

FOR LEASE



AVAILABLE SUITES WITH NATIONAL CO-TENANTS

1707-1711 E VALLEY PKWY, ESCONDIDO, CA 92027

CHRISTINA CHA | Lic. 02163978
Sales & Leasing Associate
(410) 303-5520
Christina@PacificCoastCommercial.com

ETHAN PARK | Lic. 02191123
Sales & Leasing Associate
(760) 978-8053
Ethan@PacificCoastCommercial.com

PACIFIC COAST COMMERCIAL
Office (619) 469-3600
www.PacificCoastCommercial.com
Lic. 01209930

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Escondido Town & Country East



PROPERTY ADDRESS

1707-1711 E Valley Pkwy
Escondido, CA 92027



AVAILABILITY

Suite 109 : $\pm$ 900 SF
Suite 110: $\pm$ 2,100 SF



PROPERTY SIZE

$\pm$ 13,500 SF (2 AC)
Escondido Town & Country East



LEASE RATE

Suite 109 : \$1.90/SF NNN (\$.82)
Suite 110: Contact Agent



SIGNAGE

Monument Signage Available



HWY ACCESS

Close Proximity to
I-15 & HWY 78



TRAFFIC

31,129 Cars Per Day



DEMOGRAPHICS

Strong Daytime Population

Escondido Town & Country East

Availability

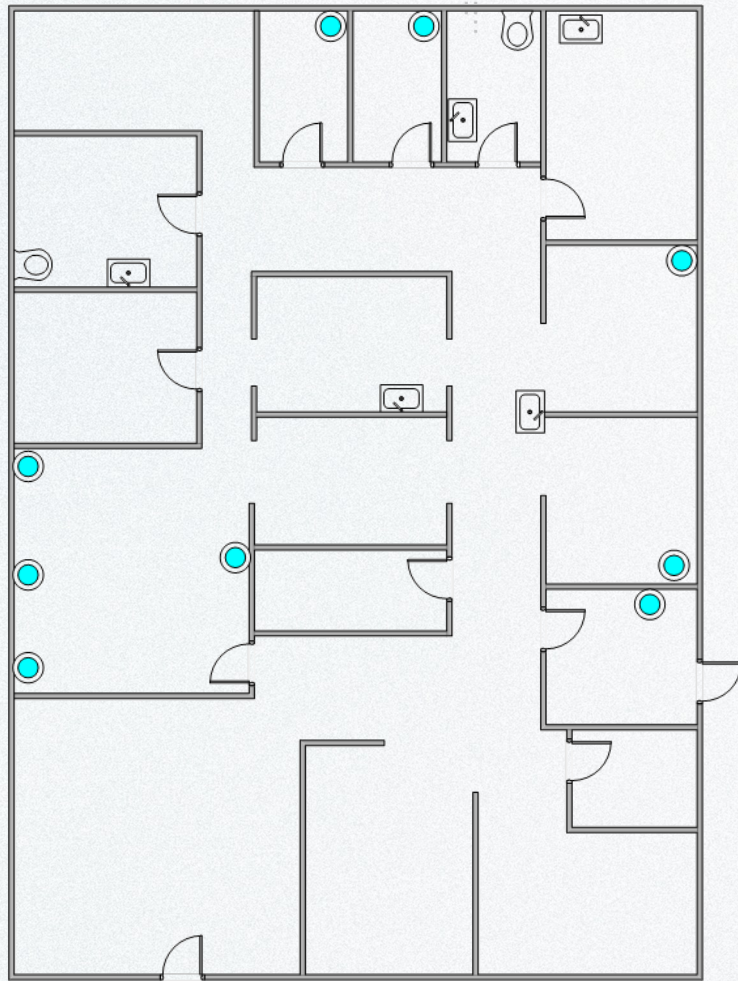
SUITE 109: ± 900 SF Second Generation Optometry Office.



*Photos Have Been Altered, Click to View Originals

Availability

SUITE 110 ± 2,100 SF Second Generation Dental Office.



Additional Water Connection



Property Overview

Located at 1707–1711 E Valley Parkway in Escondido, CA 92027, this property sits within the well-established Escondido Town and Country East Center, a 13,500 SF neighborhood retail center featuring a strong and diverse tenant mix including Pizza Hut, Burger King, Nail Design, Optometry, and Dog Grooming. Surrounded by an abundance of complementary retail and dining options, the center offers excellent visibility and steady foot traffic. Available is Suite 109 is a 900 SF former optometry office. Available Suite 110 is a ± 2,100 SF second generation dentist office.

