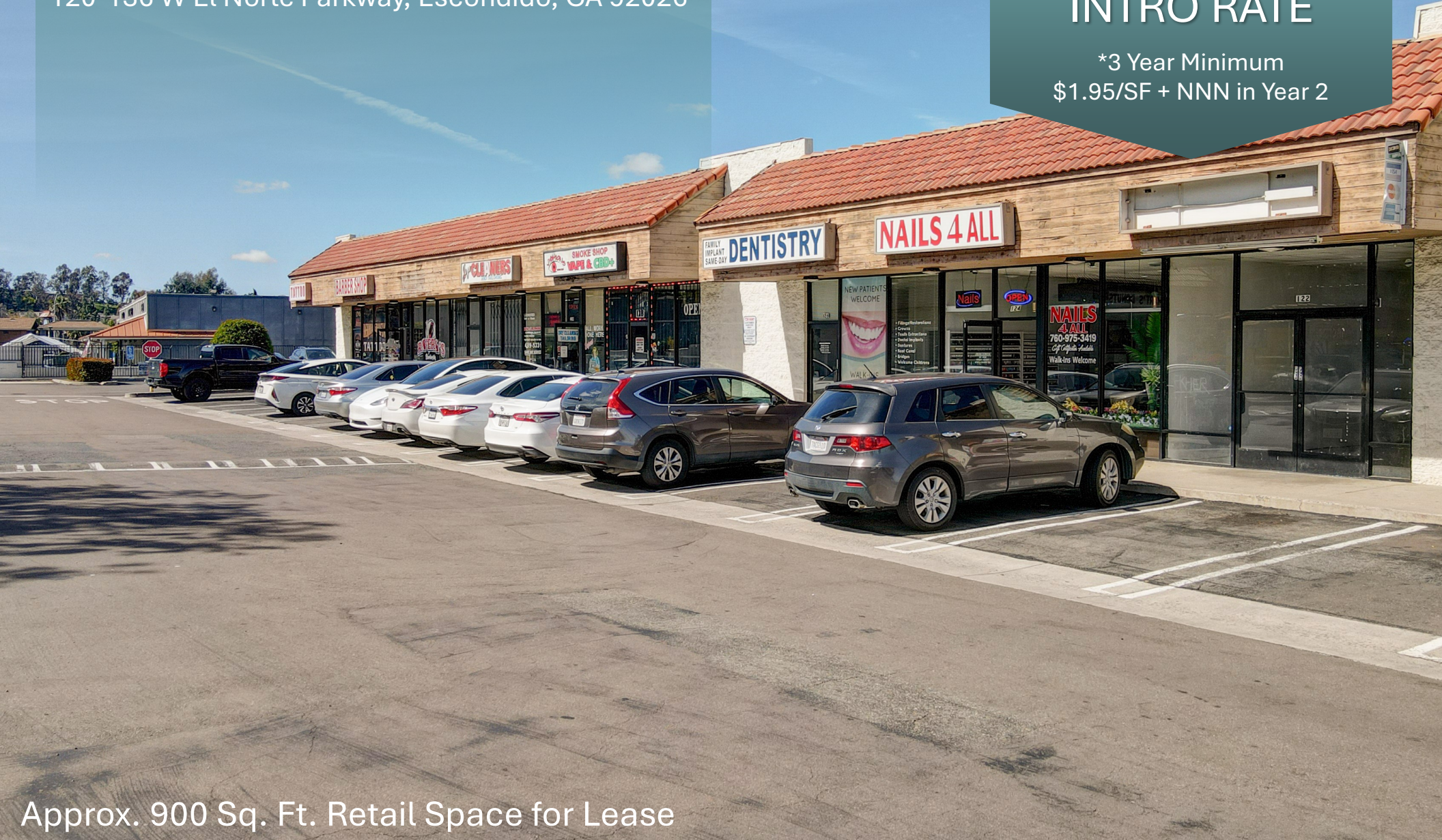


# EL NORTE BROADWAY CENTER

120-136 W El Norte Parkway, Escondido, CA 92026

\*\$1.80/SF + NNN  
INTRO RATE

\*3 Year Minimum  
\$1.95/SF + NNN in Year 2



Approx. 900 Sq. Ft. Retail Space for Lease

## JASMINE GOLIA

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## Property Features

Address 120-136 W El Norte Parkway, Escondido, CA 92026

Availability Suite 122: Approx. 900 SF Retail Space

Center Name El Norte Broadway Center

Property Size Approx. 15,000 SF Shopping Center

