

RESTAURANT FOR LEASE!

1334 West Valley Parkway | Escondido, CA

Available Now!



THE SPACE

Location	1334 West Valley Parkway Escondido, CA 92029
County	San Diego
Square Feet	2,118
Lease Type	NNN

Notes 2nd gen. Restaurant in pad building!

HIGHLIGHTS

- 2nd Generation Restaurant For Lease!
- Patio!
- Outstanding Visibility on Major Intersection!
- Nearby & Among Major Retailers!
- Clean, Well Maintained and Secure Property!
- Building Signage Available!
- 2,118 SF + Patio!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,374	117,305	226,615

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$116,310	\$118,813	\$133,312

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,231	39,198	74,791



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PROPERTY FEATURES

CURRENT OCCUPANCY	85.00%
TOTAL TENANTS	17
GLA (SF)	36,000
LAND SF	125,669
LAND ACRES	2.88
YEAR BUILT	1986
TOPOGRAPHY	level
NUMBER OF STORIES	1 & 2
NUMBER OF BUILDINGS	4
NUMBER OF PADS	4
CORNER LOCATION	yes
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

TENANT INFORMATION

MAJOR TENANT/S	Chipotle
SHADOW ANCHOR	7-11
LEASE TYPE	NNN



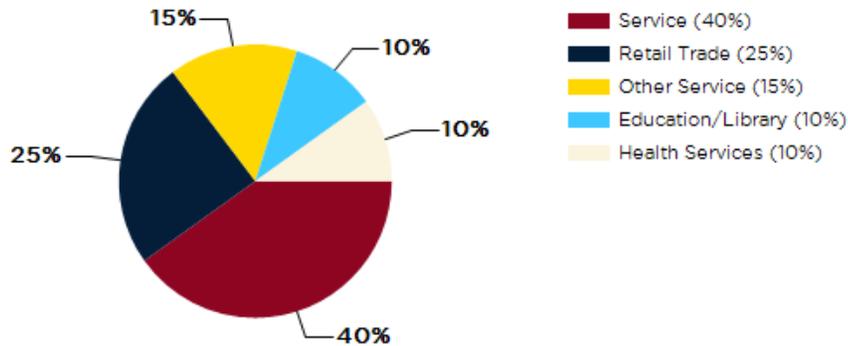
NEC West Valley Parkway & Auto Park Way

- At the Prime North East corner of West Valley Parkway and Auto Park Way just off I-15 nearby & among major Retailers! Near Escondido Auto Park with daily traffic counts up to 42,500 on West Valley Parkway!

Located near the highly trafficked intersection of I-15 & Highway 78! Along the major retail corridor in Escondido with numerous retailers, restaurants, breweries, and office projects, not to mention Auto Parkway Car Dealerships! High traffic counts with prominent signage & visibility!

Join Chipotle, Palomar Health, Pieology and 7-11!

