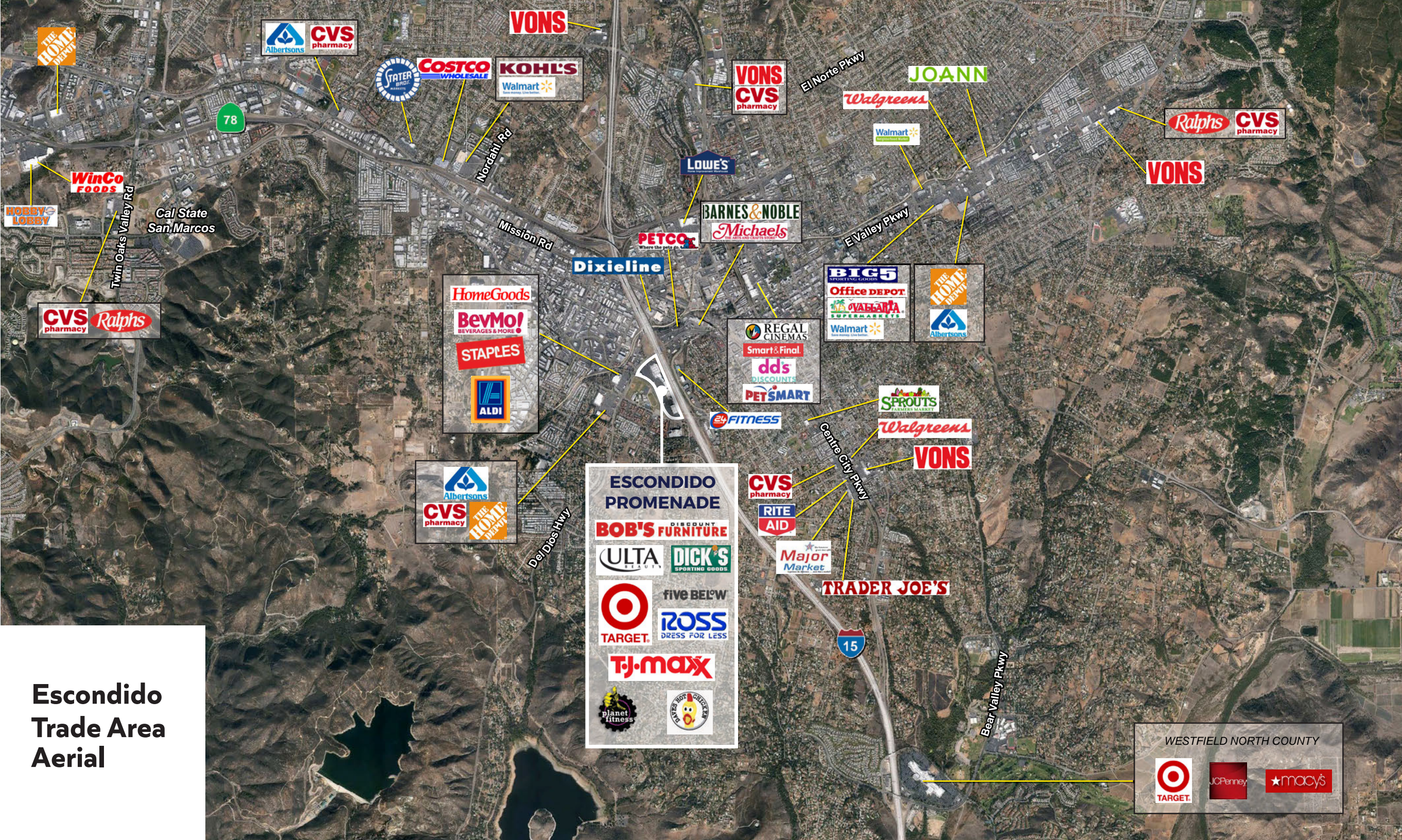




# Escondido Promenade





Escondido Trade Area Aerial

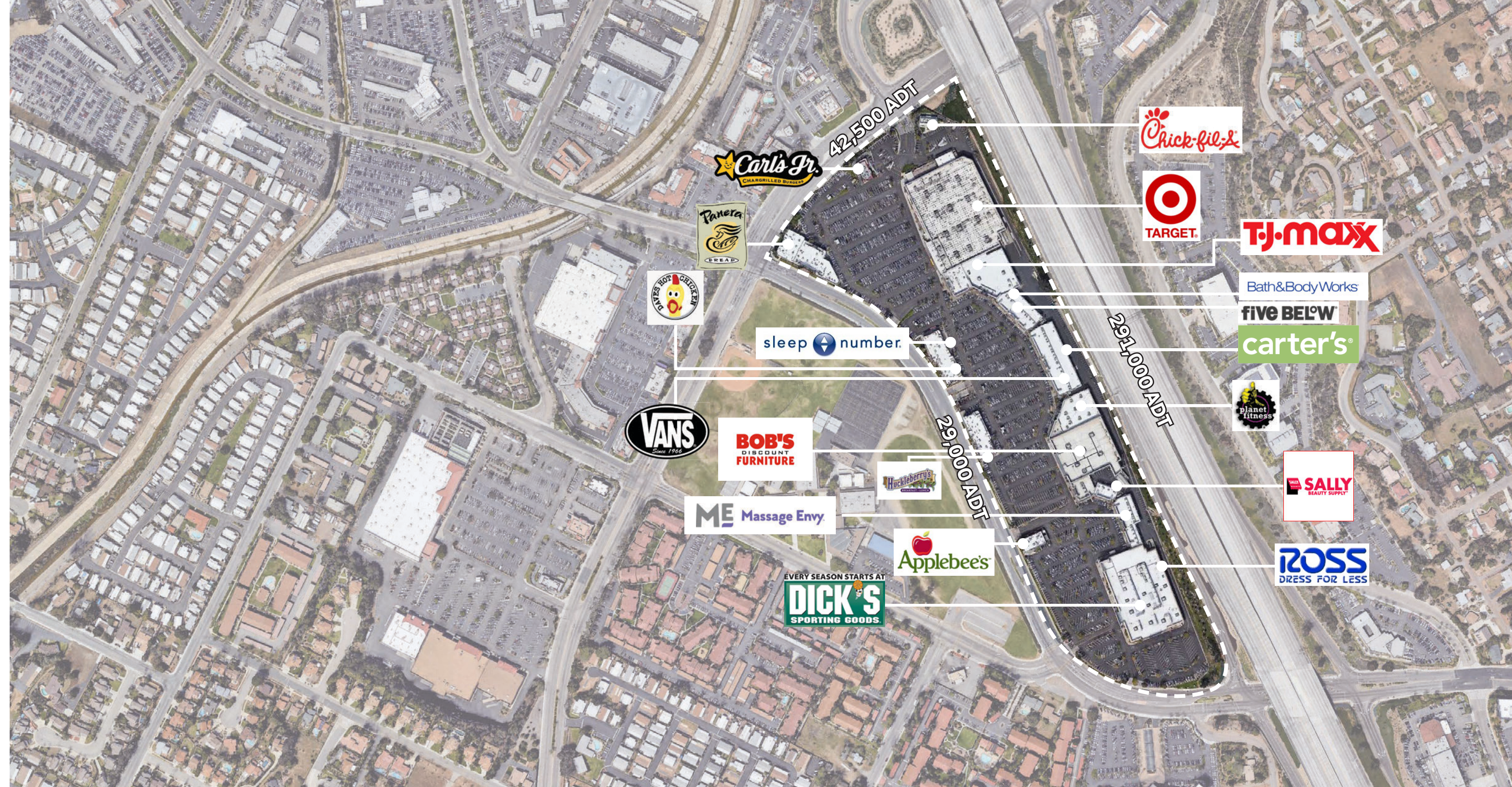
## Escondido Promenade





# Property Highlights.

- Located on the SEQ of W. Valley Pkwy & Auto Park Way
- Dominant Center in Escondido trade area
- Strong softgoods co-tenancy
- Freeway proximity provides regional draw
- Strong line-up of national retailers
- Strong quick-serve restaurant line-up
- Half-mile frontage on I-15 -- 291,000 ADT







# Escondido Promenade





Unit	Tenants	SF
B001	Men's Wearhouse	4,883
B002	UPS Store	947
B003	One Main Financial	1,692
C001	TJ Maxx	25,267
C002	Palomar Jewelers	857
C003	Kumon	894
D001-A	Bath & Body Works (Coming Soon!)	3,962
D003	Five Below	10,570
E002	ULTA	9,876
E004	Tilly's	10,747
E005	Carters	3,560
E006	Vans	3,432
G001	Planet Fitness	17,474
G002	AVAILABLE	1,290
G003	The Joint	880
H001	Bob's Furniture	45,600
I001, I002	North Island Credit Union	5,892
J001	European Wax Center	1,393
J002	AVAILABLE	1,000
J003	Sally Beauty	1,699
K001	AVAILABLE	1,762
K002, K003	Massage Envy	4,500
K004	AVAILABLE	2,070
K005, K006	Ten Perfect Nails	1,491
K007	Glamour Brows	750
K009	General Nutrition Center	1,200

