

# WEST VALLEY PLAZA

1320 & 1340 West Valley Parkway | Escondido, CA

**LAST SUITE REMAINING!!!**



CHIPOTLE IS OPEN!





# THE SPACE

|                       |  |
|-----------------------|--|
| Location              | 1320 & 1340 West Valley Parkway<br>Escondido, CA 92029 |
| County                | San Diego  |
| Cross Street          | Auto Park Way  |
| Square Feet           | 645  |
| Rent Per SF (Monthly) | \$1.50   |
| Lease Type            | NNN  |
| Floor                 | 2nd  |

**Notes** Former insurance office.

# HIGHLIGHTS

- Highly Visible Prominent Shopping Center!
- Easy I-15 access!
- 2nd Floor Retail or Office Suite!
- Nearby & Among Major Retailers!
- Clean, well maintained and Secure Property!
- Building Signage!
- \$1.50/sf, NNN. NNN's approx. \$1.32/sf



## POPULATION

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 9,016     | 120,902   | 227,872   |

## AVERAGE HOUSEHOLD INCOME

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | \$86,169  | \$87,516  | \$100,831 |

## NUMBER OF HOUSEHOLDS

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 3,151     | 38,322    | 72,412    |

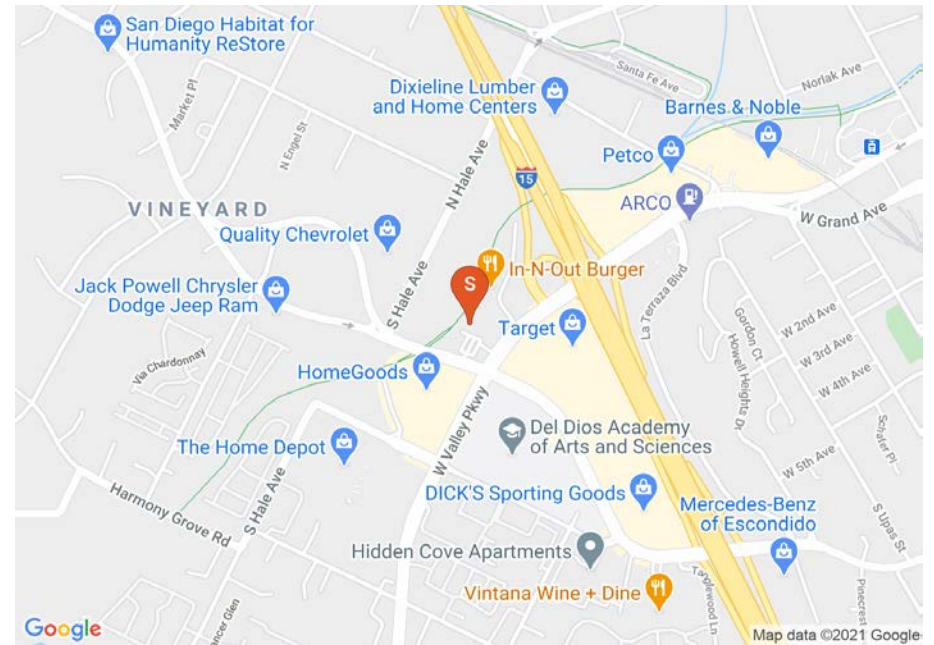
# NEC West Valley Parkway & Auto Park Way

- 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!

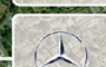
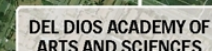
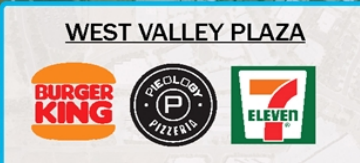
Locator Map



Regional Map









# West Valley Plaza



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