

# Vons Citrus Plaza

2345 E Valley Pkwy, Escondido, CA 92027



**VONS**

**DUTCH BROS**  
NOW OPEN

**usbank**



CITRUS AVE 11,657 ADT

VALLEY PKWY 25,286 ADT

**RI** RETAIL INSITE

**SPACES AVAILABLE FOR LEASE AT VONS ANCHORED CENTER**



## Vons Citrus Plaza.

Vons Citrus Plaza is a conveniently located shopping center in the bustling neighborhood of Escondido. The property is easily accessed off E Valley Parkway (25,286 ADT) and Citrus Avenue making it a regular destination for the surrounding community.

The site also benefits from its close proximity to surrounding grocers, retailers, and restaurants. The recent opening of Dutch Bros Coffee onsite has further boosted foot traffic, making it an ideal opportunity to become part of this thriving community.





# Property Highlights.

- Vons anchored center
- Positioned along two major arterials: Valley Pkwy (25,286 ADT) and Citrus Ave (11,657 ADT)
- Lighted intersection with full access
- Strong, surrounding retail co-tenancy



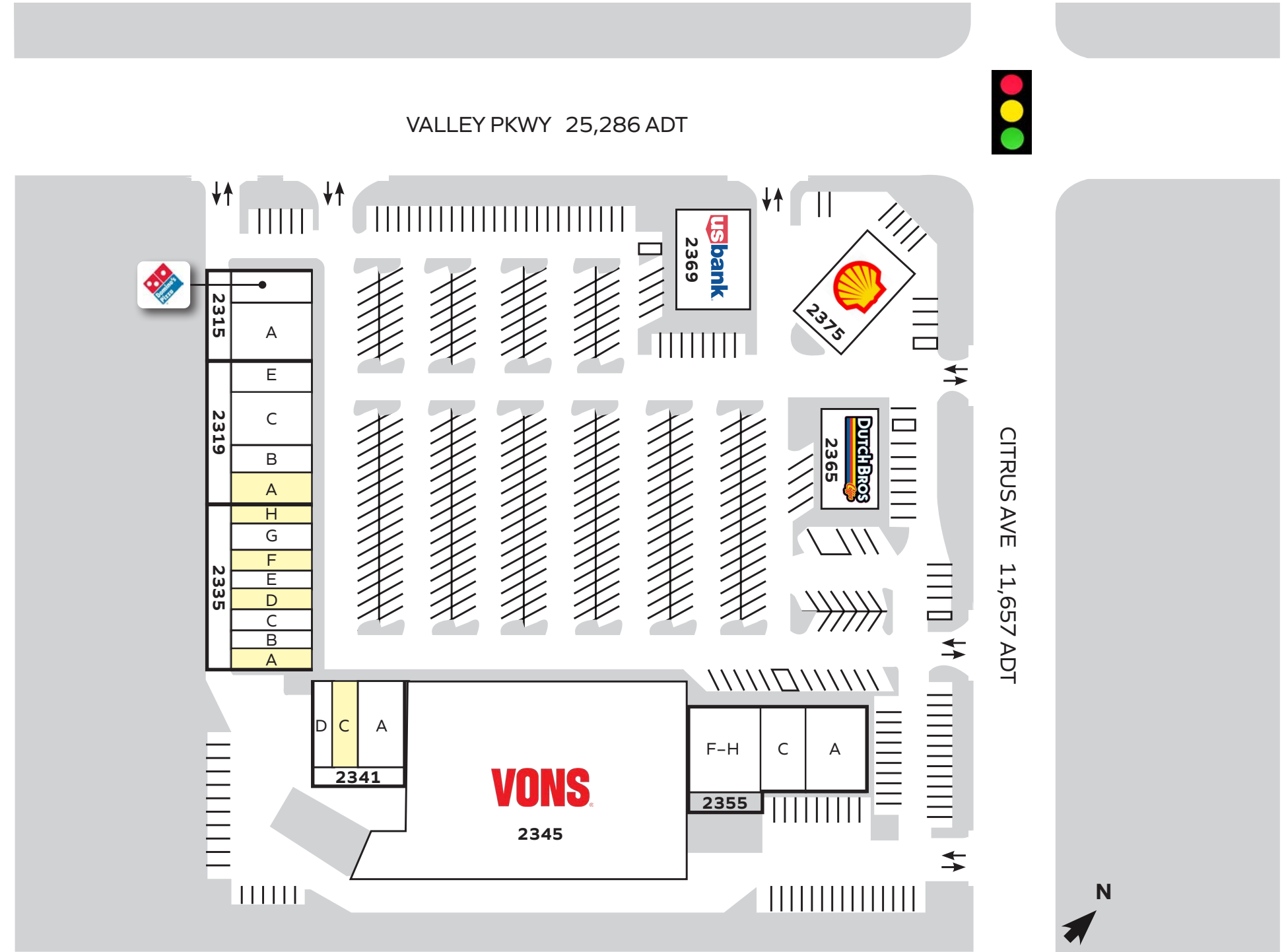


# Site Plan.

2345 E VALLEY PKWY,  
ESCONDIDO CA 92027

- AVAILABLE
