

DESIGN READY PROJECT TO BUILD

FOR SALE

510 2nd Ave
Escondido, CA 92025

Mercado District - Mixed Use Project

- Mixed Use Project - Land Ready to Build
- Approximately 4,294 SF of commercial
- Approximately 2,000 SF of parking (ground floor)
- 7,130 SF of apartment housing on 2nd and 3rd floors
- Fronting Pine Street
- \$335,000

AREA SUMMARY TABLE

COMMERCIAL -	4,292 SF	Housing/Apartments -	7,130 SF
Unit A -	1,492 SF	Unit 1 -	1,500 SF
Unit B -	1,312 SF	Unit 2 -	1,360 SF
Unit C -	1,490 SF	Unit 3 -	1,360 SF
Parking -	1,946 SF	Unit 4 -	1,360 SF
		Unit 5 -	1,550 SF



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. v2

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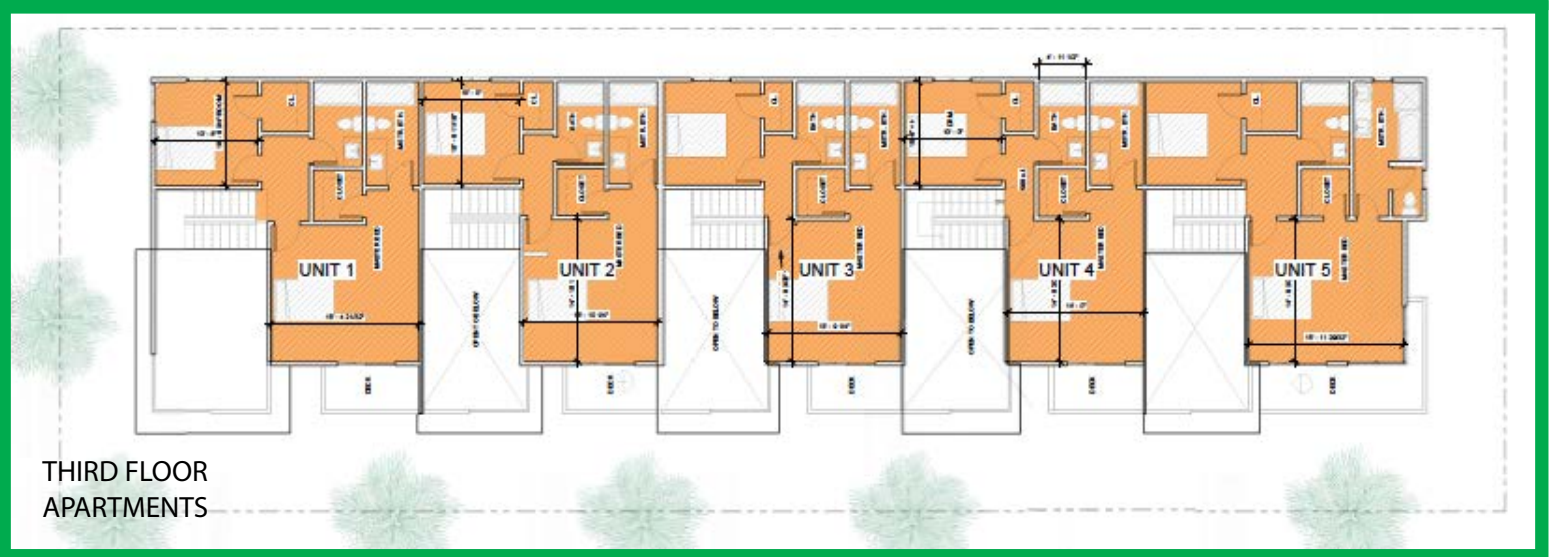
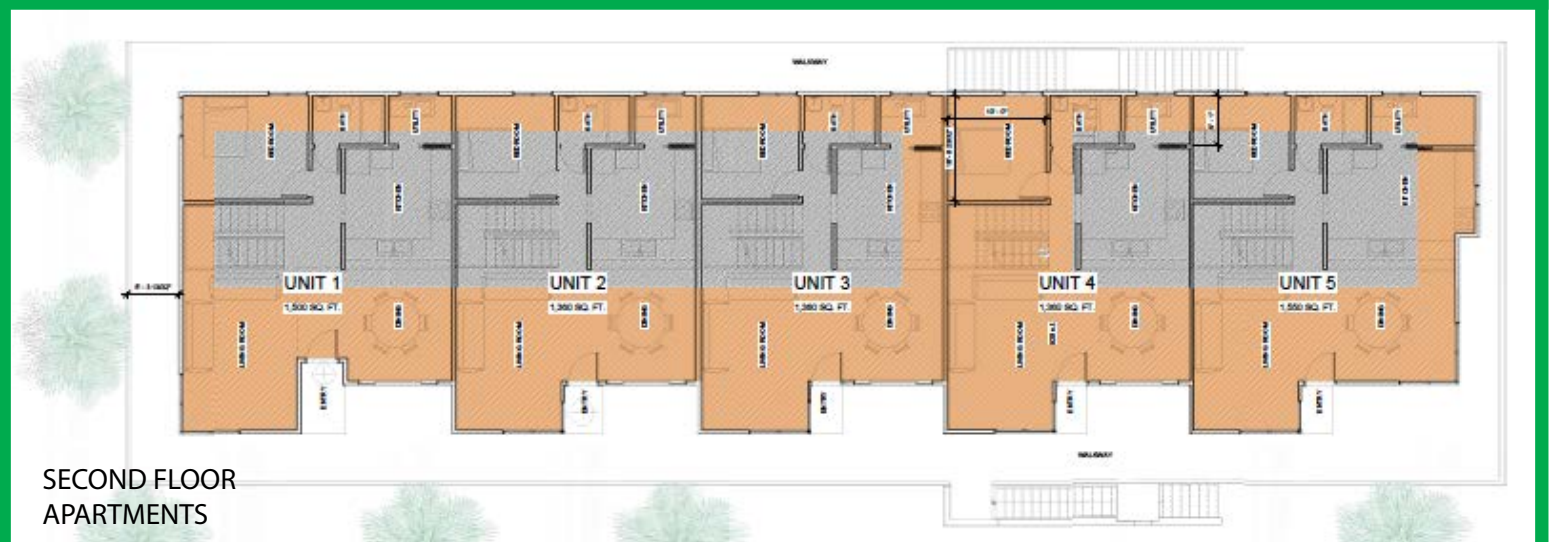
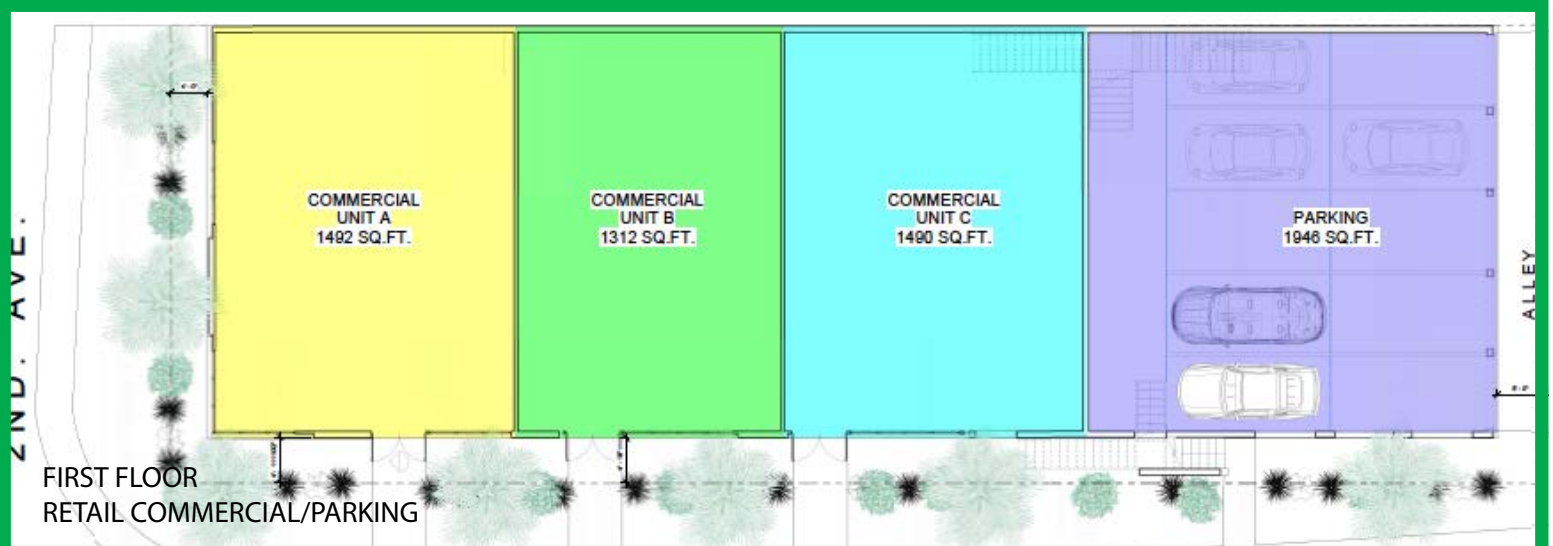
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SITE PLANS