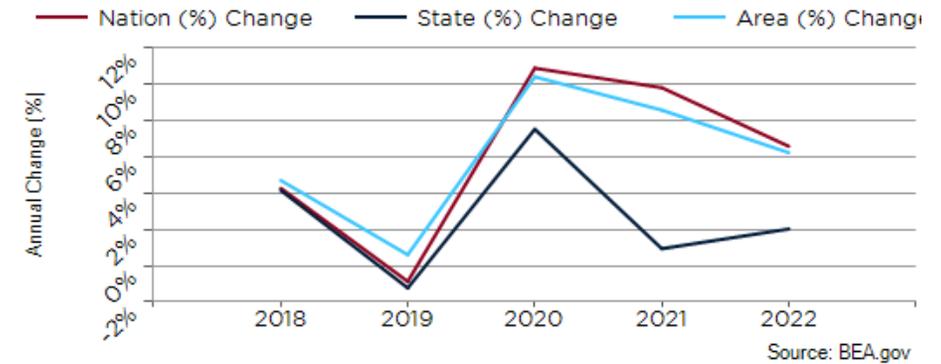
Major Industries by Employee Count



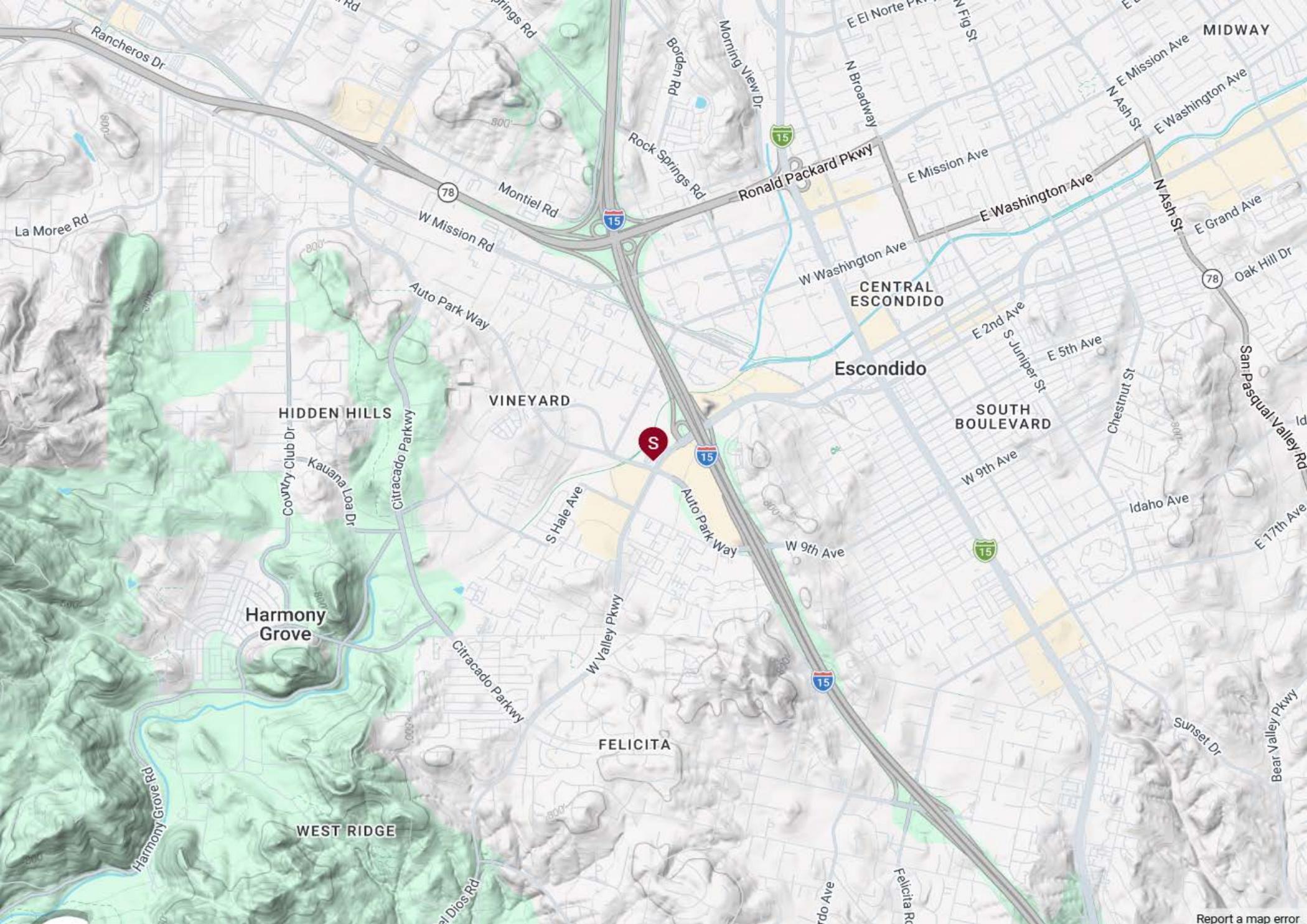
Largest Employers

Palomar Medical Center	2,906
Escondido Union School District	2,077
City of Escondido	959
Escondido Union High School District	881
Toyota of Escondido	368
Bergelectric	354
The Home Depot	332
Vons	266