**Introductory Rate** \$1.80/SF + NNN (\$0.40/SF)  
\*3 Year Minimum  
\$1.95/SF + NNN (\$0.40/SF) in Year 2



Monument Signage Available



Open Floor Plan with Private Restroom



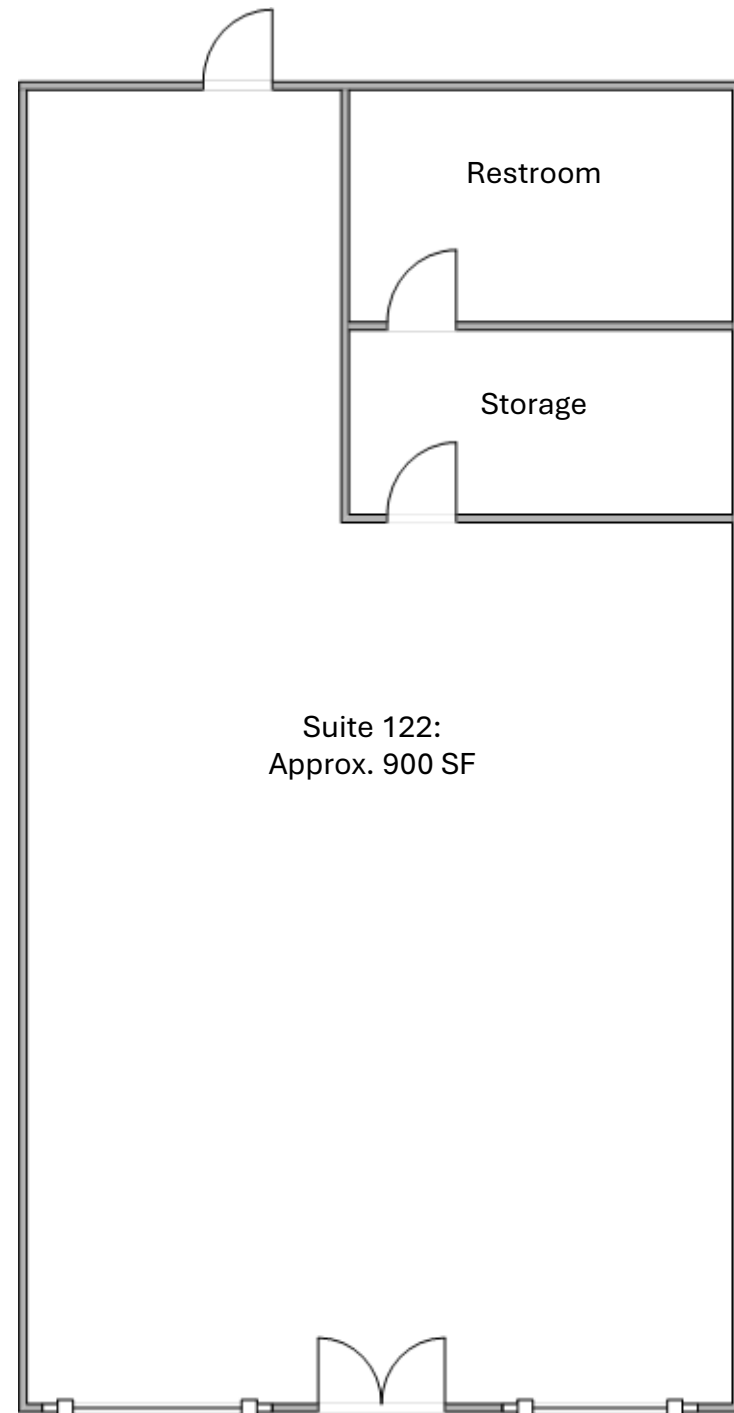
Close Proximity to I-15 & Hwy 78



Highly Trafficked Road with 26,776 Cars Per Day



Strong Daytime Demographics with an Abundance of Surrounding Retail Amenities



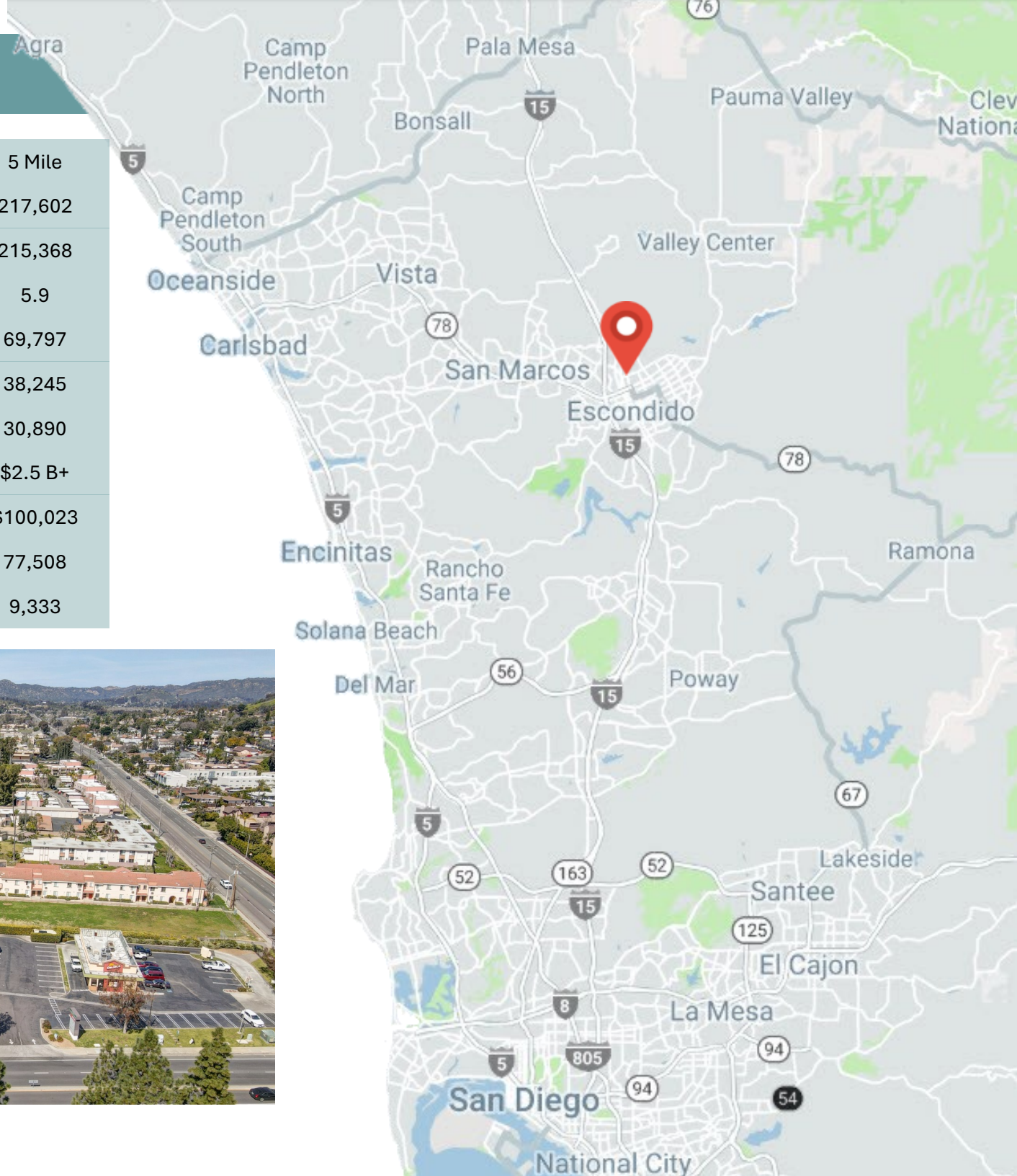
Floor Plans Not Fit to Scale; for Reference Purposes Only.

## Demographics

	3 Mile	5 Mile
Population (2023)	150,813	217,602
Population (2028)	148,944	215,368
Median Age	35.3	5.9
Households	47,891	69,797
Owner Occupied	23,402	38,245
Renter Occupied	23,935	30,890
Consumer Spending	\$1.6 B+	\$2.5 B+
Avg. Household Income	\$88,963	\$100,023
Employees	58,866	77,508
Businesses	7,001	9,333



120-136 W El Norte Parkway, Escondido, CA 92026





Location Aerial





# El Norte Broadway Center

120-136 W El Norte Parkway  
Escondido, CA 92026



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to lease.