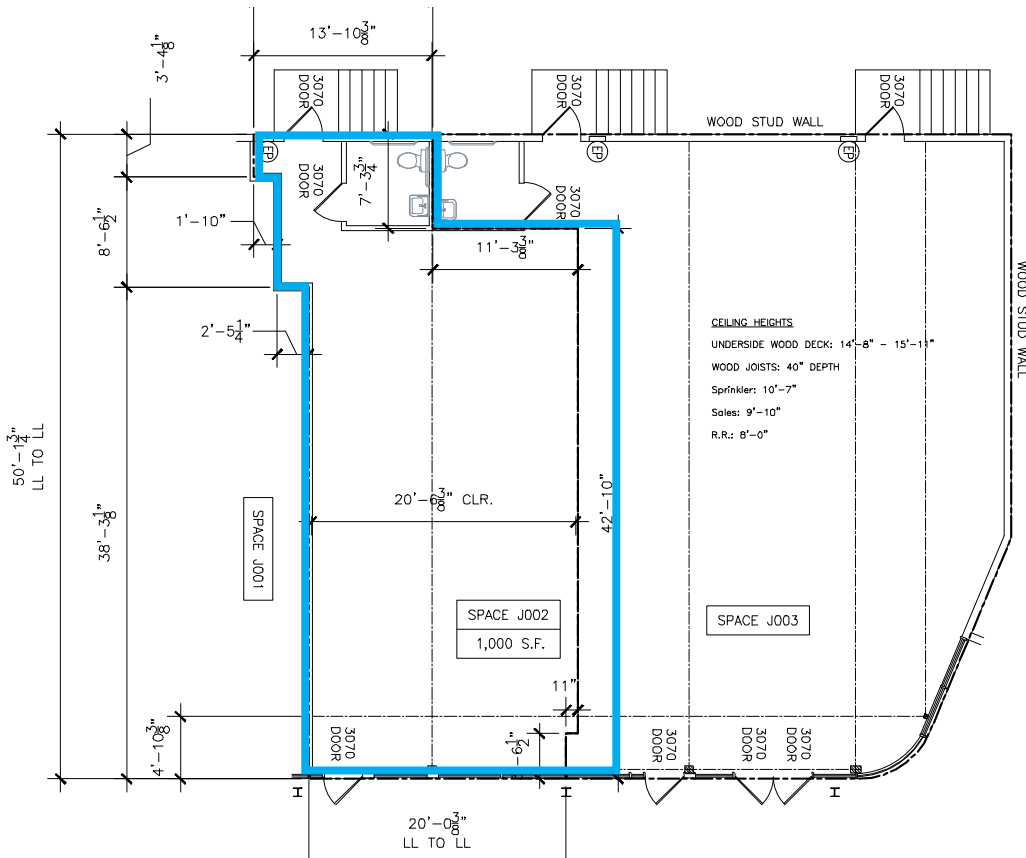
Unit	Tenants	SF
K008	Property Management	800
L001	Ross	30,412
L002	Dick's Sporting Goods	44,760
M000	Applebees	4,997
O001-2, P005	Huckleberry's	5,133
P001 - P002	Cox Solution Stores	4,172
P003	POTENTIALLY AVAILABLE	1,279
P004	Teaspoon	1,240
R003	AT&T Mobility	2,856
R004	Dave's Hot Chicken	2,203
S001	Sleep Number	3,215
S003	Verizon Wireless	2,928
S005	Mission Federal Credit U	2,980
S007	AVAILABLE	1,258
U001	The Kebab Shop	2,613
U002	Jamba Juice	1,535
U003	Starbucks	1,115
V001	Yogurtland	1,400
V002	LensCrafters	4,400
V003	Pick Up Stix	1,979
W001	Panera Bread	4,098
W002	Bright Now Dental	4,208
Y000	Carl's Jr	3,391
Z000	Chick-Fil-A	2,268



Availability.

