

FOR LEASE

# Retail | Medical Office | Restaurant

715 W MISSION AVENUE | ESCONDIDO, CA



## FEATURES

- ±2,800 SF free standing building (divisible)
- Located adjacent to the County of San Diego city offices occupying 105,00 SF with approximately 500 employees
- Great daytime population
- High visibility location in a high traffic area
- Convenient access to the 78 and 15 freeways
- Great opportunity for retail, medical, or automotive uses
- Site opportunity in a dense retail corridor
- Prominent pylon signage available



**RETAIL INSITE**

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MEMBERS OF  
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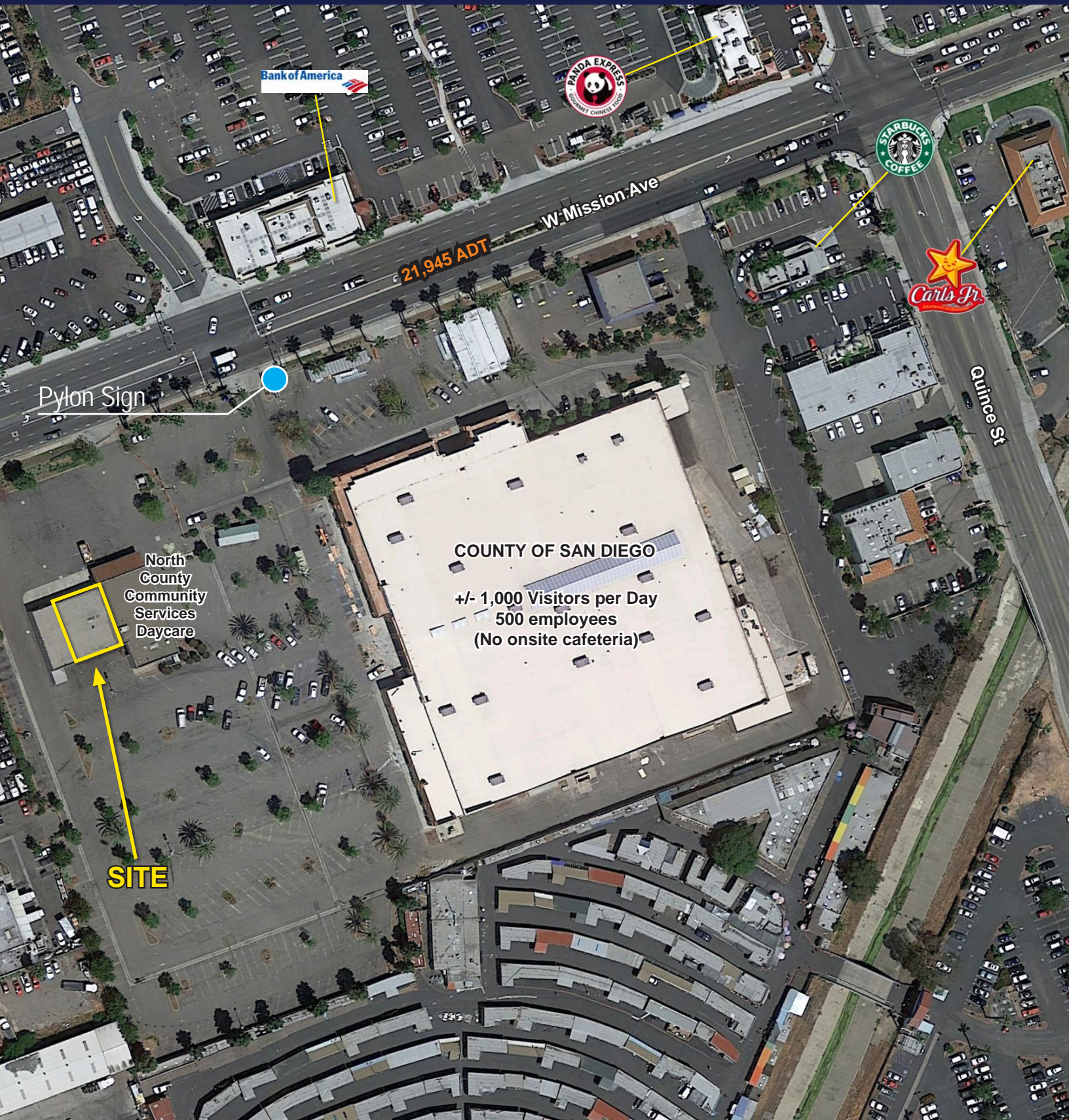
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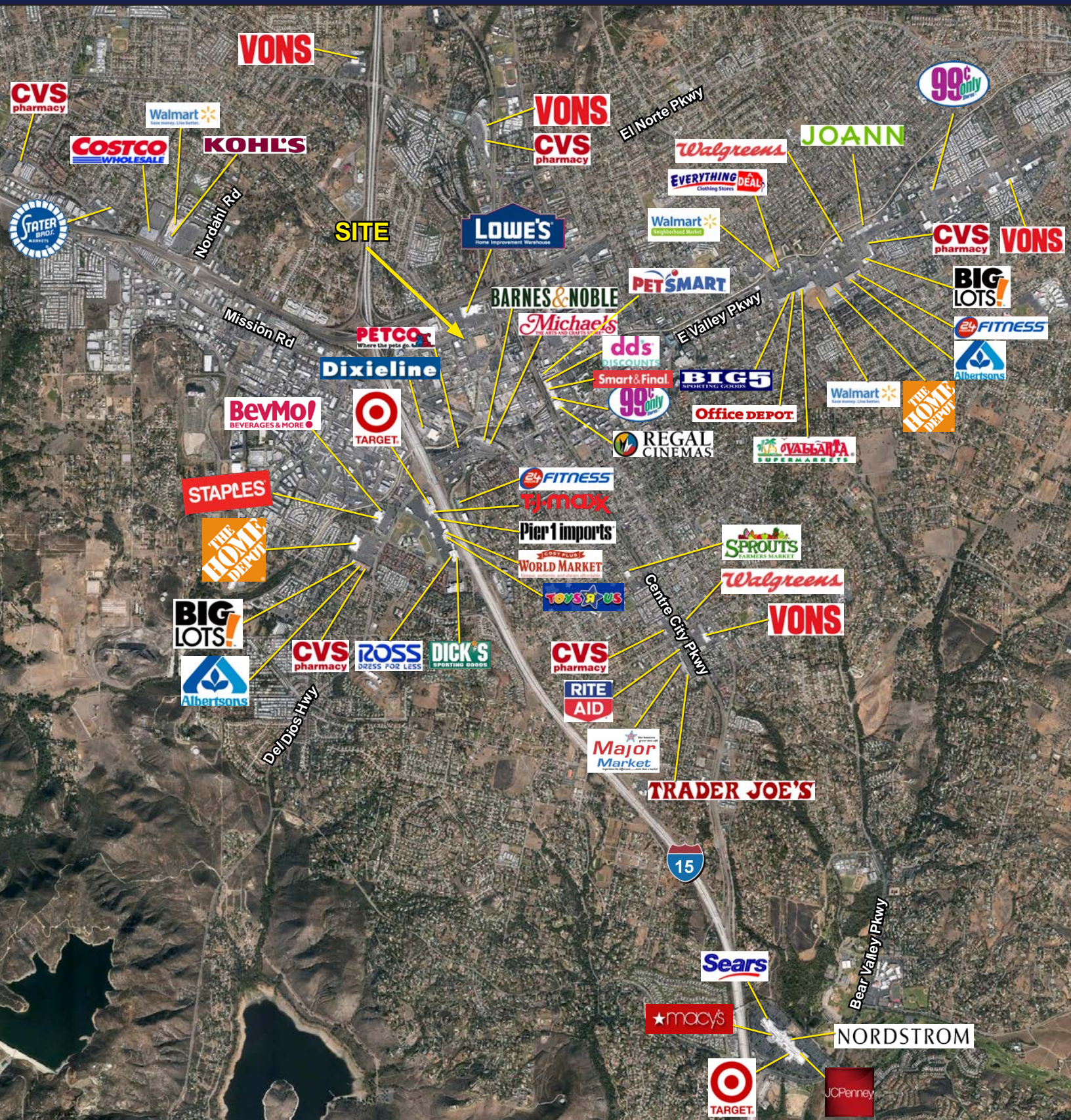