Site Plan



DEMOGRAPHIC



63,972

5-Mile Employees



181,273

5-Mile Total Population



\$122,953

5-Mile Avg. HH Income



\$761,290

5-Mile Median Home Value



\$2.2B

5-Mile Consumer Spending

1 MILE

3 MILE

5 MILE

2025 Population	33,965	125,345	181,273
2030 Population	33,740	124,774	180,928
Median Age	34.8	36.3	38.4

Avg HH Income	\$91,977	\$109,725	\$122,953
Median HH Income	\$70,823	\$83,202	\$941,329
Consumer Spending	\$325.4M	\$1.4B	\$2.2B

2025 Households	9,993	38,504	58,367
Owner Occupied	4,426	18,361	33,469
Renter Occupied	5,482	19,896	24,713
Median Home Value	\$632,321	\$719,245	\$761,290
Median Year Built	1974	1978	1979

Businesses	1,123	5,500	8,667
Employees	6,542	37,262	63,972

DRIVE TIMES

1

8 MIN

15 FREEWAY

2

35 MIN

ENCINITAS
BEACHES

3

14 MIN

WESTFIELD NORTH
COUNTY MALL

4

15 MIN

CAL STATE SAN
MARCOS

5

15 MIN

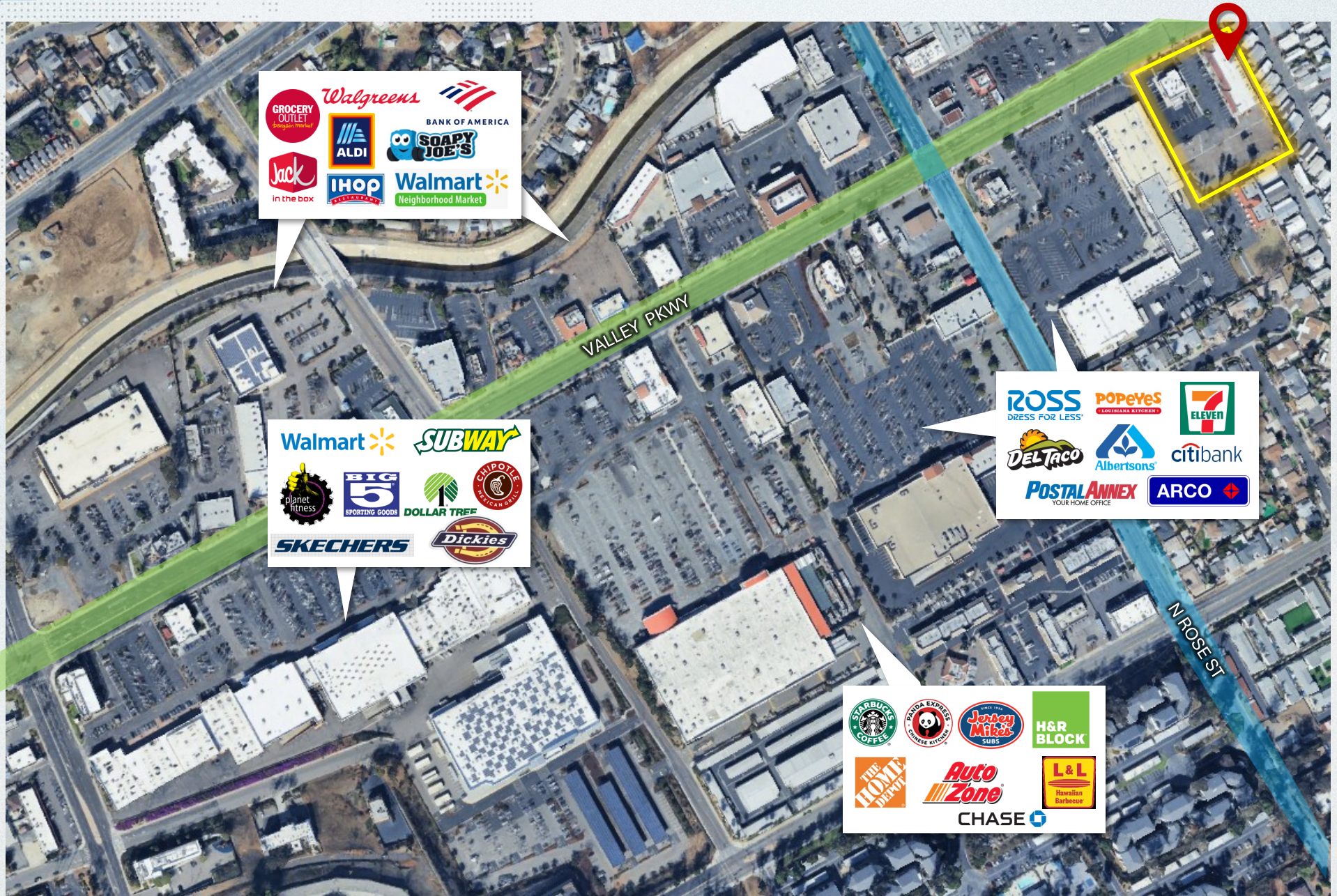
PALOMAR
COLLEGE

6

45 MIN

SAN DIEGO
INTERNATIONAL AIPTOT

Escondido Town & Country East



An aerial photograph of Escondido Town & Country East, showing a coastal town with various buildings, a beach, and a rocky coastline with waves. The town is built on a hillside overlooking the ocean.

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