

FOR LEASE

Washington Square

1111-1161 E. Washington Avenue
Escondido, CA 92025

Available:

1151 E. Washington Avenue (\$1.75 psf NNN):
Suite A1 - 1,350 SF

1111 E. Washington Avenue (\$1.55 psf NNN):
Suite C - 1,200 SF
(30 Day Notice)

- Anchors include Round Table Pizza, Mexican Grill, Centro Medico, and Marte's Donuts
- Ample Parking
- High Hispanic Demographic, Strong Retail Area



23,172

Cars Per Day
N Ash @ E Washington

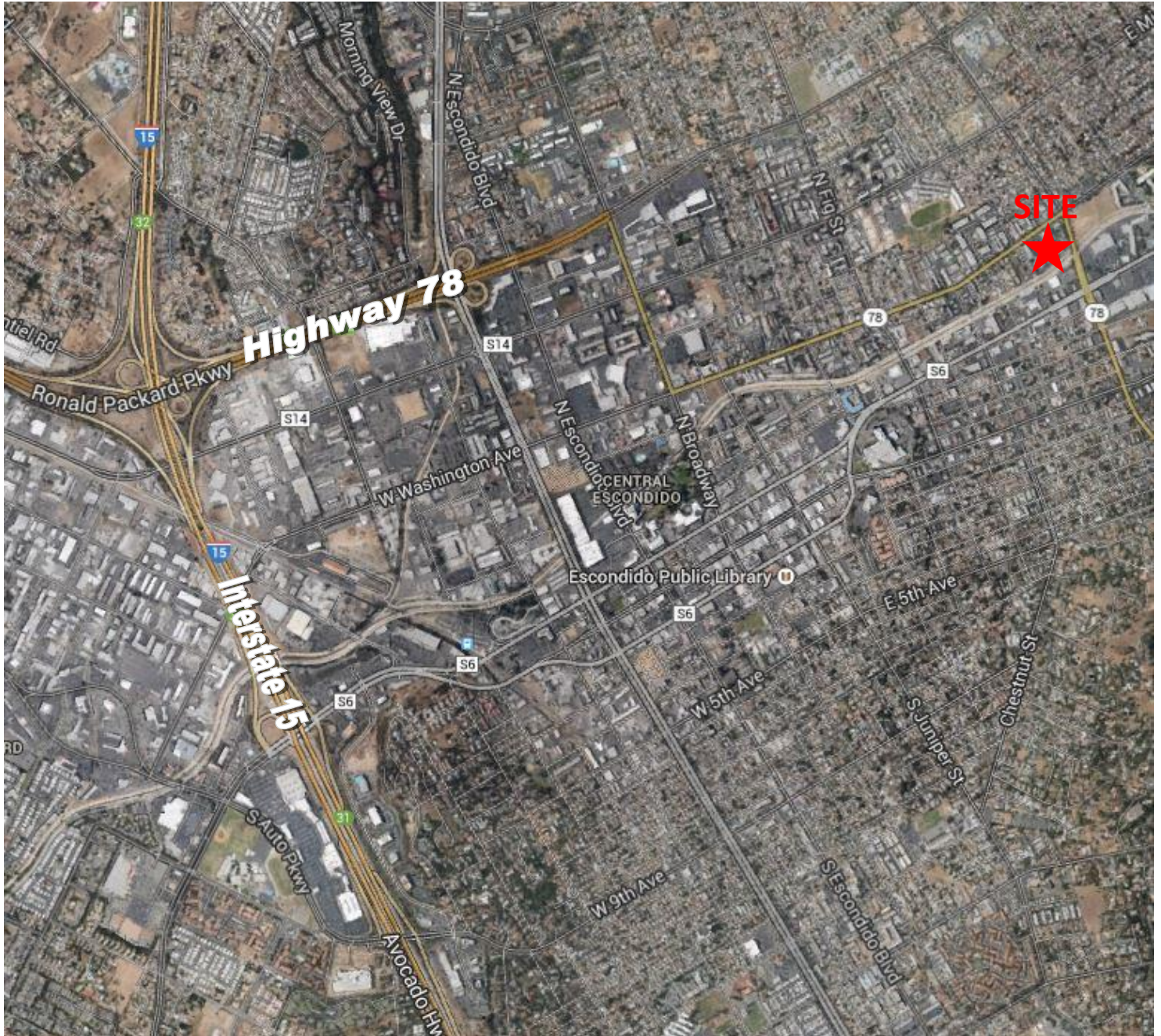
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V46

