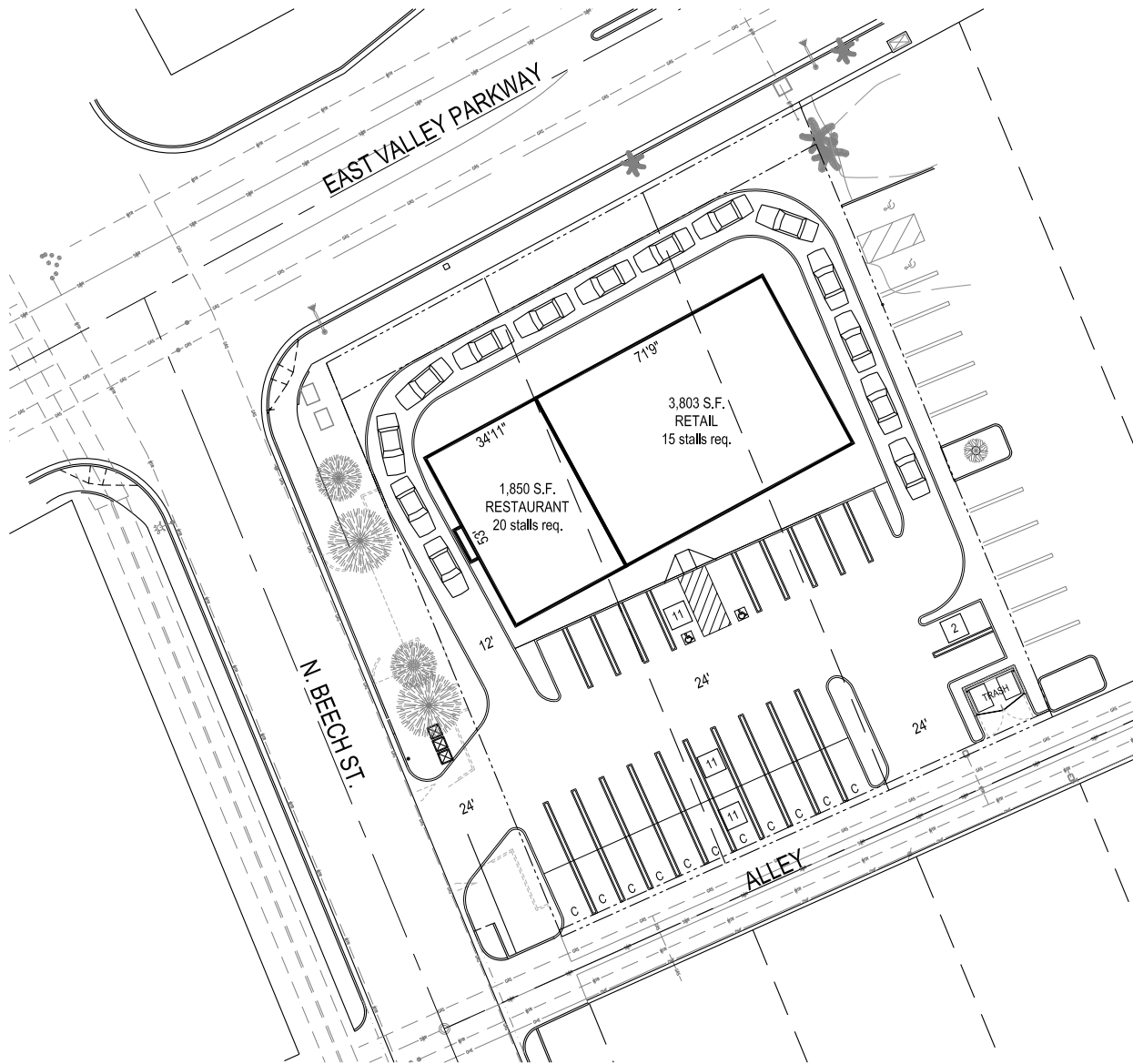
SITE

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SITE PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

E Valley Pkwy & N Ash St | Escondido, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	40,856	142,863	190,390
Forecasted Population (2021)	43,624	154,881	207,134
 HOUSEHOLDS			
Households	10,995	43,485	60,032
 AVG HHD INCOME			
Estimated Avg Household Income	\$65,167	\$77,567	\$90,637
Avg Family Income	\$57,980	\$72,120	\$86,487
 MEDIAN HH INCOME			
Estimated Median Household Income	\$51,483	\$62,083	\$71,065
Median Family Income	\$52,586	\$63,785	\$73,888
 \$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$18,072	\$24,100	\$29,149
 \$\$ OTHER INCOME			
Est. Proj. Median Disposable Income	\$43,321	\$50,887	\$57,343
 DAYTIME DEMOS			
Total Number of Businesses	1,354	4,283	5,995
Total Number of Employees	17,518	49,582	67,243
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	19,525 51.8%	77,426 58.5%	111,916 62.9%
Black or African American	992 2.6%	3,340 2.5%	4,241 2.4%
American Indian & Alaskan Native	531 1.4%	1,456 1.1%	1,770 1.0%
Asian	1,391 3.7%	7,268 5.5%	10,684 16.0%
Hawaiian & Pacific Islander	78 0.2%	339 0.3%	461 0.3%
Other Race	12,401 32.9%	33,583 25.4%	37,467 21.1%
Two or More Races	2,747 7.3%	9,045 6.8%	11,445 6.4%
 AGE DISTRIBUTION			
Median Age	34.5 yrs	33.8 yrs	33.7 yrs
 HOUSING			
Total Housing Units	10,943	43,137	59,975