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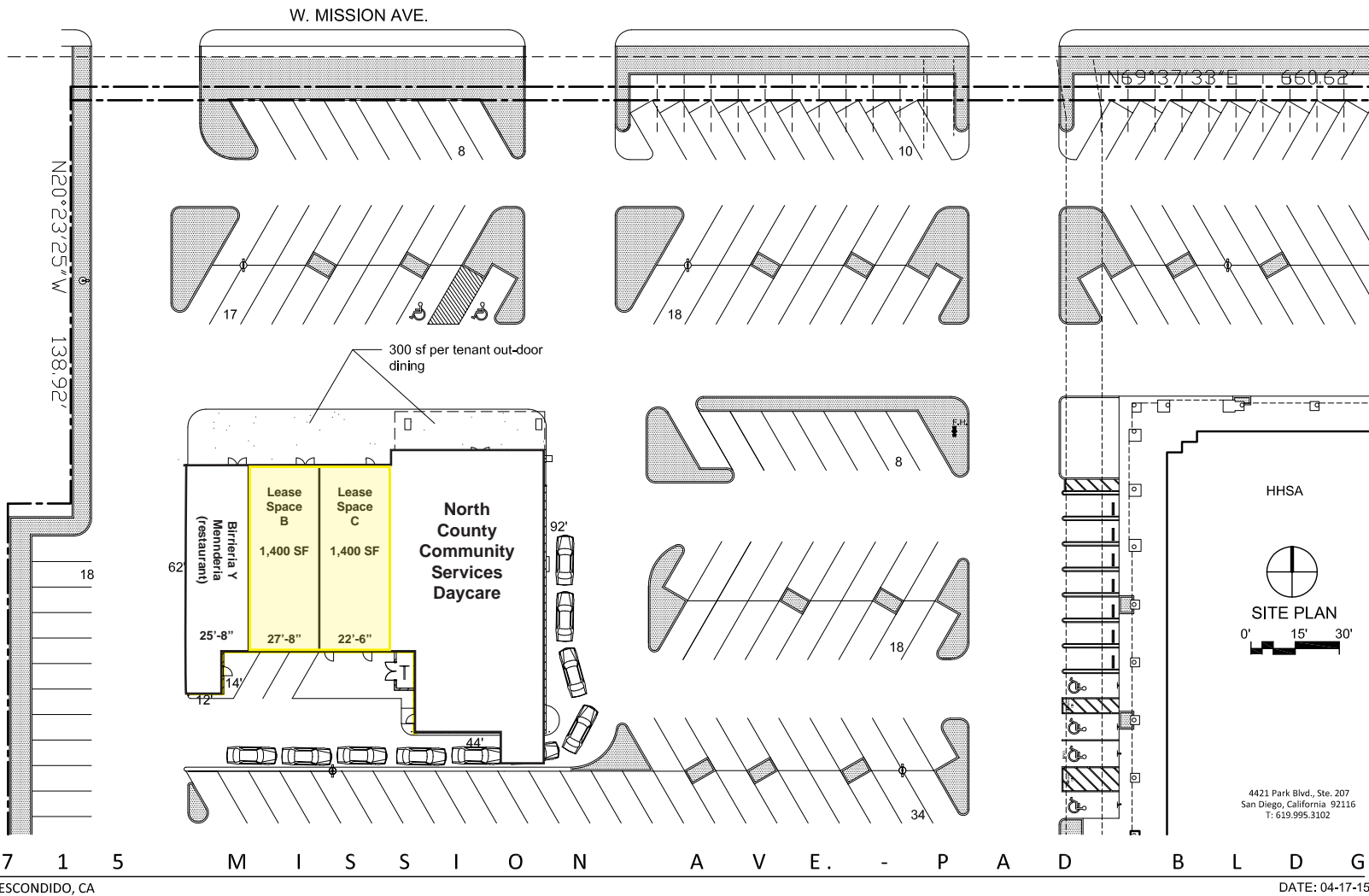


