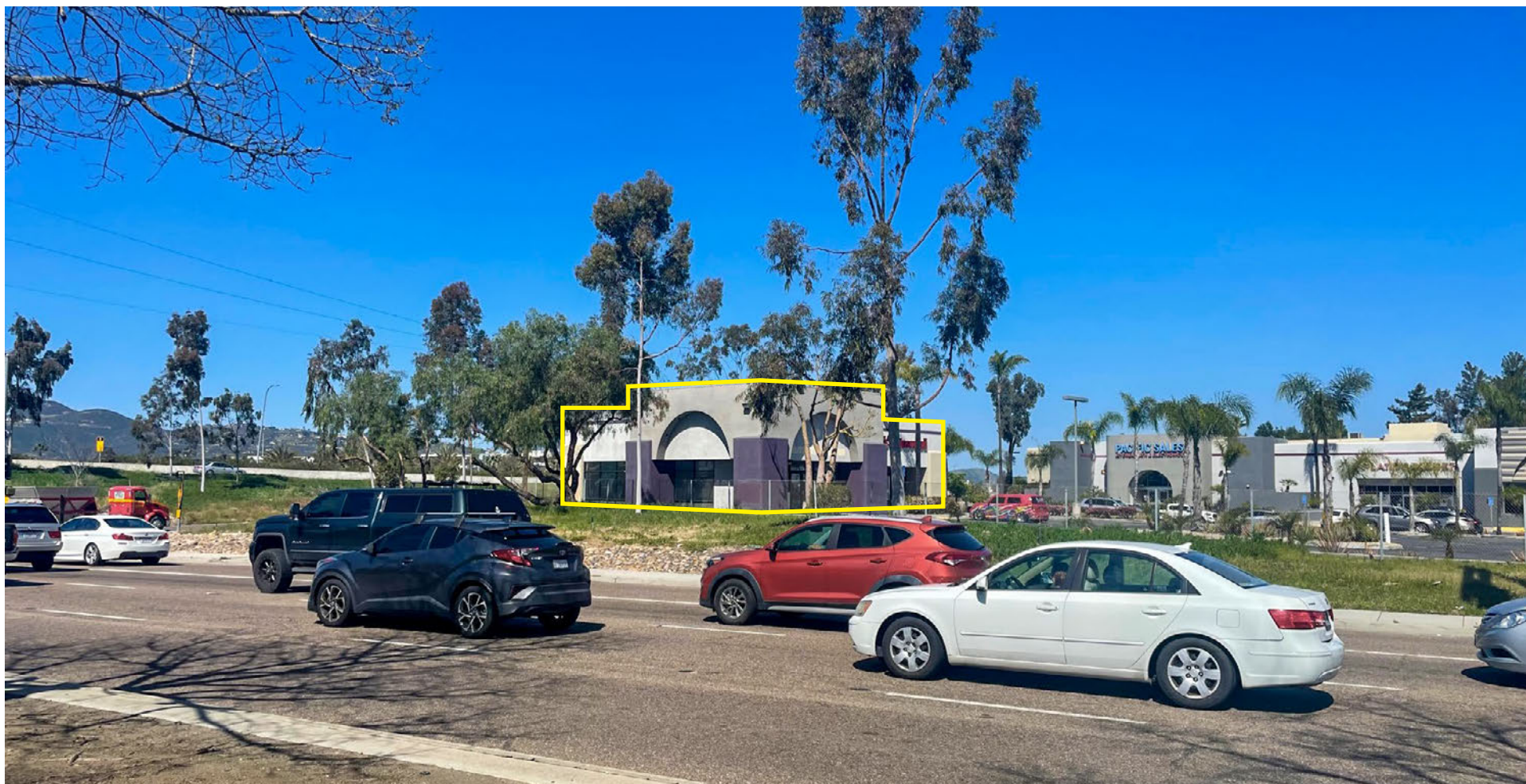


1142 W Valley Pkwy

FREESTANDING BUILDING AVAILABLE | ESCONDIDO, CA



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- + 2,956 SF freestanding building with direct visibility to W. Valley Pkwy (42,041 CPD) and I-15 (281,181 CPD)
- + Heavily trafficked site that pulls from surrounding national retailers and Escondido Car Country
- + Abundant surface parking

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

S I T E P L A N

RI



SUITE	TENANT	SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1138	Pacific Sales	1106/1110	Boot Barn	1032	Surf Brothers Teriyaki	982	Fiesta Insurance
1134	Plato's Closet	1066	Golf Mart	1028	Ramen Mik	978	Celebrity Nails & Spa
1126	Chuck E Cheese's	1054	Wings N Things-Coming Soon	1024	Matcha Café Maiko	970	Postal Annex
1118	Familycare Dental	1044	Rock n' Jenny's Italian Subs	1004	Destination XL	962	California Coast Credit Union
1114	Familycare Dental	1036	SportsClips	1000	Petco	960	Heritage Escrow

