

FOR LEASE

Washington Square

1111-1161 E. Washington Avenue
Escondido, CA 92025

Available:

1131 E. Washington Avenue (\$1.75 psf NNN):

Suite B-E - 4,800 SF

Suite J - 1,200 SF

- ◆ Anchors include Round Table Pizza, and Centro Medico
- ◆ Ample Parking
- ◆ High Hispanic Demographic, Strong Retail Area



23,172

Cars Per Day
N Ash @ E Washington

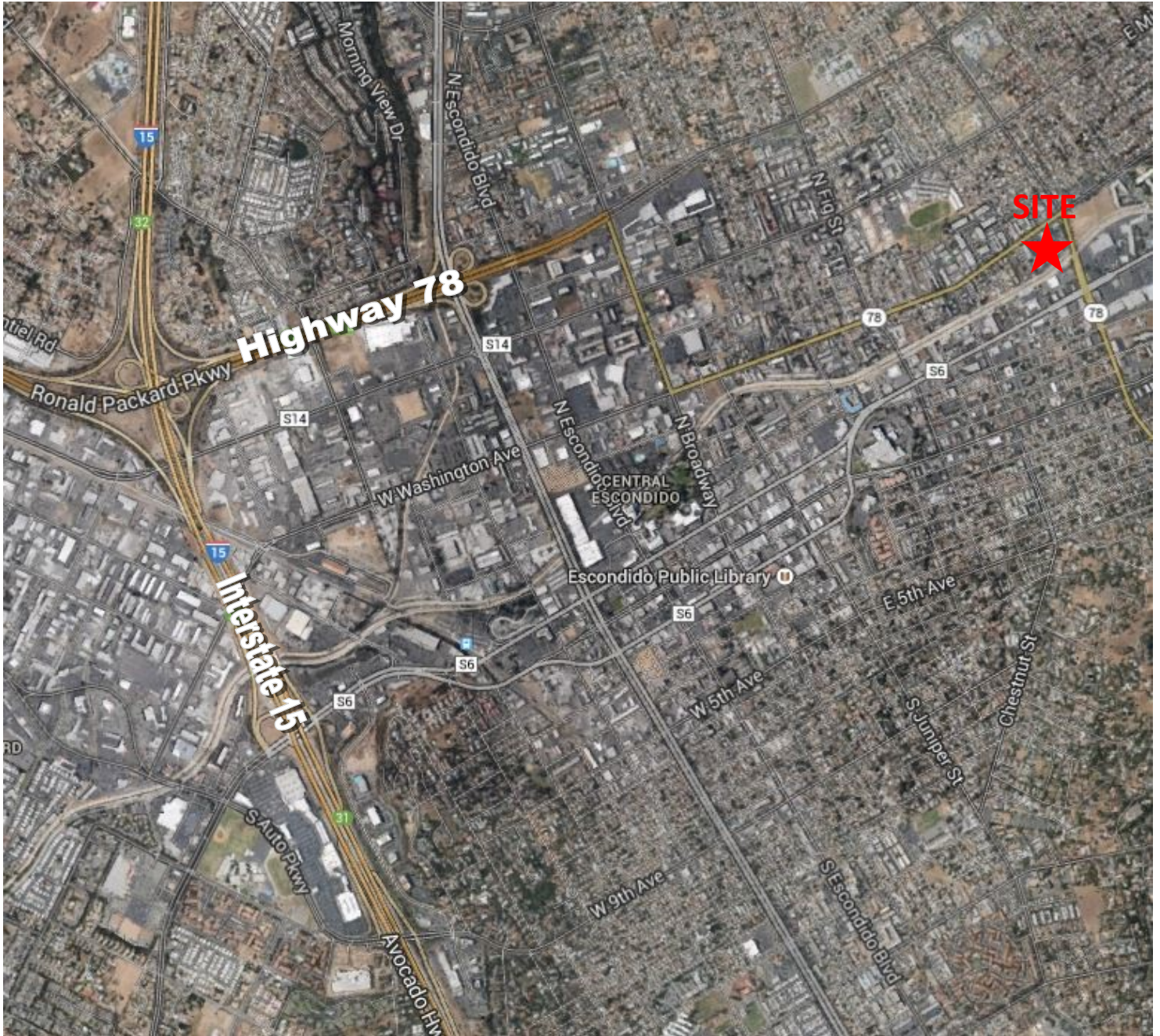
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V57

