

# RETAIL FOR LEASE

## COUNTRY CORNER

611-625 NORTH BROADWAY, ESCONDIDO



WASHINGTON AVENUE

NORTH BROADWAY

JANET F. KRAMER, JD, CCIM  
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CalDRE #01351570

SAEED JAF AEI, CCIM, MBA  
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## OFFERING SUMMARY

LEASE RATE:	Negotiable
NNN FEE:	\$0.66 PSF
AVAILABILITIES:	±1,130 to ±11,458 SF
ZONING:	C-G (General Commercial)
MARKET:	North San Diego County

## PROPERTY HIGHLIGHTS

-  Total SF is ±11,458 SF, demisable as shown on page 4; Rollup door, ample parking with 951 onsite spaces; large facade
-  Prime retail location with in the Escondido trade area; Easy access to Interstates 78 and 15
-  Join O'Reilly's Auto Center, KFC, Valvoline and more
-  Excellent opportunity for a grocer or retail operator; strong demographics, traffic counts (est. 30,000 cpd) and established residential neighborhoods just blocks away



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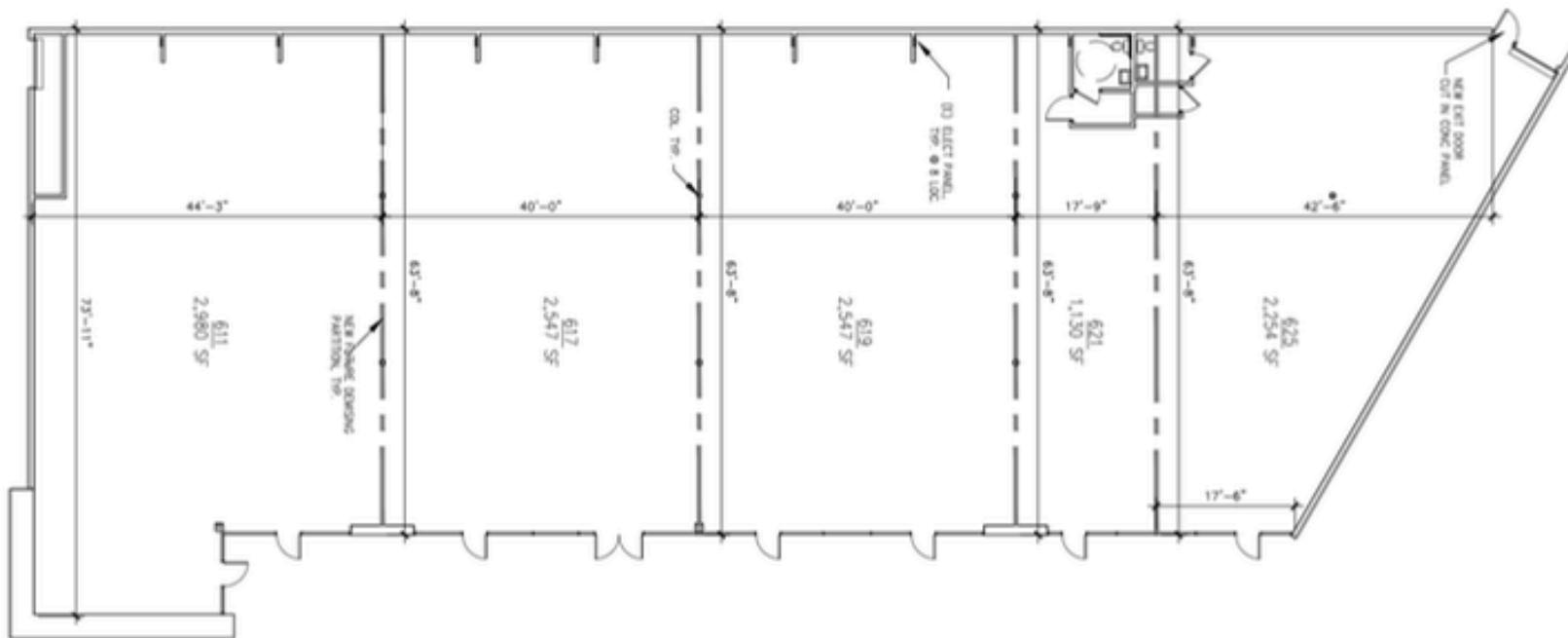
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POTENTIAL SUITES	SF
611	±2,980
617	±2,547
619	±2,547
621	±1,130
625	±2,254

