

Preschool/Day Care with 2-Acres of Outdoor Space

FOR LEASE

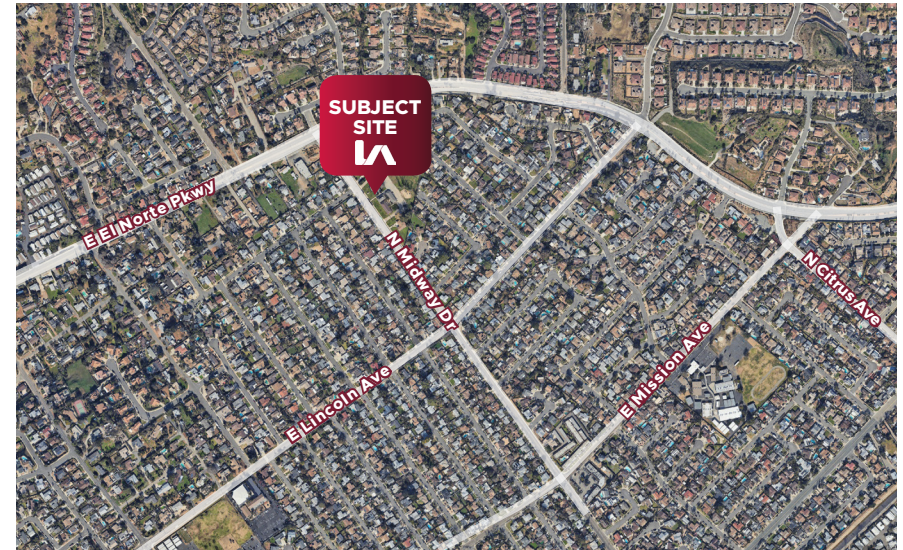


1140 NORTH MIDWAY DRIVE

ESCONDIDO | CA 92027

PROPERTY HIGHLIGHTS

- 3.6 Acre Church & Preschool/Daycare property
- Seeking Preschool or Daycare provider
- 5,506 rentable SF with over 2-acres of outdoor space
- CUP in place for Preschool use
- Dense residential area in Escondido
- Close proximity to Glen View & Rose Elementary Schools
- Convenient access to I-15 via El Norte Parkway