San Diego County GDP Trend



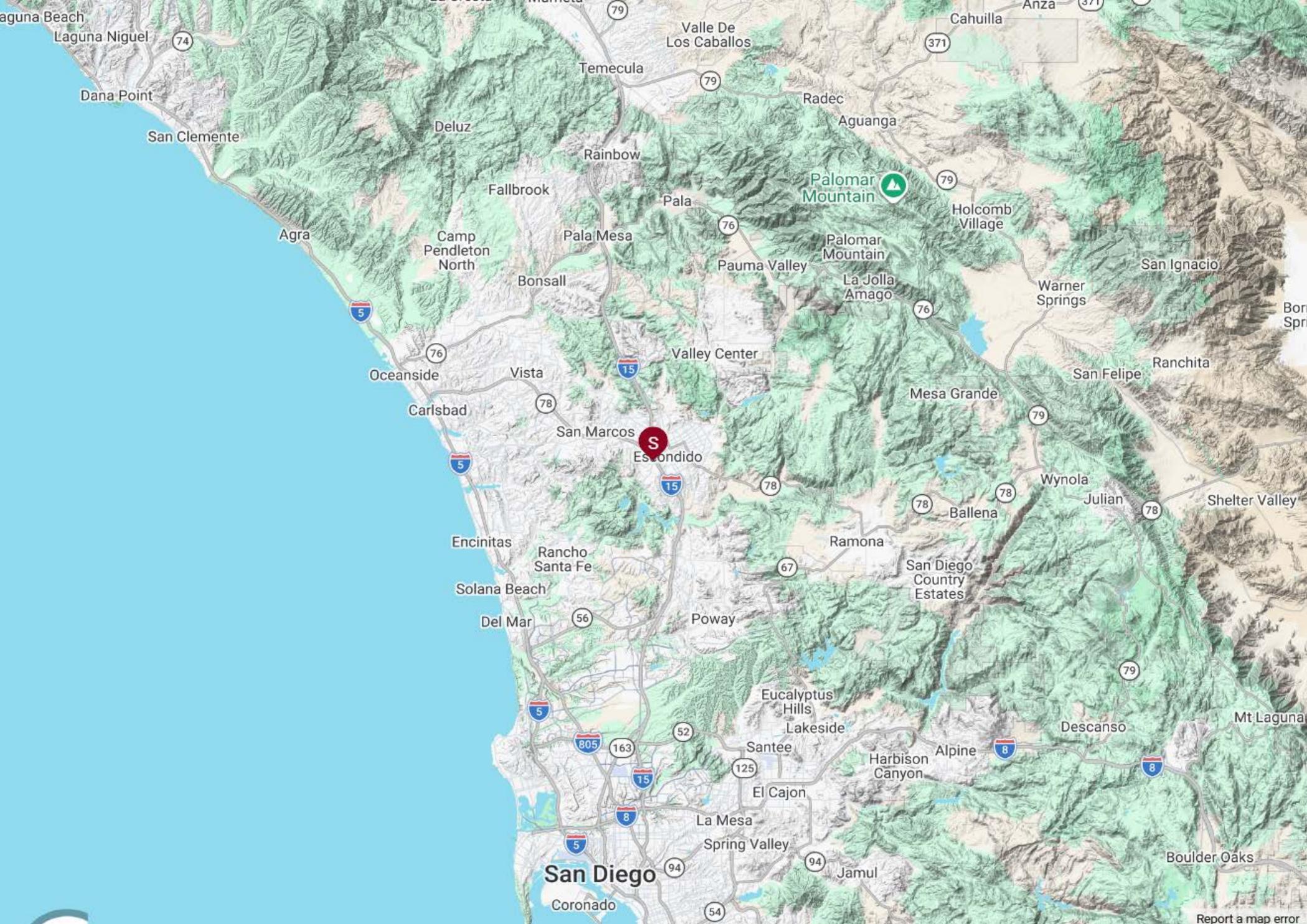
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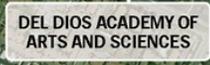
