

# EL NORTE BROADWAY CENTER

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

Approx. 900 Sq. Ft. Retail Space for Lease



**BROKER INCENTIVE: 4.5% CO-OP COMMISSION**

**COMMISSION BONUS APPLIED TO LEASE SIGNED ON OR BEFORE MAY 31, 2026**

## JASMINE GOLIA

Sales & Leasing Associate

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10721 Treena St, Ste 200

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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

Lease Rate \$1,960/month (includes NNNs \$.40/SF)  
**One Month Free Per Year of Term**  
**\*Min. 2 Year Term**



Monument Signage Available



Open Floor Plan with Private Restroom



New Flooring Installed



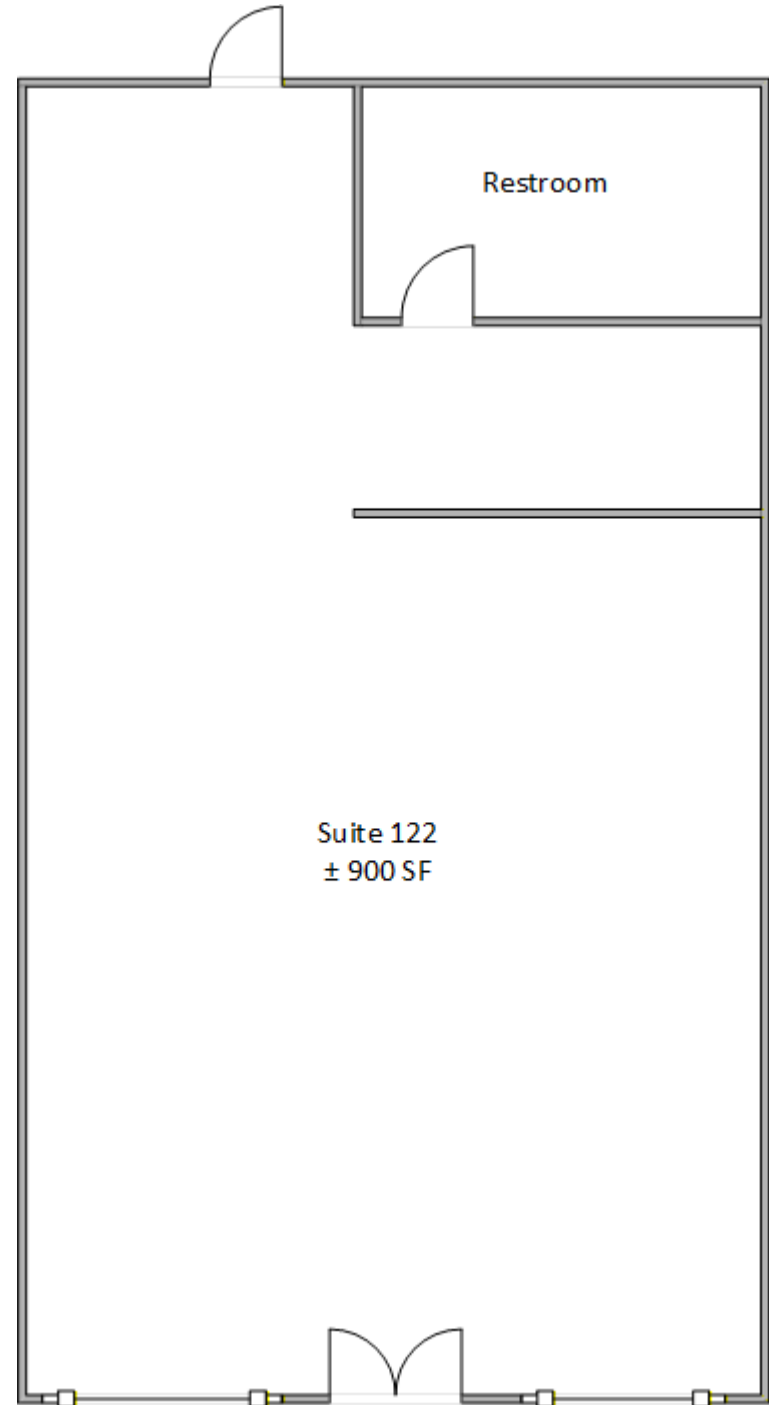
