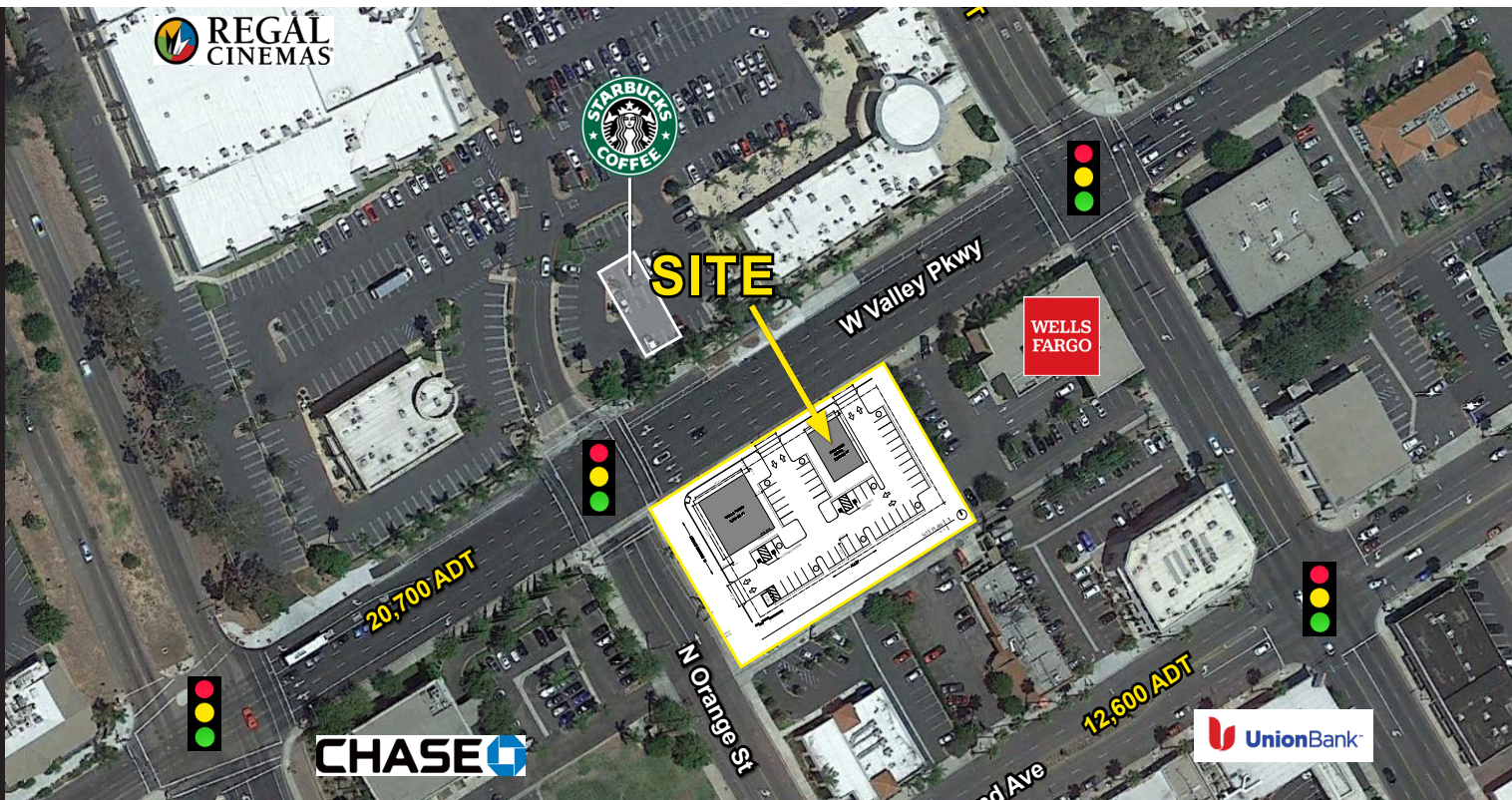


For Lease or Ground Lease Freestanding Pad

2,200 SF BUILDING - BUILD TO SUIT OR GROUND LEASE

355 W VALLEY PKWY, ESCONDIDO, CA 92027



Property Features.