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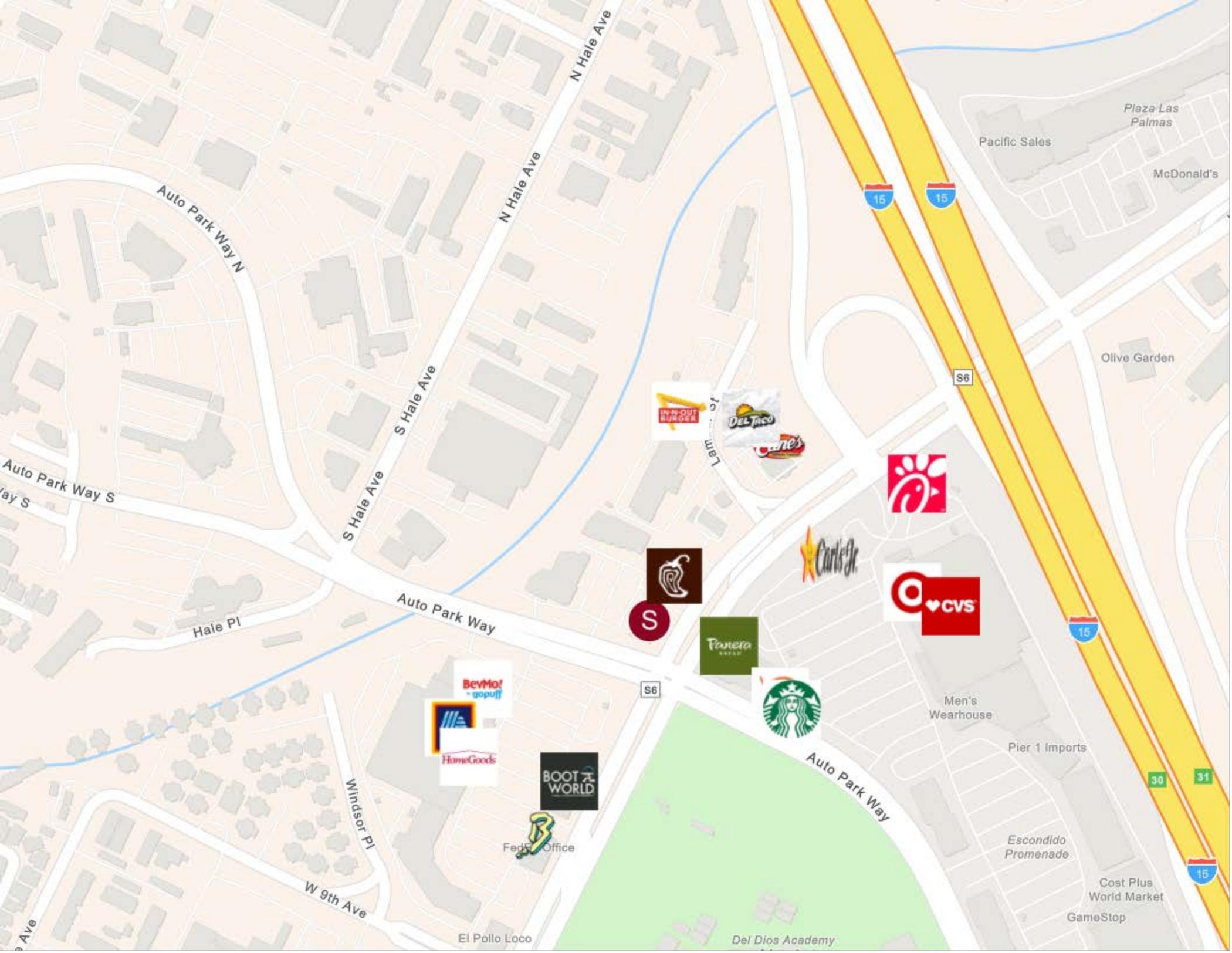
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Auto Park Way N