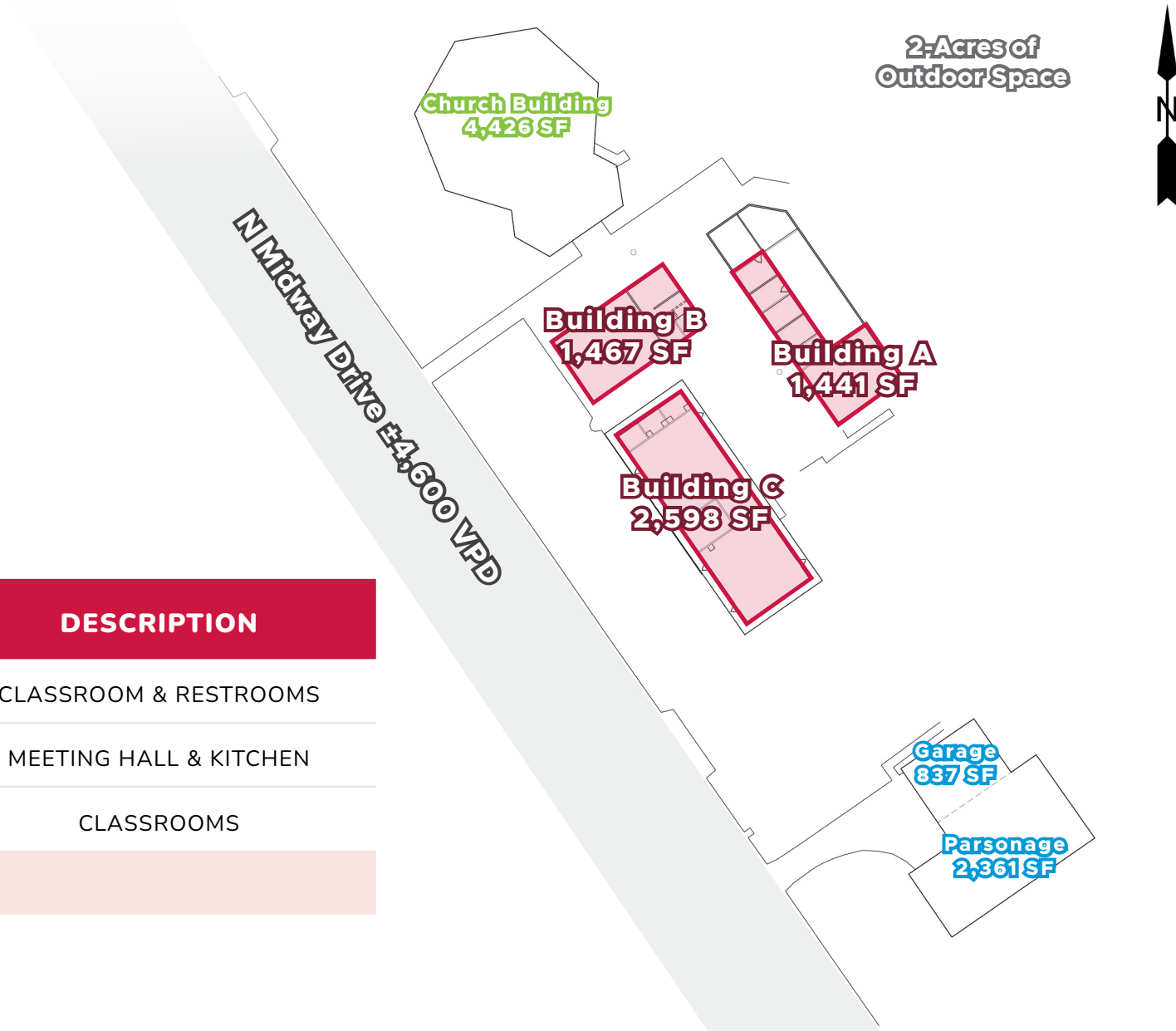
Demographic summary

	1 MILE	3 MILE	5 MILE
Population	20,737	115,493	185,390
Average HH Income	\$95,694	\$89,442	\$102,812
Daytime Population	821	31,994	65,166
Median Age	36.7	35.6	37.7

Traffic counts

N Midway Drive	±4,600 VPD
El Norte Parkway	±17,700 VPD

SITE PLAN



SPACE	SF AVAILABLE	DESCRIPTION
BUILDING A	±1,441 SF	CLASSROOM & RESTROOMS
BUILDING B	±1,467 SF	MEETING HALL & KITCHEN
BUILDING C	±2,598 SF	CLASSROOMS
±5,506 SF		