- + Freestanding pad
- + Great visibility to E. Valley Pkwy
- + Strong traffic counts
- + Signalized intersection
- + Strong population base

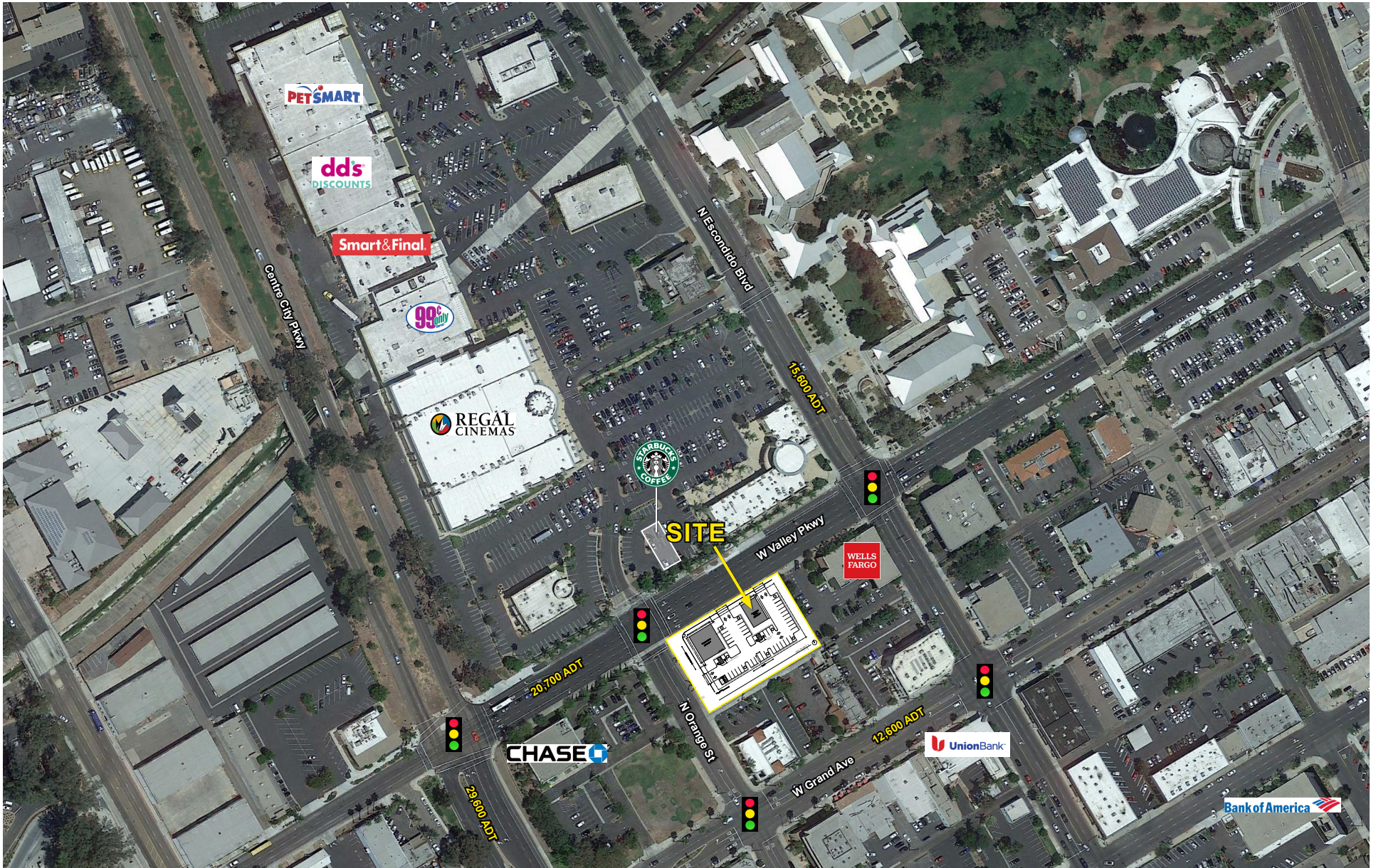
Retail Insite
Commercial Real Estate

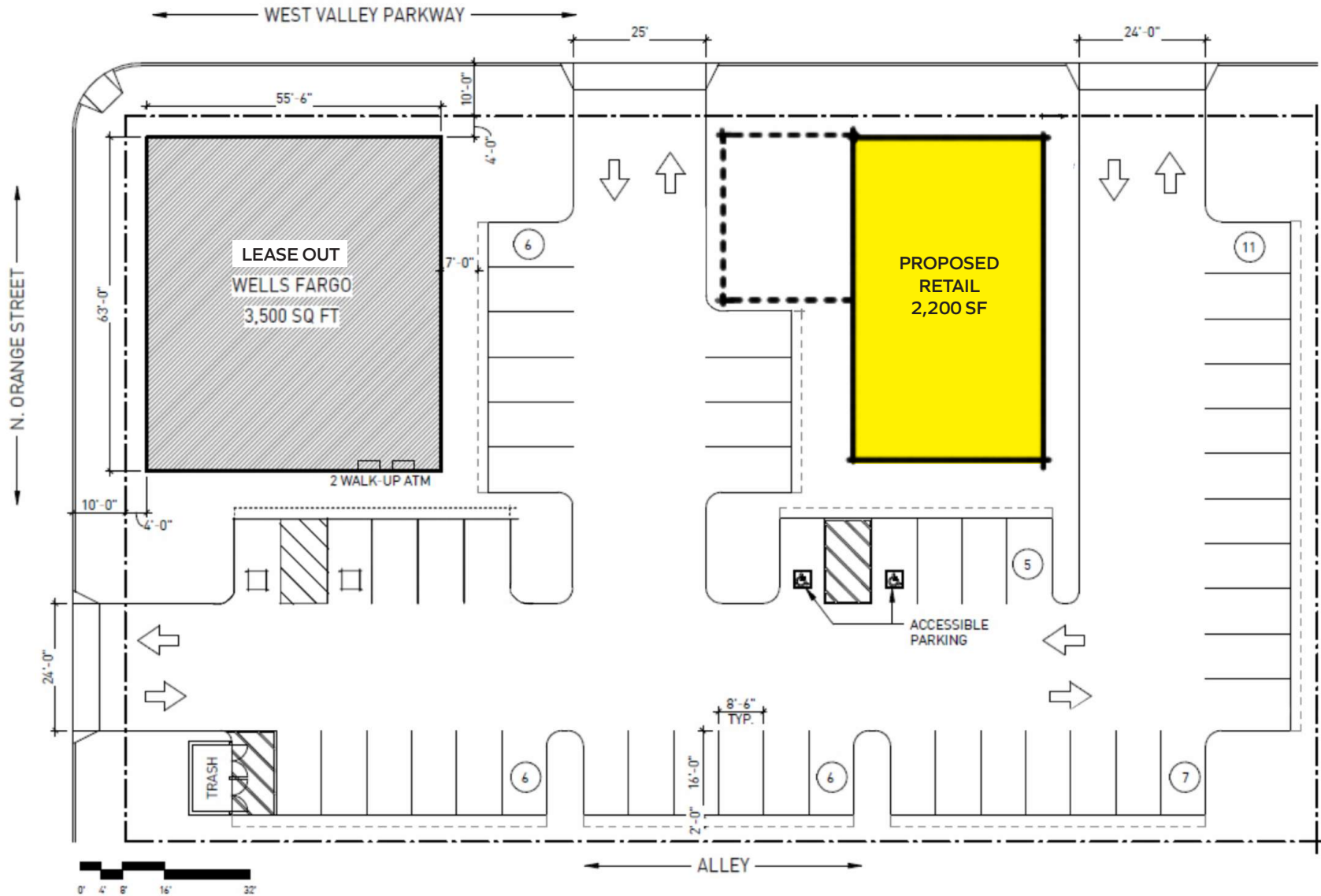
Ron Pepper. 858.523.2085. rpepper@retailinsite.net. lic. 00865929

Blake Moser. 858.523.2092. bmoser@retailinsite.net

120 S Sierra Ave, Ste. 110
Solana Beach, CA 92075

lic. 01206760 t. 858 523 2090 w. retailinsite.net





For Lease or Ground Lease Freestanding Pad

355 W VALLEY PKWY, ESCONDIDO, CA 92027



POPULATION

	1 mile	3 miles	5 miles
Total Population	24,439	147,690	209,166
Projected Population (2022)	25,630	152,090	215,641



HOUSING

Total Households	6,913	45,919	66,847
Projected Total Households (2022)	7,268	47,124	68,665



INCOME

Median Household Income	\$50,006	\$66,401	\$76,009
Average Household Income	\$65,312	\$87,327	\$98,844
Per Capita Income	\$18,621	\$27,346	\$31,711
Median Disposable Income	\$41,810	\$54,695	\$60,551