N Hale Ave

S Hale Ave

15

15

S6

15

30

31

15

Auto Park Way S

Hale Pl

Auto Park Way

Windsor Pl

W 9th Ave

BeyMol
gopuff



HomeGoods



FedEx Office

El Pollo Loco

S

S6



Auto Park Way



Men's
Warehouse

Pier 1 Imports

Escondido
Promenade

Cost Plus
World Market

GameStop

Pacific Sales

Plaza Las
Palmas

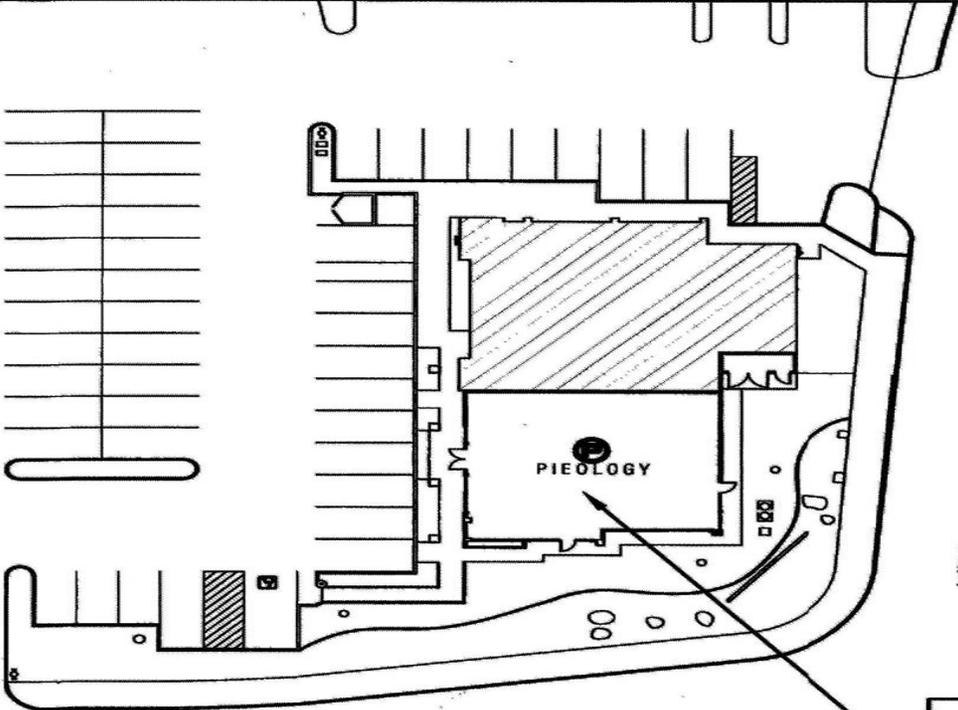
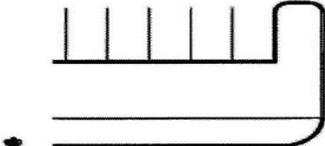
McDonald's

