



1142 W Valley Pkwy

RETAIL SPACE AVAILABLE | ESCONDIDO, CA



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RETAIL INSITE
120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075
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- + 1,271 sf endcap space 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

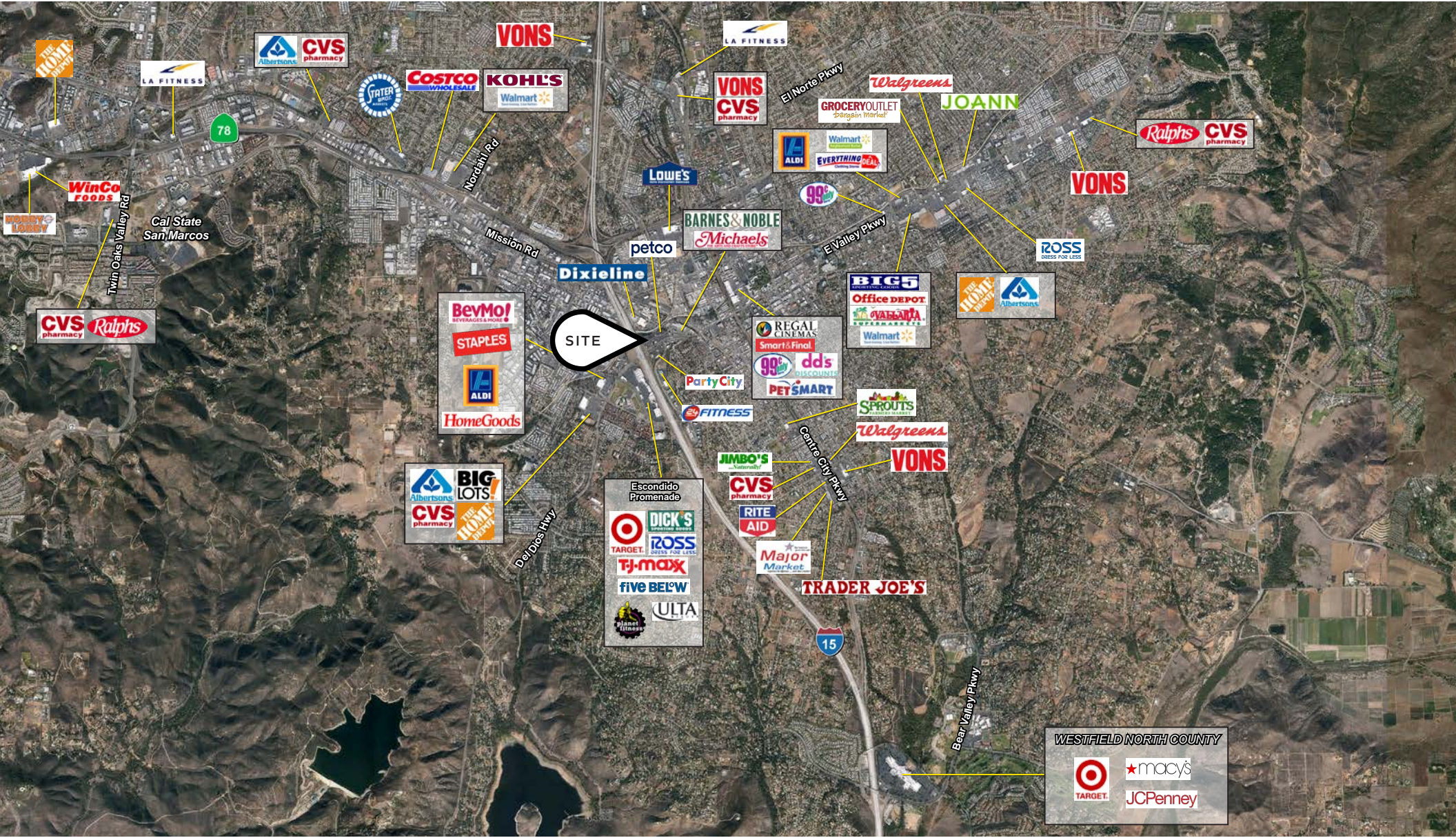


SUITE	TENANT	SUITE	TENANT	SUITE	TENANT	SUITE	TENANT
1138	Pacific Sales	1106/1110	Boot Barn	1032	Surf Brothers Teriyaki	982	Fiesta Insurance
1134	Plato's Closet	1066	Golf Mart	1028	Ramen Mik	978	Celebrity Nails & Spa
1126	Chuck E Cheese's	1054	Wings N Things-Coming Soon	1024	Matcha Café Maiko	970	Postal Annex
1118		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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ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1142 W Valley Pkwy, Escondido, California, 92025

	1 mile	3 miles	5 miles
POPULATION			
Total Population	11,856	132,727	225,042
Projected Population (2027)	11,825	133,609	226,823
HOUSING			
Total Households	4,018	42,799	72,885
Projected Total Households (2027)	3,999	43,041	73,393
INCOME			
Median Household Income	\$70,351	\$75,752	\$84,295
Average Household Income	\$90,412	\$101,190	\$115,855
Per Capita Income	\$30,190	\$32,881	\$37,538
Median Disposable Income	\$56,427	\$60,182	\$68,021
Average Disposable Income	\$69,790	\$76,384	\$85,315
DAYTIME DEMOS			
Total Daytime Population	22,613	125,937	201,201
Daytime Population Workers	16,884	55,764	82,250
Daytime Population Residents	5,729	70,173	118,951
RACE & ETHNICITY			
White	4,634 39.09%	55,582 41.88%	101,826 45.25%
Black or African American	298 2.51%	3,153 2.38%	5,369 2.39%
American Indian & Alaska Native Population	232 1.96%	2,469 1.86%	3,591 1.60%
Asian Population	935 7.89%	10,252 7.72%	20,760 9.22%
Pacific Islander Population	37 0.31%	367 0.28%	629 0.28%
Other Race Population	3,574 30.15%	38,357 28.90%	55,774 24.78%
Population of Two or More Races	2,145 18.09%	22,548 16.99%	37,093 16.48%
Hispanic Population	6,336 53.44%	68,244 51.42%	102,444 45.52%
Non-Hispanic Population	5,519 46.55%	64,483 48.58%	122,598 54.48%
EDUCATION			
Bachelor's Degree	1,267 16.66%	16,021 18.61%	32,282 21.80%
Graduate/Professional Degree	821 10.80%	8,403 9.76%	17,035 11.51%
AGE			
Median Age	32.9	34.1	35.2



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