Suite J002 · 1,000 sf

SUITE J002

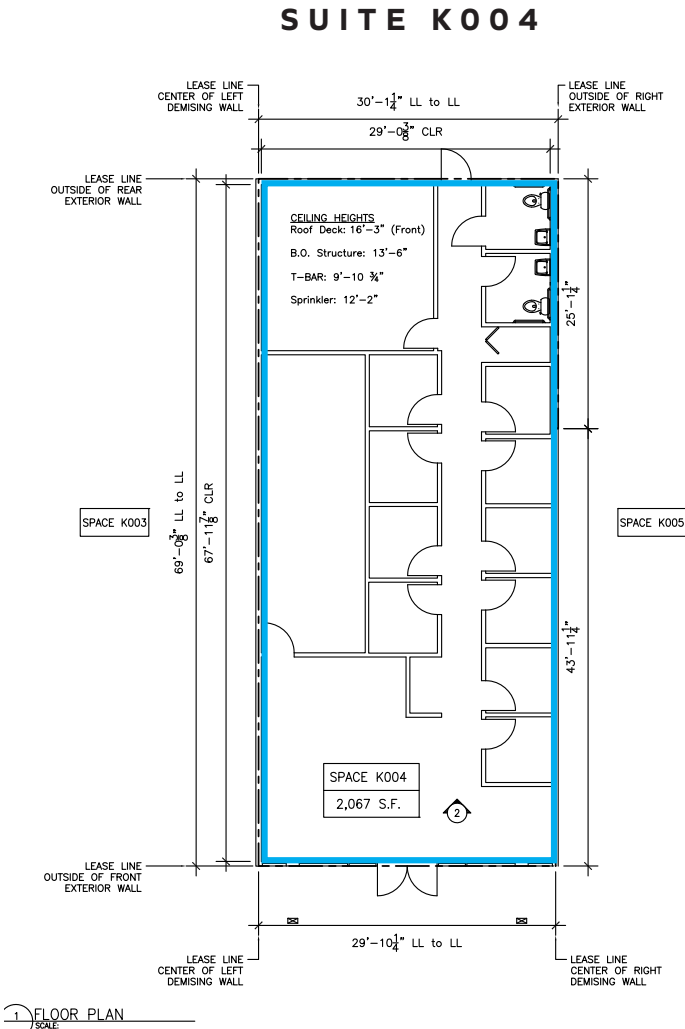
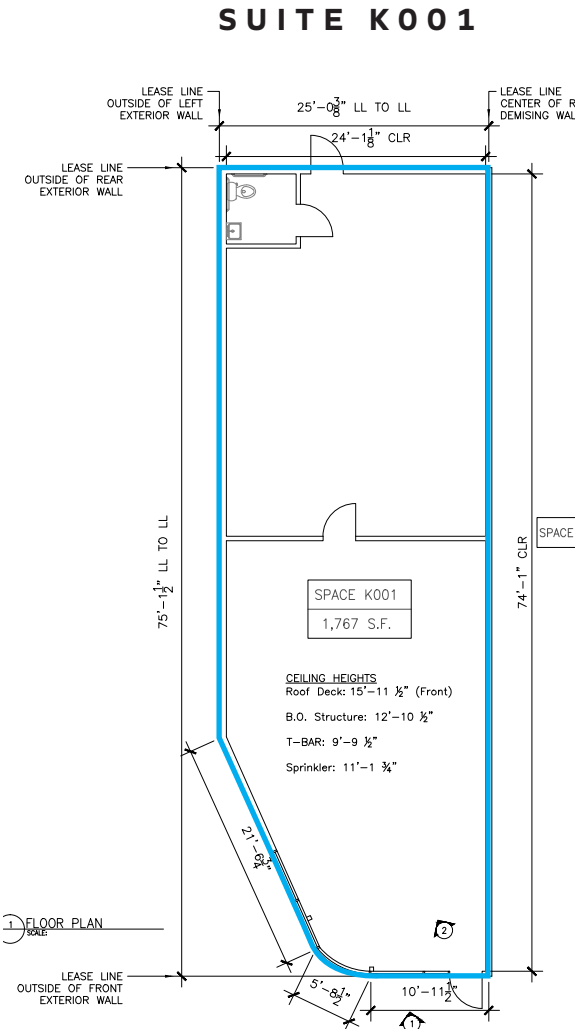