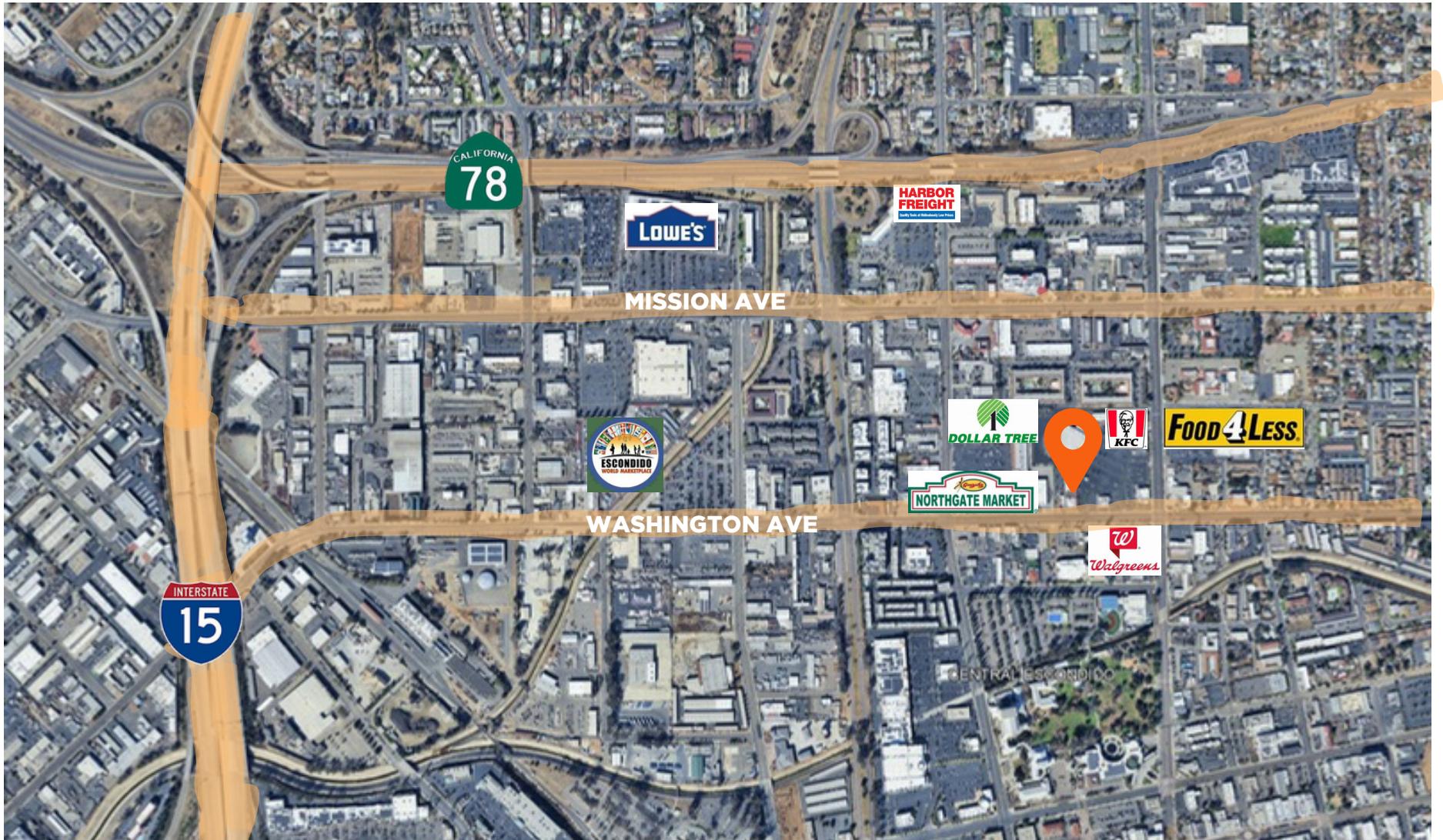
ANY COMBO POSSIBLE



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- State California
- County San Diego
- Mayor Dane White
- Website [escondido.gov](http://escondido.gov)

## POPULATION

Source: ESRI



152,990  
POPULATION



36.8  
MEDIAN AGE



50,298  
HOUSEHOLDS

## EMPLOYMENT



57.3%  
WHITE COLLAR



25.2%  
BLUE COLLAR



22.3%  
SERVICES



4.1%  
UNEMPLOYMENT RATE

## EDUCATION



24.4%  
HIGH SCHOOL  
GRADUATE



28.6%  
SOME COLLEGE



29.6%  
BACHELORS/GRAD/  
PROF DEGREE

## INCOME



\$86,072  
MEDIAN HOUSEHOLD  
INCOME

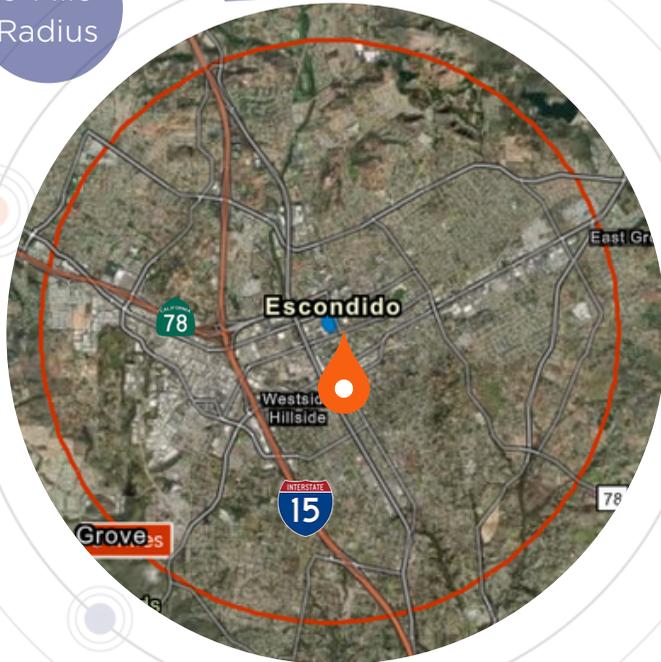


\$38,404  
PER CAPITA  
INCOME



\$170,528  
MEDIAN NET  
WORTH

3-Mile  
Radius



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