Olive Garden

Del Dios Academy

SITE PLAN

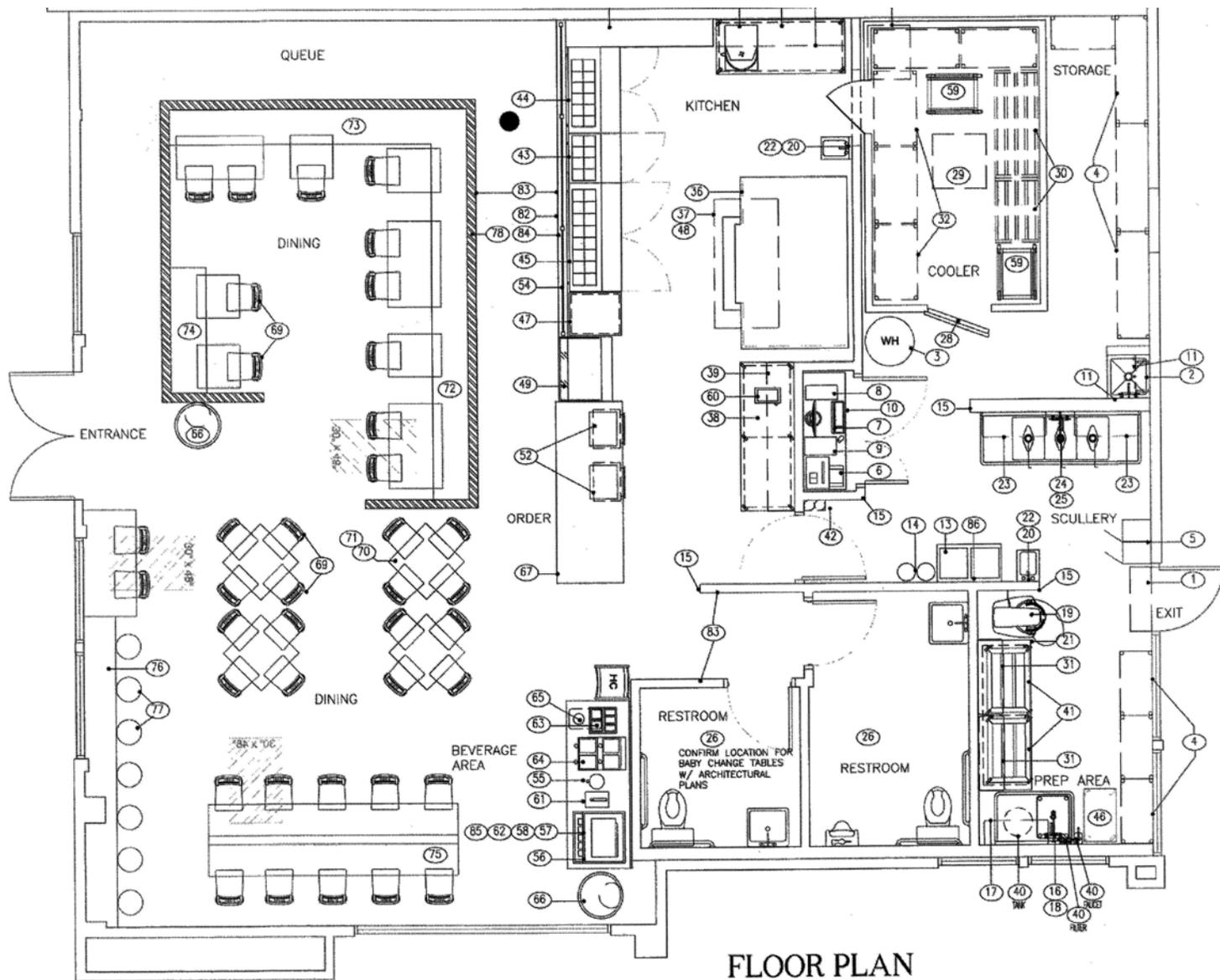
NOTE:
REFERENCE A1.0
FOR ENLARGED SITE PLAN



WEST VALLEY PARKWAY

AUTO PARKWAY

AREA OF TENANT IMPROVEMENT



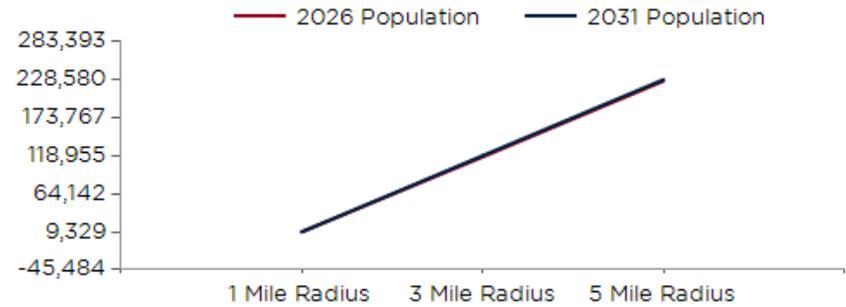
FLOOR PLAN

SCALE: 1/4" = 1'-0"