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Aerial Map



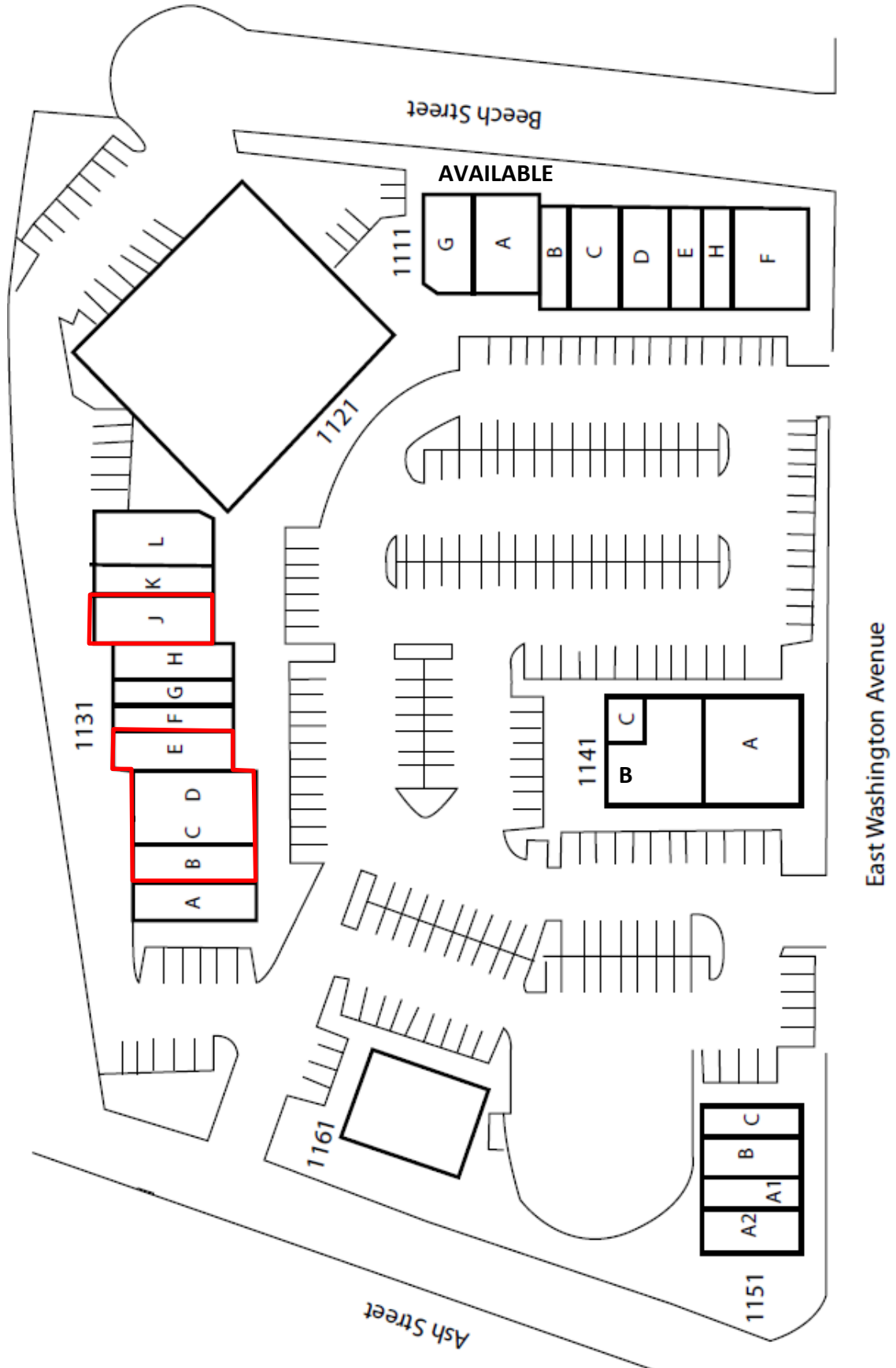
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Site Plan



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	45,176		150,615		203,064	
2014 Estimate	42,487		142,658		192,299	
2010 Census	39,721		136,666		184,103	
Growth 2014 - 2019	6.33%		5.58%		5.60%	
Growth 2010 - 2014	6.96%		4.38%		4.45%	
2014 Population by Hispanic Origin						
2014 Population By Race						
White	36,676	86.32%	121,470	85.15%	163,765	85.16%
Black	1,428	3.36%	4,489	3.15%	5,621	2.92%
Am. Indian & Alaskan	1,204	2.83%	2,978	2.09%	3,504	1.82%
Asian	1,773	4.17%	8,694	6.09%	12,538	6.52%
Hawaiian & Pacific Island	139	0.33%	499	0.35%	666	0.35%
Other	1,267	2.98%	4,528	3.17%	6,205	3.23%
Households						
2019 Projection	12,367		47,102		65,940	
2014 Estimate	11,606		44,511		62,284	
2010 Census	10,792		42,409		59,257	
Growth 2014 - 2019	6.56%		5.82%		5.87%	
Growth 2010 - 2014	3.29%		1.52%		1.92%	
Owner Occupied	3,750	32.31%	21,958	49.33%	35,766	57.42%
Renter Occupied	7,855	67.68%	22,552	50.67%	26,519	42.58%
2014 Households by HH Income						
Income: <\$25,000	3,539	30.50%	10,686	24.01%	13,878	22.28%
Income: \$25,000 - \$50,000	3,729	32.14%	12,784	28.72%	16,485	26.47%
Income: \$50,000 - \$75,000	1,958	16.87%	8,284	18.61%	11,303	18.15%
Income: \$75,000 - \$100,000	1,120	9.65%	4,570	10.27%	6,535	10.49%
Income: \$100,000 - \$125,000	582	5.02%	3,325	7.47%	4,910	7.88%
Income: \$125,000 - \$150,000	269	2.32%	1,727	3.88%	3,050	4.90%
Income: \$150,000 - \$200,000	269	2.32%	1,797	4.04%	3,178	5.10%
Income: \$200,000+	137	1.18%	1,338	3.01%	2,945	4.73%
2014 Avg Household Income	\$51,690		\$64,800		\$72,657	
2014 Med Household Income	\$39,955		\$47,448		\$51,674	

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