

**501 W 9TH AVENUE
ESCONDIDO, CA 92027**

FOR SALE



SERVICE STATION FOR RE-OPENING

Exclusively Offered By:

KEVAN MCDOUGAL

kevanm@enduringrealestate.com
Lic #01994492
619-884-8391

JOE WOJDOWSKI

joew@enduringrealestate.com
Lic #01237995
858-229-6614

THE TERMS

FOR SALE

PRICE: \$4,000,000

PUMPS: 4

LOT SIZE: 15,407 SF
0.354 Acres

NOZZLES: 8

**CONVENIENCE
STORE SIZE:** Approximately
1,300 SF
(Buyer to Verify)

**DOUBLE WALLED
TANKS:** (1) 10,000 Gallon Diesel
(1) 10,000 Gallon
Premium Gas

**DUE DILIGENCE
INFO:** [Link](#)

(1) 15,000 Gallon
Regular Gas
(Buyer to Verify)

SITE - 501 W 9TH AVE



The information contained herein, while obtained from sources believed to be reliable, is not guaranteed. Buyer to verify actual site conditions.

* 2022 CoStar Traffic Counts

MARKET AERIAL

501 W 9TH AVE
ESCONDIDO, CA 92025



The information contained herein, while obtained from sources believed to be reliable, is not guaranteed. Buyer to verify actual site conditions.

DEMOGRAPHICS

501 W 9TH AVE
ESCONDIDO, CA 92025

	1 Miles	3 Miles	5 Miles
POPULATION			
2024 Estimated Population	23,513	128,103	198,697
2029 Projected Population	23,069	124,125	193,627
2020 Census Population	23,863	133,424	203,213
2010 Census Population	22,552	126,481	190,462
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	-	0.3%
2024 Median Age	33.0	35.8	37.2
HOUSEHOLDS			
2024 Estimated Households	7,284	41,655	65,979
2029 Projected Households	7,141	40,367	64,319
2020 Census Households	7,125	42,056	66,284
2010 Census Households	6,669	39,449	62,112
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.7%	0.4%	0.4%
RACE AND ETHNICITY			
2024 Estimated White	42.6%	44.6%	48.5%
2024 Estimated Black or African American	3.1%	3.3%	3.3%
2024 Estimated Asian & Pacific Islander	7.8%	9.3%	10.8%
2024 Estimated American Indian & Native Alaskan	2.1%	1.6%	1.4%
2024 Estimated Other Races	44.4%	41.3%	36.0%
2024 Estimated Hispanic	53.8%	49.4%	42.8%
INCOME			
2024 Estimated Average Household Income	\$111,743	\$114,855	\$131,646
2024 Estimated Median Household Income	\$88,898	\$92,889	\$103,556
2024 Estimated Per Capita Income	\$34,892	\$37,551	\$43,932
EDUCATION (AGE 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	15.6%	14.2%	10.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.2%	5.4%
2024 Estimated High School Graduate	22.6%	21.7%	20.7%
2024 Estimated Some College	19.0%	21.4%	22.0%
2024 Estimated Associates Degree Only	7.9%	7.9%	8.2%
2024 Estimated Bachelors Degree Only	20.2%	18.7%	21.0%
2024 Estimated Graduate Degree	8.9%	9.9%	12.0%
BUSINESS			
2024 Estimated Total Businesses	1,520	5,497	7,518
2024 Estimated Total Employees	11,429	46,743	62,160
2024 Estimated Employee Population per Business	7.5	8.5	8.3
2024 Estimated Residential Population per Business	15.5	23.3	26.4