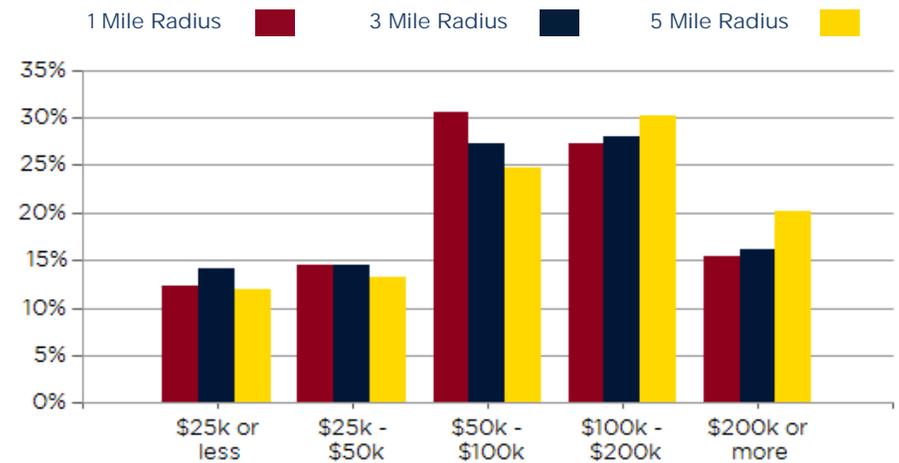


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,797	105,764	184,950
2010 Population	9,055	112,046	209,827
2026 Population	9,374	117,305	226,615
2031 Population	9,329	119,104	228,580
2026 African American	233	2,852	5,413
2026 American Indian	144	2,149	3,548
2026 Asian	912	9,370	21,405
2026 Hispanic	4,483	60,076	105,587
2026 Other Race	2,443	33,388	57,570
2026 White	3,976	49,078	100,121
2026 Multiracial	1,640	20,142	37,934
2026-2031: Population: Growth Rate	-0.50%	1.50%	0.85%

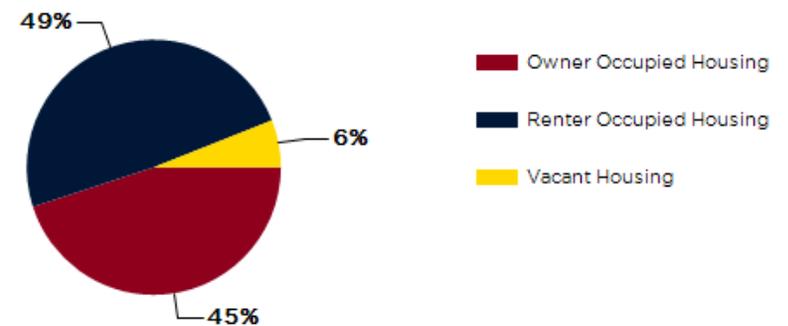
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	238	3,453	5,530
\$15,000-\$24,999	159	2,109	3,348
\$25,000-\$34,999	242	2,231	3,697
\$35,000-\$49,999	226	3,433	6,145
\$50,000-\$74,999	489	5,752	9,690
\$75,000-\$99,999	498	4,908	8,772
\$100,000-\$149,999	489	6,708	13,113
\$150,000-\$199,999	391	4,291	9,487
\$200,000 or greater	498	6,314	15,008
Median HH Income	\$86,194	\$86,679	\$100,559
Average HH Income	\$116,310	\$118,813	\$133,312