- OCCUPIED

BLDG	SUITE	TENANTS	SF
2315	B	Domino's Pizza	1,700
	A	Lease Pending	3,300
2319	E	S. Stewart Whang DDS	1,668
	C	Zayas Tax Service	2,600
	B	Kotija Mexican Food	1,560
	A	AVAILABLE	1,575
2335	H	AVAILABLE	1,300
	G	NGA Salon	1,105
	F	AVAILABLE	1,137
	E	Yummy Express	1,138
	D	AVAILABLE	975
	C	David A. Willes, DMD	1,300
	B	Cindy Nail Salon	975
	A	AVAILABLE	1,235
2341	D	Hair Force Barber Shop	1,120
	C	AVAILABLE	1,027
2345	-	Vons	37,030
2355	F-H	A Place of Our Own	4,690
	C	Randy Eldred	2,310
	A	Lease Pending	3,500
<b>TOTAL SHOPPING CENTER SF</b>			<b>85,475</b>



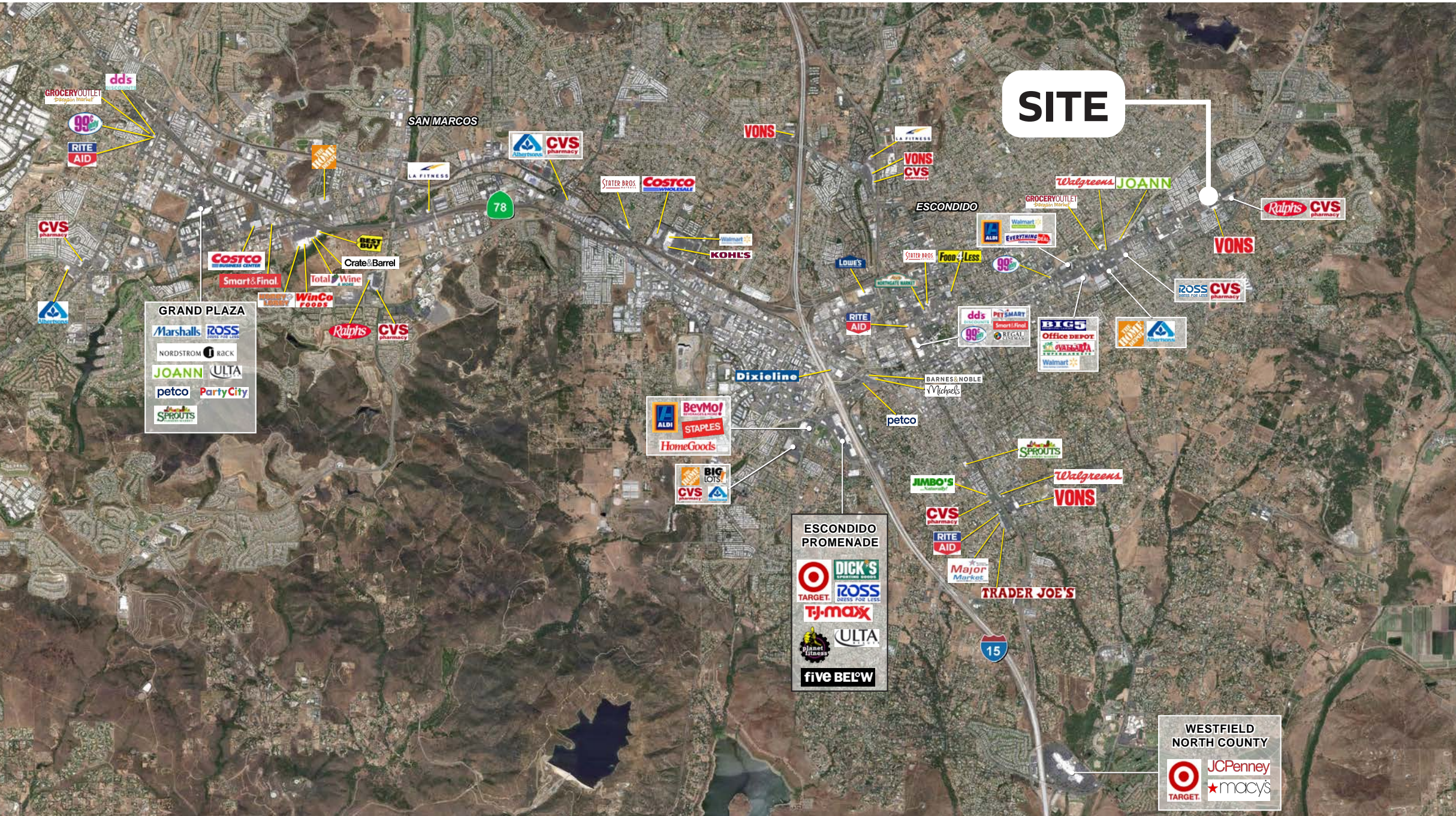


# Neighborhood Aerial.

2345  
E VALLEY PKWY,  
ESCONDIDO,  
CA 92027







# Area Demographics.

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	72,065	122,566	187,818
Average Household Income	\$97,137	\$100,520	\$116,439
Total Households	21,636	38,145	60,974
Daytime Population	54,247	103,267	170,439
Daytime Worker Pop.	15,443	37,373	72,108
Median Age	33.4	33.8	36.4

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.





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