

Ferrara Plaza



RETAIL SPACE AVAILABLE FOR LEASE | 2401-53 E VALLEY PKWY, ESCONDIDO, CA





FEATURES

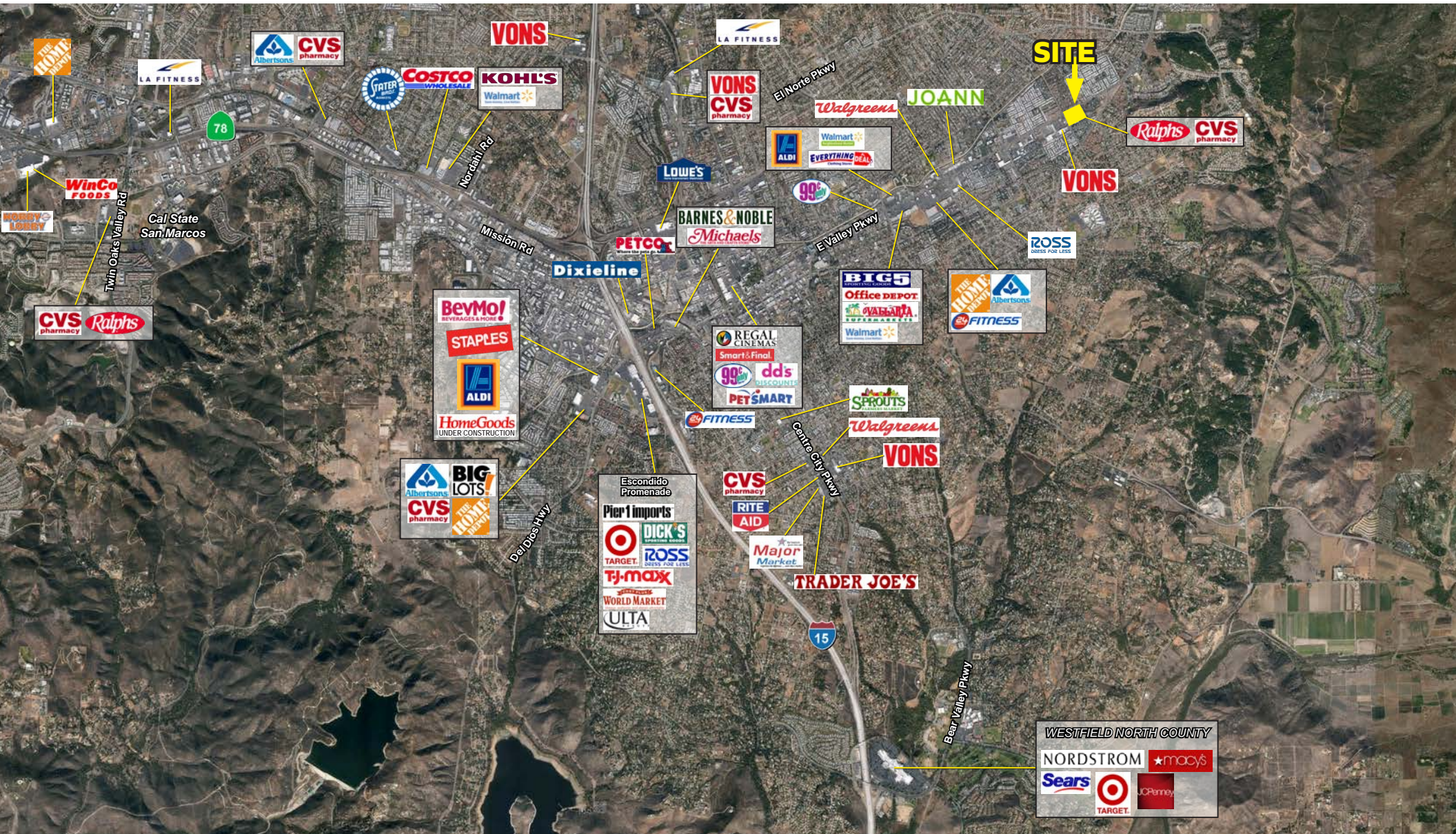
- 90,217 SF Ralphs/CVS anchored center along E Valley Parkway
- High volume grocer with strong national-brand cotenancy
- **Shop space available – 1,370 SF & 1,400 SF**
- Located along the main commercial thoroughfare at signalized intersection
- Surrounded by high density housing and residential communities
- Within close proximity to many national retailers



Tenant	SF
Ralph's	36,410
CVS	22,880
KFC	6,000
AVAILABLE	1,370
Barber Shop	900
The Pool Supply Store	1,950
Dry Cleaners	2,000
AVAILABLE	1,400
Hair Salon	1,200
Reflexology	2,100
Optometrist	1,500
Nail Salon	1,200
Subway	1,200
Mexican Restaurant	2,100
O'Reilly Auto Parts	5,400
Smoke Shop	1,300
Little Caesar's	1,300
Total	90,210

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.







Rings: 1, 3, 5 mile radii



POPULATION

Total Population
Projected Population (2022)

1 mile	3 miles	5 miles
27,499	108,081	172,759
28,186	111,877	178,695



HOUSING

Total Households
Projected Total Households (2022)

8,157	31,482	53,903
8,325	32,462	55,547



INCOME

Median Household Income
Average Household Income
Per Capita Income
Median Disposable Income
Average Disposable Income

\$51,294	\$56,124	\$63,103
\$70,503	\$78,205	\$88,100
\$21,084	\$22,963	\$27,565
\$43,533	\$47,716	\$52,808
\$56,223	\$61,094	\$67,407



DAYTIME DEMOS

Total Daytime Population
Daytime Population Workers
Daytime Population Residents

17,848	91,165	158,906
3,164	33,503	68,246
14,684	57,662	90,660



RACE & ETHNICITY

White
Black or African American
American Indian& Alaska Native Population
Asian Population
Pacific Islander Population
Other Race Population
Population of Two or More Races
Hispanic Population
Non-Hispanic Population

14,779	53.75%	58,948	54.54%	101,271	58.62%
671	2.44%	2,633	2.44%	4,071	2.36%
244	0.89%	1,166	1.08%	1,735	1.00%
1,583	5.76%	6,201	5.74%	11,478	6.64%
80	0.29%	258	0.24%	424	0.25%
8,897	32.36%	33,766	31.24%	45,541	26.36%
1,244	4.52%	5,110	4.73%	8,240	4.77%
16,687	60.68%	63,832	59.06%	87,162	50.45%
10,812	39.32%	44,249	40.94%	85,598	49.55%



EDUCATION

Bachelor's Degree
Graduate/Professional Degree

2,041	11.80%	9,493	14.10%	19,126	17.03%
932	5.39%	4,314	6.41%	9,475	8.44%



AGE

Median Age

32.4	32.4	34.6
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