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

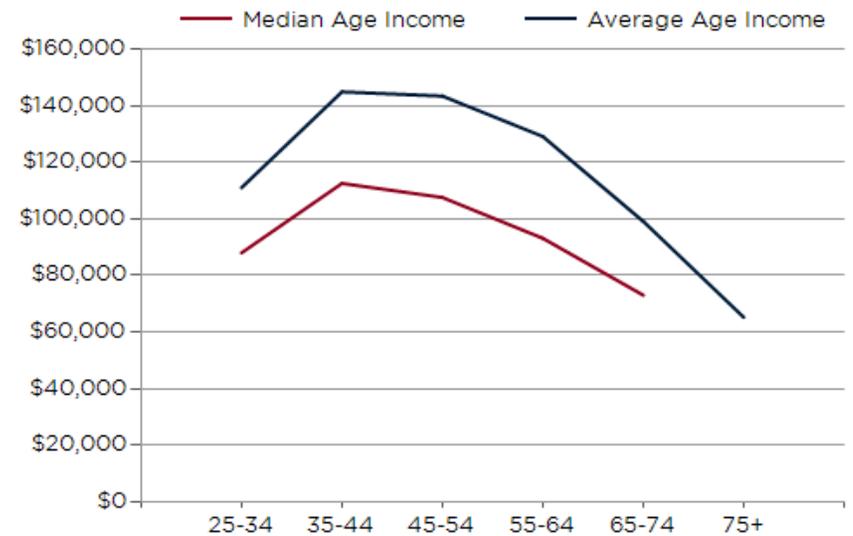
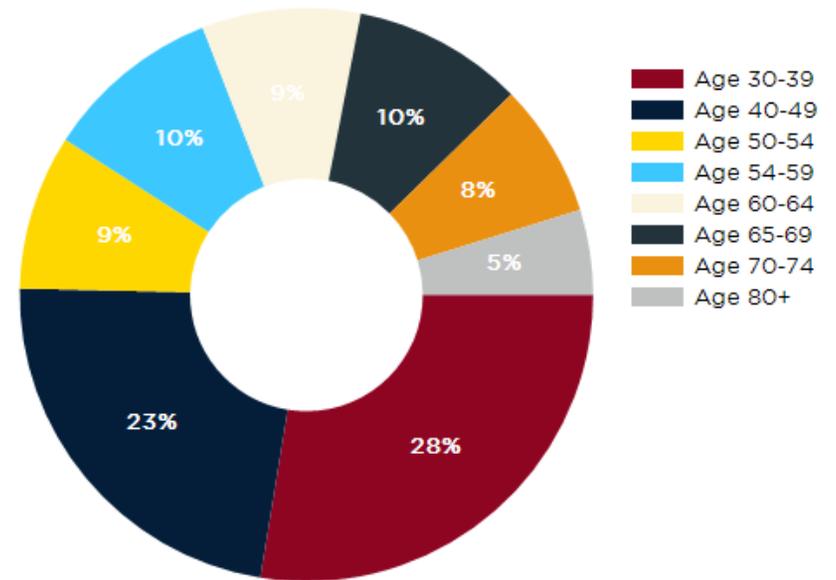


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	800	8,958	16,221
2026 Population Age 35-39	678	8,433	15,452
2026 Population Age 40-44	665	8,064	15,739
2026 Population Age 45-49	556	6,827	13,455
2026 Population Age 50-54	469	6,562	13,581
2026 Population Age 55-59	536	6,352	12,750
2026 Population Age 60-64	479	6,447	12,593
2026 Population Age 65-69	516	6,142	11,728
2026 Population Age 70-74	404	4,749	9,262
2026 Population Age 75-79	257	3,560	6,873
2026 Population Age 80-84	166	2,250	4,248
2026 Population Age 85+	181	2,586	4,211
2026 Population Age 18+	7,400	90,763	175,519
2026 Median Age	37	37	37
2031 Median Age	38	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,973	\$84,741	\$94,786
Average Household Income 25-34	\$111,045	\$109,763	\$122,449
Median Household Income 35-44	\$112,599	\$107,721	\$122,695
Average Household Income 35-44	\$145,009	\$139,121	\$153,685
Median Household Income 45-54	\$107,626	\$109,805	\$128,982
Average Household Income 45-54	\$143,542	\$142,201	\$160,689
Median Household Income 55-64	\$93,160	\$104,392	\$120,769
Average Household Income 55-64	\$129,210	\$137,687	\$154,339
Median Household Income 65-74	\$72,994	\$76,611	\$84,528
Average Household Income 65-74	\$99,135	\$108,275	\$119,175
Average Household Income 75+	\$65,167	\$70,530	\$79,810

Population By Age



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Restaurant For Lease!

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Exclusively Marketed by:



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