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AERIAL

Palomar College

Escondido Union Elementary



Valley Plaza



Washington Pk

THE HOME DEPOT
Albertsons
Walmart
ROSS DRESS FOR LESS
Walgreens
POPEYES
ALDI



E Washington Ave

N Midway Dr ±4,600 VPD

E Mission Ave

Glen View Elementary School

Rose Elementary School

E Lincoln Ave

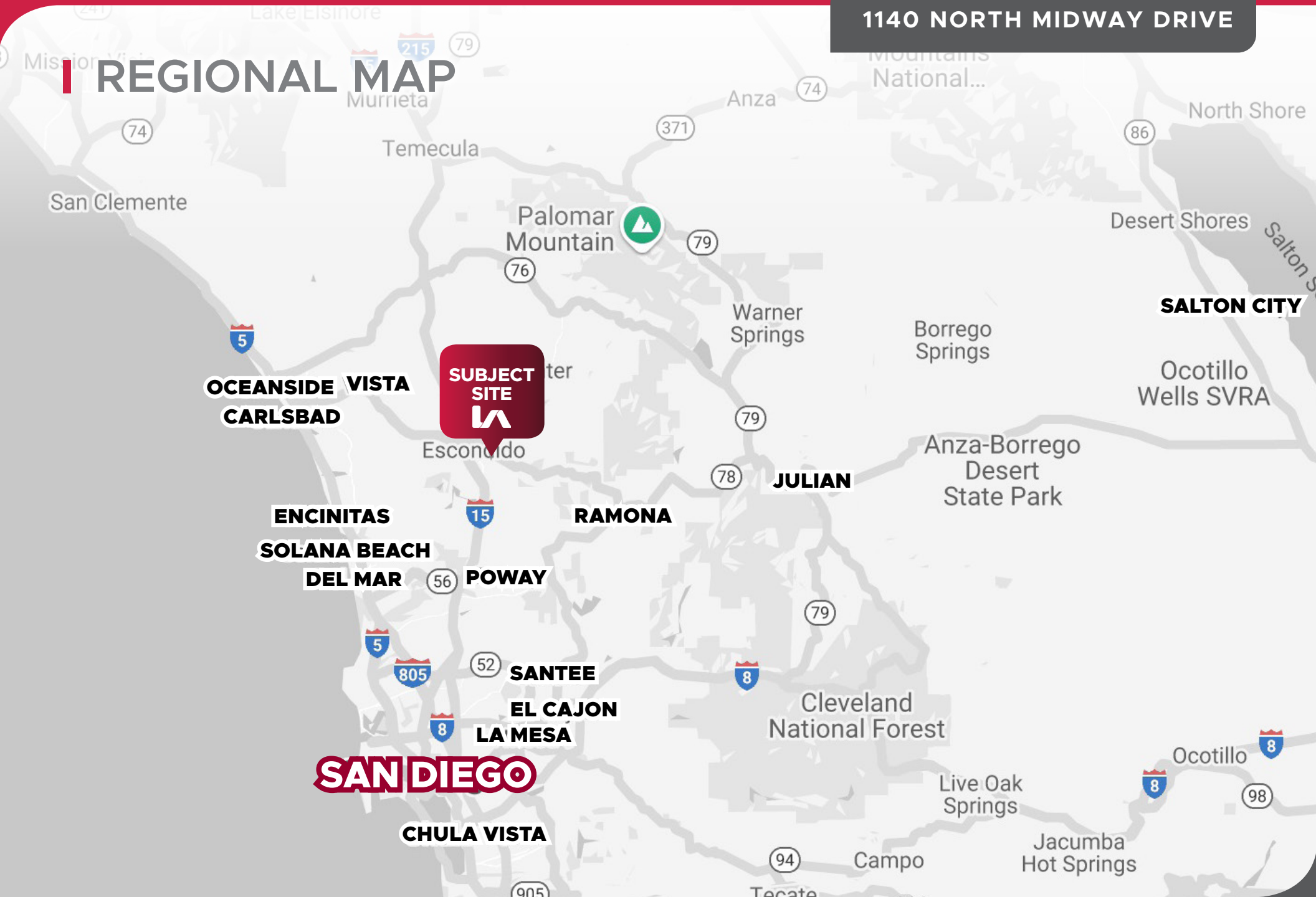
LEE & ASSOCIATES
SUBJECT SITE

Red Barn Market

E El Norte Pkwy ±17,700 VPD

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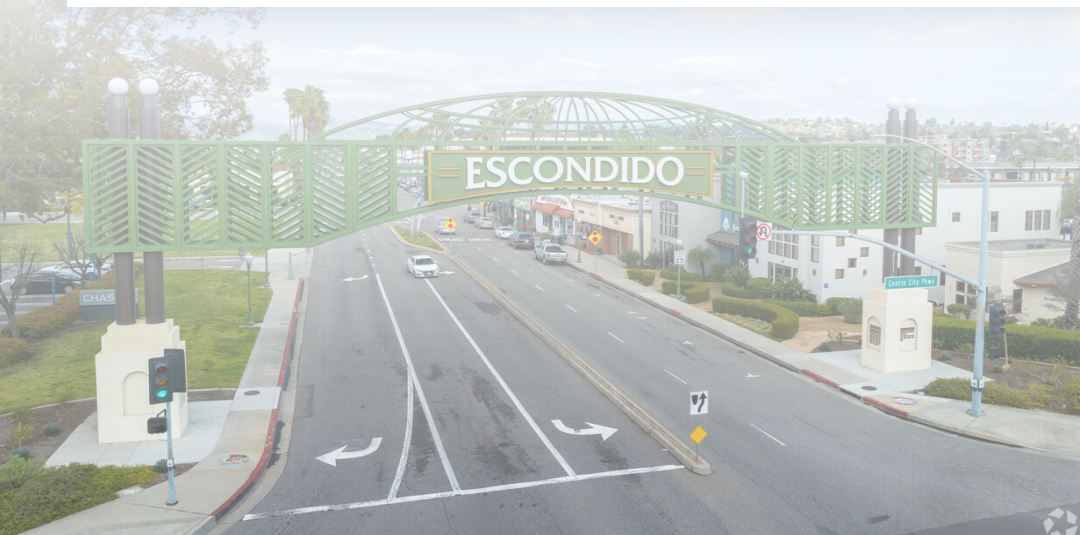
REGIONAL MAP



ESCONDIDO - MARKET OVERVIEW

Escondido is a vibrant, family-oriented city in northern San Diego County, offering a blend of suburban charm and urban amenities. The city has seen steady growth, fueled by an influx of young families and professionals drawn to its more affordable housing options compared to nearby San Diego. Escondido's diverse economy includes key sectors such as retail, healthcare, and education, alongside a growing number of small businesses. Known for its strong sense of community, the city boasts local events and family-friendly attractions like parks, museums, and the California Center for the Arts.

The city is well-connected to major highways, making it accessible to other parts of San Diego County. While the overall cost of living is more affordable than in nearby urban centers, the city is still seeing rising housing demand, which is expected to continue. Escondido's central location and suburban feel make it an attractive place for people seeking a balance of convenience, community, and a slower pace of life, particularly for families looking to settle in the area.



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