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## SITE PLAN



# Expanded Demographic Profile

Estimated 2016 • Calculated Using Proportional Block Groups

715 WEST MISSION AVE | SAN DIEGO, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	19,105	146,778	220,650
Forecasted Population (2021)	20,320	158,011	243,036



## HOUSEHOLDS

Households	6,133	45,365	69,449
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## AVG HHD INCOME

Estimated Avg Household Income	\$57,767	\$78,470	\$92,138
Avg Family Income	\$56,130	\$73,387	\$88,035



## MEDIAN HH INCOME

Estimated Median Household Income	\$43,811	\$62,240	\$72,898
Median Family Income	\$48,004	\$63,936	\$75,760

## \$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$19,197	\$24,862	\$29,599
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## \$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$37,653	\$51,131	\$58,674
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## DAYTIME DEMOS

Total Number of Businesses	1,141	5,031	6,979
Total Number of Employees	13,946	57,808	80,094



## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	9,300 53.7%	82,218 59.8%	129,830 62.7%
Black or African American	522 3.0%	3,503 2.5%	4,930 2.4%
American Indian & Alaskan Native	189 1.1%	1,495 1.1%	1,988 1.0%
Asian	981 5.7%	7,677 5.6%	13,327 6.4%
Hawaiian & Pacific Islander	50 0.3%	363 0.3%	572 0.3%
Other Race	5,148 29.7%	33,058 24.0%	43,485 21.0%
Two or More Races	1,138 6.6%	9,283 6.7%	13,014 6.3%



## AGE DISTRIBUTION

Median Age	34.54 yrs	33.89 yrs	33.74 yrs
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## HOUSING

Total Housing Units	6,020	45,605	69,653
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