Average Disposable Income	\$53,154	\$68,328	\$75,452



DAYTIME DEMOS

Total Daytime Population	28,756	136,213	191,682
Daytime Population Workers	15,495	59,199	83,195
Daytime Population Residents	13,261	77,014	108,487



RACE & ETHNICITY

White	11,768	48.15%	83,834	56.76%	125,326	59.92%
Black or African American	579	2.37%	3,653	2.47%	4,969	2.38%
American Indian & Alaska Native Population	340	1.39%	1,508	1.02%	1,929	0.92%
Asian Population	723	2.96%	9,274	6.28%	14,881	7.11%
Pacific Islander Population	63	0.26%	351	0.24%	564	0.27%
Other Race Population	9,725	39.79%	41,739	28.26%	51,052	24.41%
Population of Two or More Races	1,241	5.08%	7,332	4.96%	10,446	4.99%
Hispanic Population	18,100	74.06%	79,267	53.67%	98,764	47.22%
Non-Hispanic Population	6,339	25.94%	68,423	46.33%	110,403	52.78%



EDUCATION

Bachelor's Degree	1,517	10.54%	15,885	16.61%	26,832	19.34%
Graduate/Professional Degree	794	5.52%	8,281	8.66%	14,428	10.40%



AGE

Median Age	29.7	34.0	35.4
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