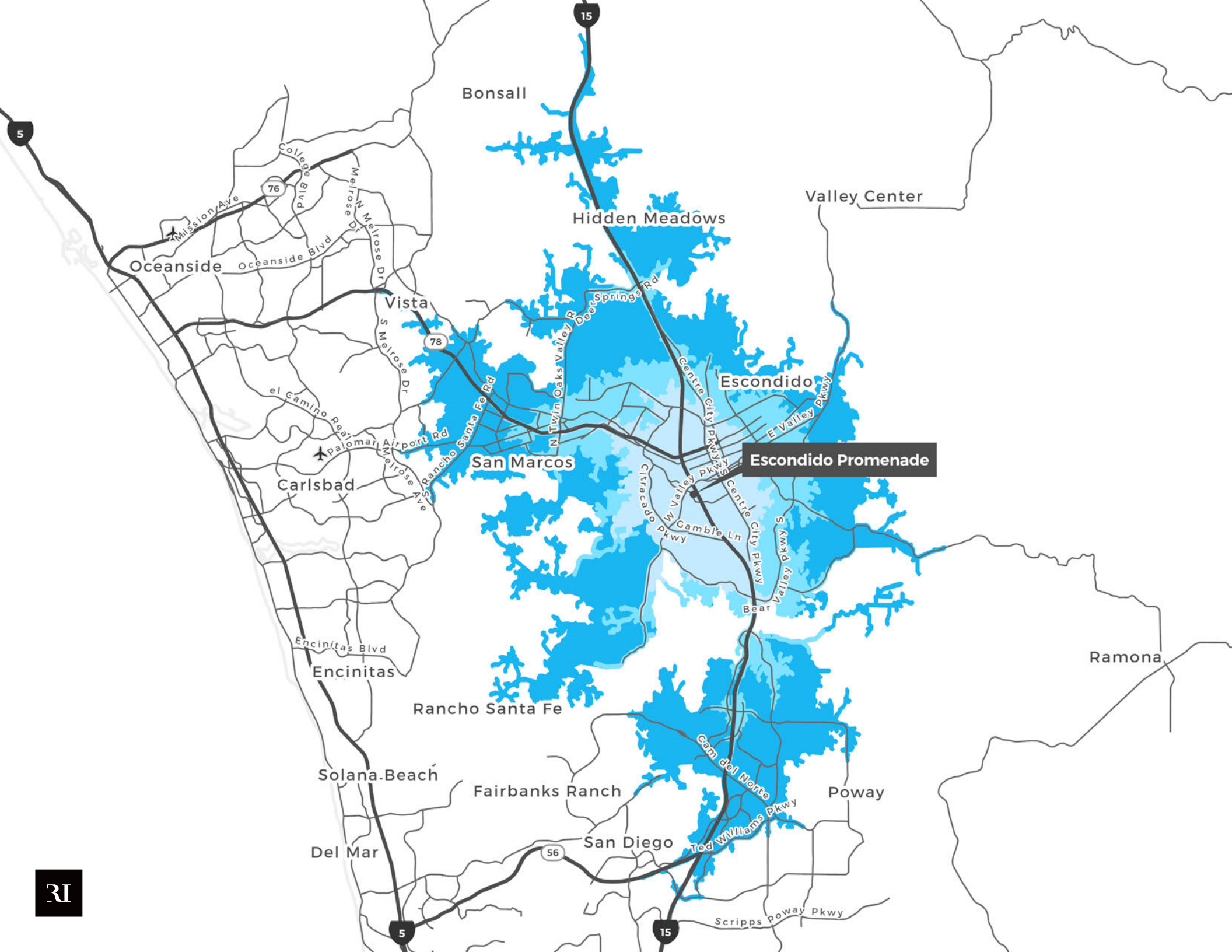
Availability.

Suite K004 · 2,070 sf

Suite K001 · 1,762 sf







# Area Demographics.

**5.52M**  
annual visits to the center, making Escondido Promenade one of the **busiest centers** in North County

**346K**  
people in the primary trade area with **over 115,000** households making over **\$108,000** per year

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	61,619	144,669	345,123
Average Household Income	\$82,936	\$89,266	\$108,991
Total Households	20,500	46,477	115,798
Daytime Population	69,026	142,151	332,288
Median Age	34.1	34.8	36.6
69K	334K	Analytics	
daytime employees within a seven minute drive time	incredible auto traffic with 43,100 ADTs at the intersection and 291,000 ADTs along I-5 Fwy	mobile data shows consistent traffic at the center throughout the day	





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