

2004 E VALLEY PARKWAY
ESCONDIDO, CA 92027

FOR SALE



**TAKE A
VIRTUAL TOUR**



SERVICE STATION FOR RE-OPENING



**Exclusively
Offered By:**

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THE OFFERING

Enduring Real Estate is pleased to present 2004 E Valley Parkway, a former service station located in the vibrant city of Escondido, CA. This property features four 10,000-gallon tanks and one 1,000-gallon tank for motor oil, along with an existing 2,288-square-foot convenience store (buyer to verify).

Strategically situated at a prominent hard corner, the site benefits from +/- 25,000 Average Daily Traffic (ADT) on E Valley Parkway and is located directly in front of a 55,000-square-foot shopping center anchored by ValleyMax Supermarket, further enhancing its visibility and appeal.

The surrounding area combines strong commercial activity with a diverse and growing residential base. Escondido is known for its cultural vibrancy, thriving businesses, and community-focused atmosphere. Nearby amenities include popular dining spots, retail centers, parks, and schools, making this a highly desirable location for a variety of uses.

With excellent accessibility to Highways 78 and I-15 and convenient public transportation options, the property is ideally positioned to attract significant foot and vehicular traffic.



Sale Price: \$3,000,000

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

THE TERMS

PRICE:	\$3,000,000
LOT SIZE:	23,087 SF 0.53 Acres
PRICE PER FOOT:	\$129.94
DISPENSERS:	16
CONVENIENCE STORE SIZE:	2,288 SF
DOUBLE WALLED TANKS:	(4) 10,000 gallon (1) 1,000 gallon (oil)

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* 2022 CoStar Traffic Counts

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DEMOGRAPHICS

2004 E VALLEY PARKWAY
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POPULATION

	1 Miles	3 Miles	5 Miles
2024 Estimated Population	33,878	120,055	174,934
2029 Projected Population	32,759	116,505	169,997
2020 Census Population	34,699	123,726	179,548
2010 Census Population	33,922	117,705	171,113
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	-	0.1%	0.2%
2024 Median Age	33.5	34.6	36.9

HOUSEHOLDS

2024 Estimated Households	10,396	37,675	57,422
2029 Projected Households	10,016	36,456	55,653
2020 Census Households	10,475	37,829	58,043
2010 Census Households	10,076	35,663	54,676
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.4%

RACE AND ETHNICITY

2024 Estimated White	38.0%	42.3%	47.4%
2024 Estimated Black or African American	3.2%	3.3%	3.2%
2024 Estimated Asian & Pacific Islander	8.4%	9.2%	9.9%
2024 Estimated American Indian & Native Alaskan	1.7%	1.7%	1.5%
2024 Estimated Other Races	48.8%	43.6%	38.0%
2024 Estimated Hispanic	58.6%	52.6%	45.4%

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ENDURING REAL STATE

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San Diego, CA 92110

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	1 Miles	3 Miles	5 Miles
INCOME			
2024 Estimated Average Household Income	\$91,805	\$104,002	\$119,399
2024 Estimated Median Household Income	\$78,145	\$83,468	\$96,041
2024 Estimated Per Capita Income	\$28,246	\$32,818	\$32,818
EDUCATION (AGE 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	15.4%	13.5%	10.6%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.6%	5.5%
2024 Estimated High School Graduate	28.1%	24.8%	22.1%
2024 Estimated Some College	22.8%	22.8%	23.4%
2024 Estimated Associates Degree Only	6.7%	7.4%	8.0%
2024 Estimated Bachelors Degree Only	14.0%	17.0%	19.7%
2024 Estimated Graduate Degree	5.2%	7.9%	10.6%
BUSINESS			
2024 Estimated Total Businesses	613	3,809	6,673
2024 Estimated Total Employees	4,841	28,774	54,445
2024 Estimated Employee Population per Business	7.9	7.6	8.2
2024 Estimated Residential Population per Business	55.2	31.5	26.2

Source: Sites, USA, 2010 - 2020 Census, 2024 Estimates & 2029 Projections Calculated using Proportional Block Groups



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