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DEMOGRAPHICS

DEMOGRAPHICS			
2016	1 MILE	3 MILES	3 MILES
Total Population	21,841	141,965	208,265
Average Income	\$52,523	\$69,073	\$79,312

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	20,662	135,657	198,143
Households	5,928	42,463	63,935
Families	3,947	30,159	45,938
Average Household Size	3.38	3.14	3.05
Owner Occupied Housing Units	1,542	20,930	36,590
Renter Occupied Housing Units	4,386	21,533	27,345
Median Age	29.2	32.1	33.9
2016 Summary			
Population	21,841	141,965	208,265
Households	6,174	43,656	66,009
Families	4,129	31,009	47,420
Average Household Size	3.43	3.20	3.11
Owner Occupied Housing Units	1,521	20,738	36,671
Renter Occupied Housing Units	4,653	22,919	29,338
Median Age	29.7	32.9	34.6
Median Household Income	\$35,972	\$49,548	\$55,225
Average Household Income	\$52,523	\$69,073	\$79,312
2021 Summary			
Population	23,061	149,150	219,523
Households	6,486	45,602	69,154
Families	4,347	32,393	49,671
Average Household Size	3.45	3.22	3.13
Owner Occupied Housing Units	1,557	21,466	38,148
Renter Occupied Housing Units	4,929	24,136	31,005
Median Age	30.4	34.1	35.8
Median Household Income	\$37,009	\$51,623	\$60,175
Average Household Income	\$56,471	\$74,927	\$86,469
Trends: 2016-2021 Annual Rate			
Population	1.09%	0.99%	1.06%
Households	0.99%	0.88%	0.94%
Families	1.03%	0.88%	0.93%
Owner Households	0.47%	0.69%	0.79%
Median Household Income	0.57%	0.82%	1.73%

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