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com

CDC
COMMERCIAL, Inc.
www.cdccommercial.com

Aerial Map



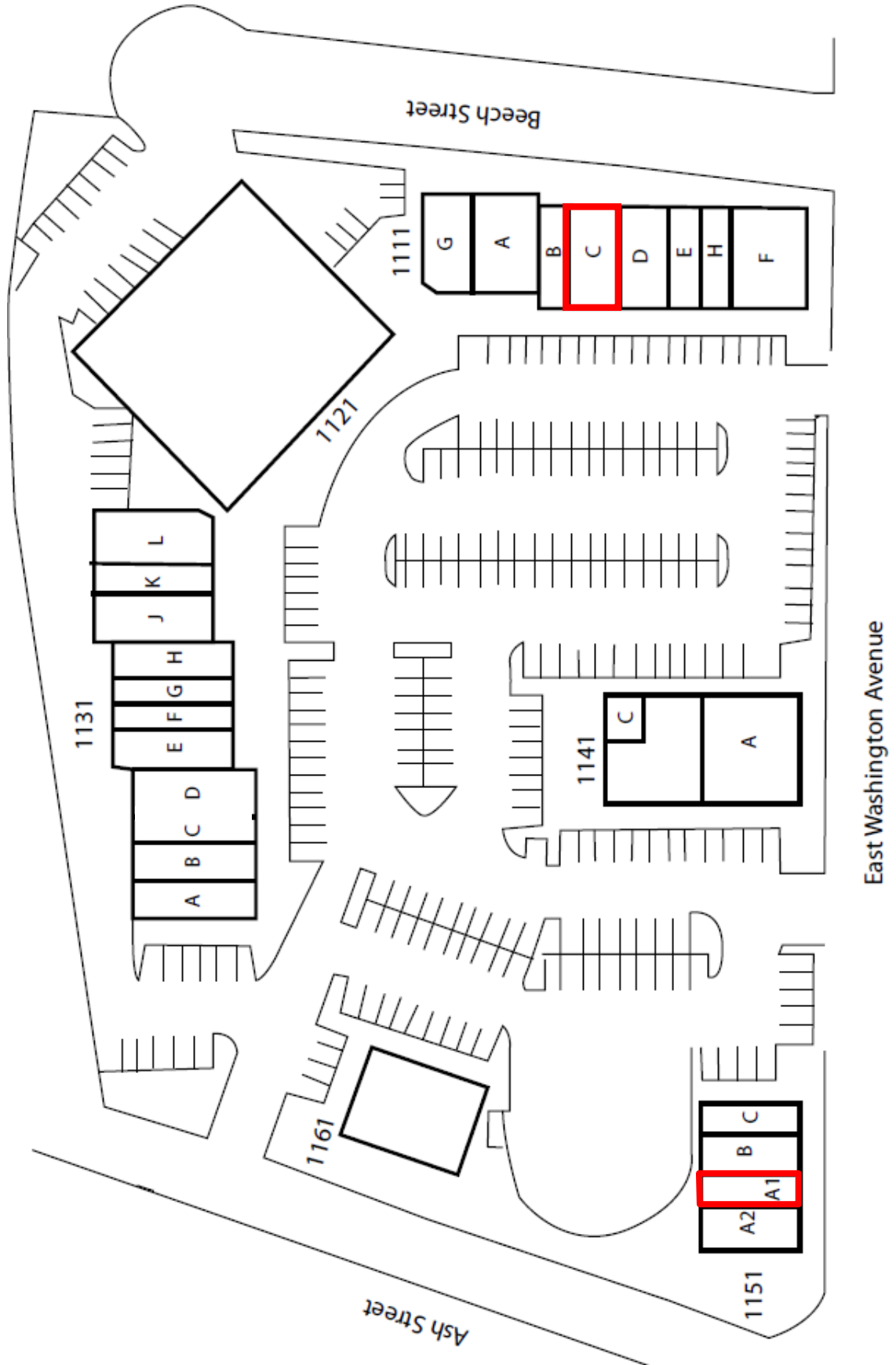
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V46

Nick Zech #01721457
858.232.2100
nzech@cdcommercial.com

Matt Orth #01857155
858.736.1337
morth@cdcommercial.com



Site



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. V46

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com

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	

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. V46

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com