Close Proximity to I-15 & Hwy 78



Highly Trafficked Road with 26,776 Cars Per Day



Strong Daytime Demographics with an Abundance of Surrounding Retail Amenities



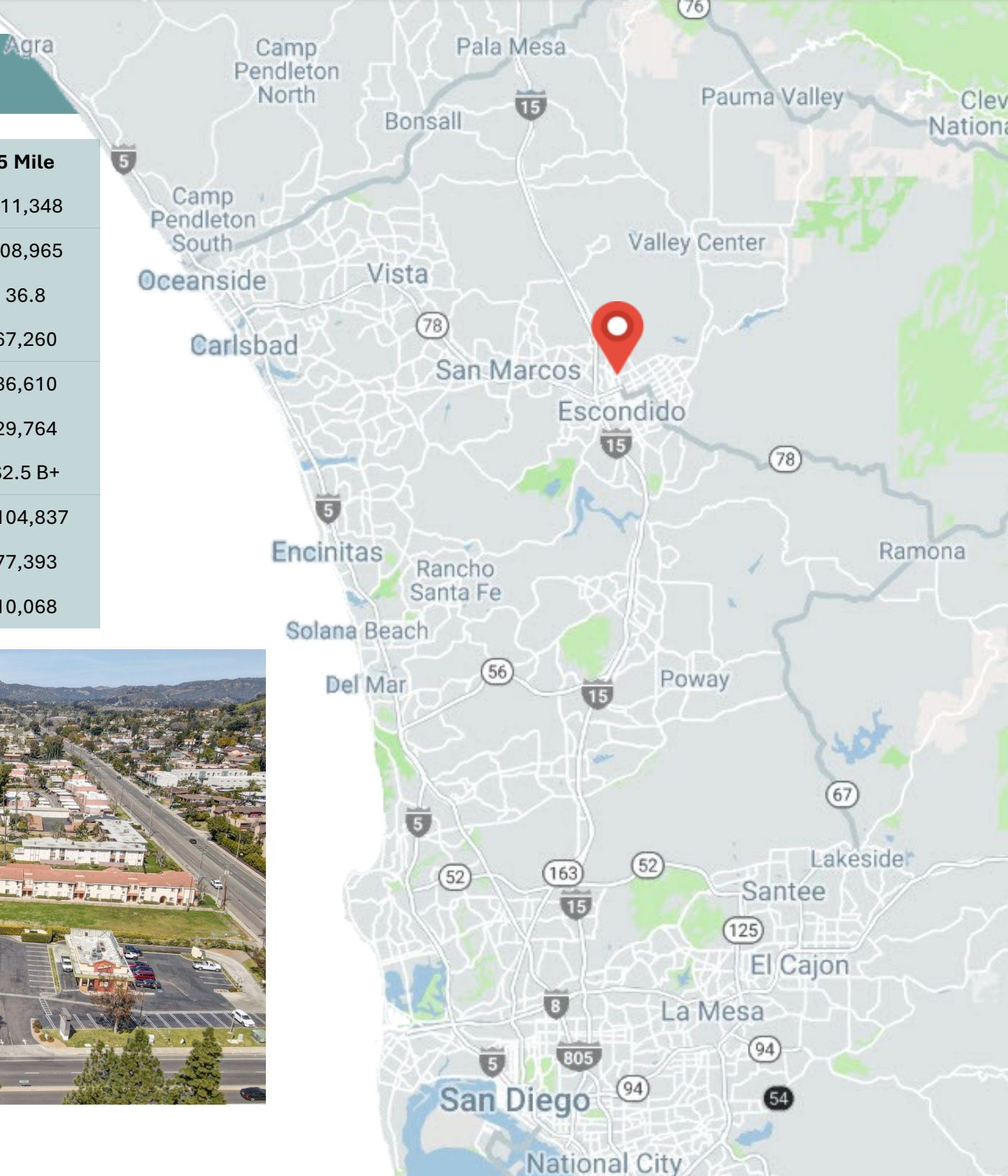
Floor Plans Not Fit to Scale; for Reference Purposes Only.

Demographics

	3 Mile	5 Mile
Population (2024)	145,851	211,348
Population (2029)	144,205	208,965
Median Age	36.5	36.8
Households	46,477	67,260
Owner Occupied	23,188	36,610
Renter Occupied	22,682	29,764
Consumer Spending	\$1.6 B+	\$2.5 B+
Avg. Household Income	\$92,319	\$104,837
Employees	57,641	77,393
Businesses	7,527	10,068



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## Location Aerial



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