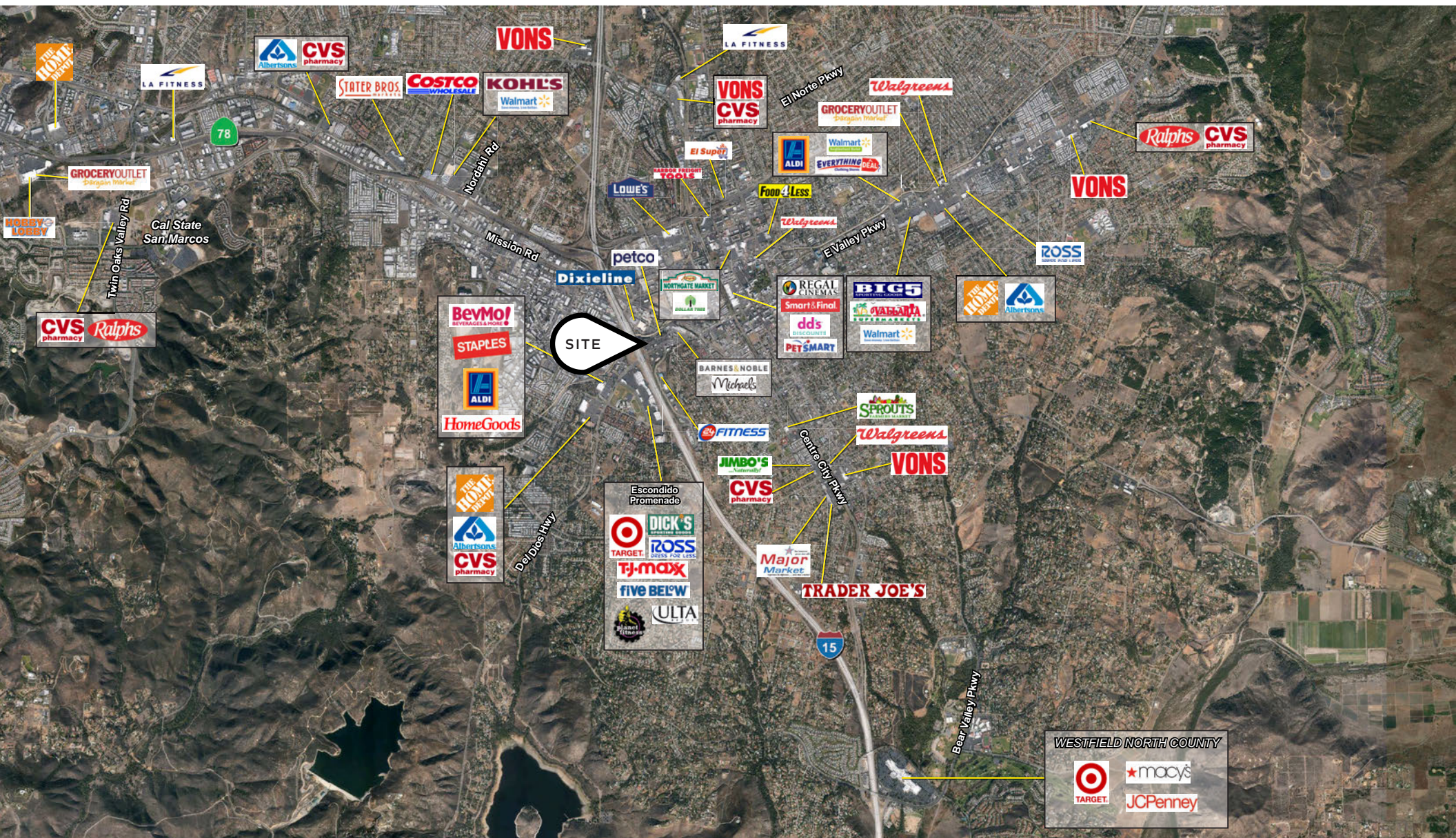
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TRADE AREA AERIAL



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1142 W Valley Pkwy Escondido, CA 92025	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,341	129,427	219,617
2029 Projected Population	10,982	125,845	214,682
2020 Census Population	11,782	133,826	224,675
2010 Census Population	10,804	126,351	208,932
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.4%
2024 Median Age	35.0	36.0	36.7
Households			
2024 Estimated Households	3,858	42,552	72,220
2029 Projected Households	3,729	41,409	70,612
2020 Census Households	3,897	42,818	72,215
2010 Census Households	3,530	39,843	67,153
Projected Annual Growth 2024 to 2029	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.7%	0.5%	0.5%
Race and Ethnicity			
2024 Estimated White	43.1%	45.3%	47.9%
2024 Estimated Black or African American	3.3%	3.3%	3.3%
2024 Estimated Asian or Pacific Islander	9.6%	9.7%	10.9%
2024 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.4%
2024 Estimated Other Races	42.3%	40.1%	36.5%
2024 Estimated Hispanic	49.4%	47.9%	43.4%
Income			
2024 Estimated Average Household Income	\$106,581	\$114,155	\$131,699
2024 Estimated Median Household Income	\$83,335	\$92,183	\$104,998
2024 Estimated Per Capita Income	\$36,639	\$37,730	\$43,510
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	13.8%	13.5%	11.1%
2024 Estimated Some High School (Grade Level 9 to 11)	7.6%	5.8%	5.4%
2024 Estimated High School Graduate	22.1%	21.6%	20.6%
2024 Estimated Some College	21.6%	21.5%	21.7%
2024 Estimated Associates Degree Only	8.4%	8.3%	8.2%
2024 Estimated Bachelors Degree Only	17.7%	18.7%	21.3%
2024 Estimated Graduate Degree	8.8%	10.7%	11.8%
Business			
2024 Estimated Total Businesses	1,798	5,499	8,001
2024 Estimated Total Employees	18,854	46,236	65,115
2024 Estimated Employee Population per Business	10.5	8.4	8.1
2024 Estimated Residential Population per Business	6.3	23.5	27.4



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