

±2,779 SF Retail Space Available For Lease

1346 W. VALLEY PKWY

ESCONDIDO | CA 92029

±2,779 SF
AVAILABLE



W Valley Pkwy
28,600 VPD

Auto Park Way
23,600 VPD

PROPERTY HIGHLIGHTS

- 139,268 SF neighborhood shopping center
- 2,779 SF retail shop space available
- Strong tenant mix anchored by Staples, HomeGoods, ALDI, BevMo!, and other national brands including Board & Brew, FedEx, El Pollo Loco, AutoZone, and more
- Excellent visibility with a combined 52,200+ VPD at W. Valley Pkwy & Auto Park Way, plus convenient access to Interstate 15
- Ample on-site parking



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	9,789	111,363	221,464
Average HH Income	\$74,663	\$70,815	\$82,440
Daytime Population	17,172	55,310	82,030
Median Age	37.6	36.7	37

*Source: CoStar Group

Traffic counts

STREET	VPD
W Valley Pkwy	± 28,600 VPD
Auto Park Way	± 23,600 VPD
I-15	± 216,000 VPD

*Source: CoStar Group

Join Center
Retailers

HomeGoods

STAPLES

BevMo!

Board & Brew



MIKE'S B B Q

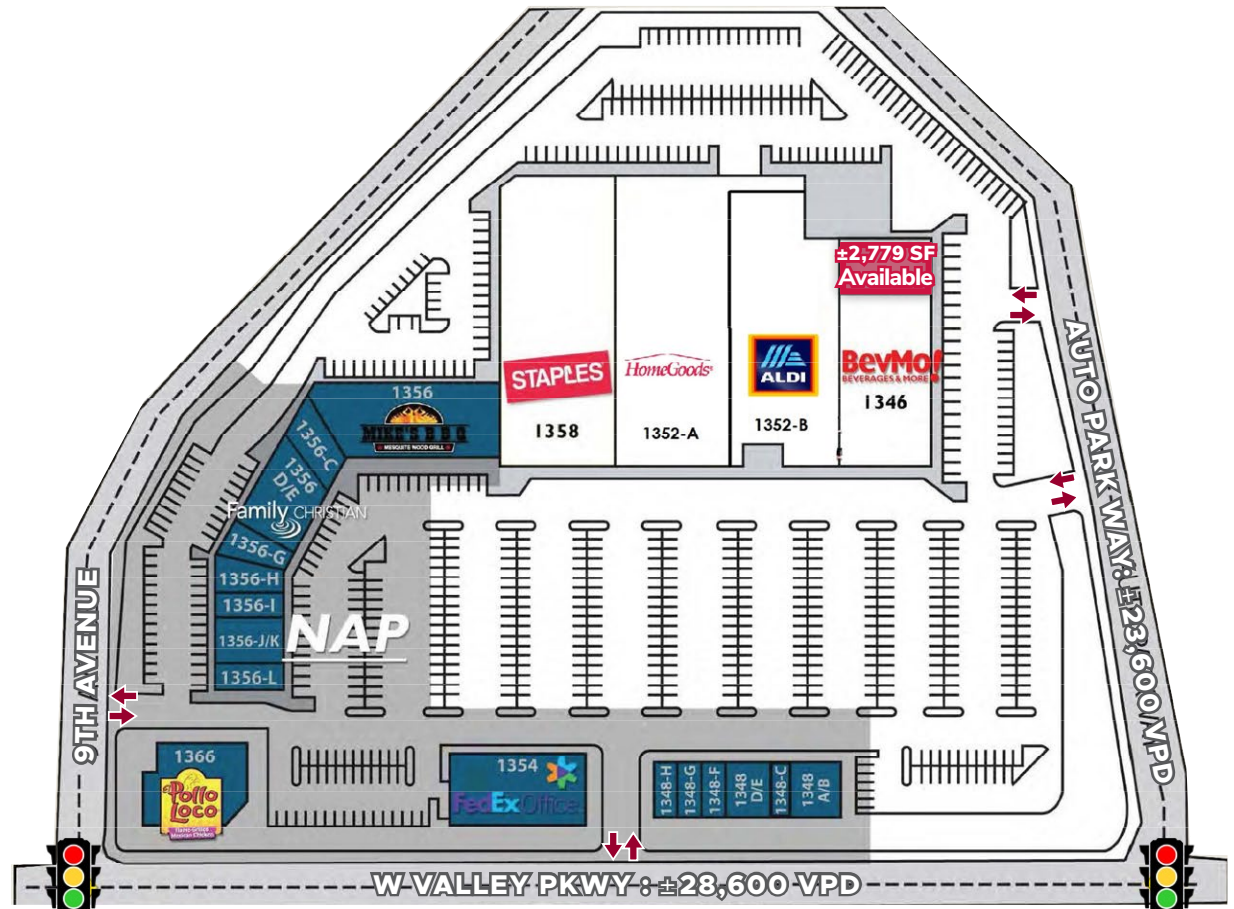
El Pollo Loco

FedEx Office

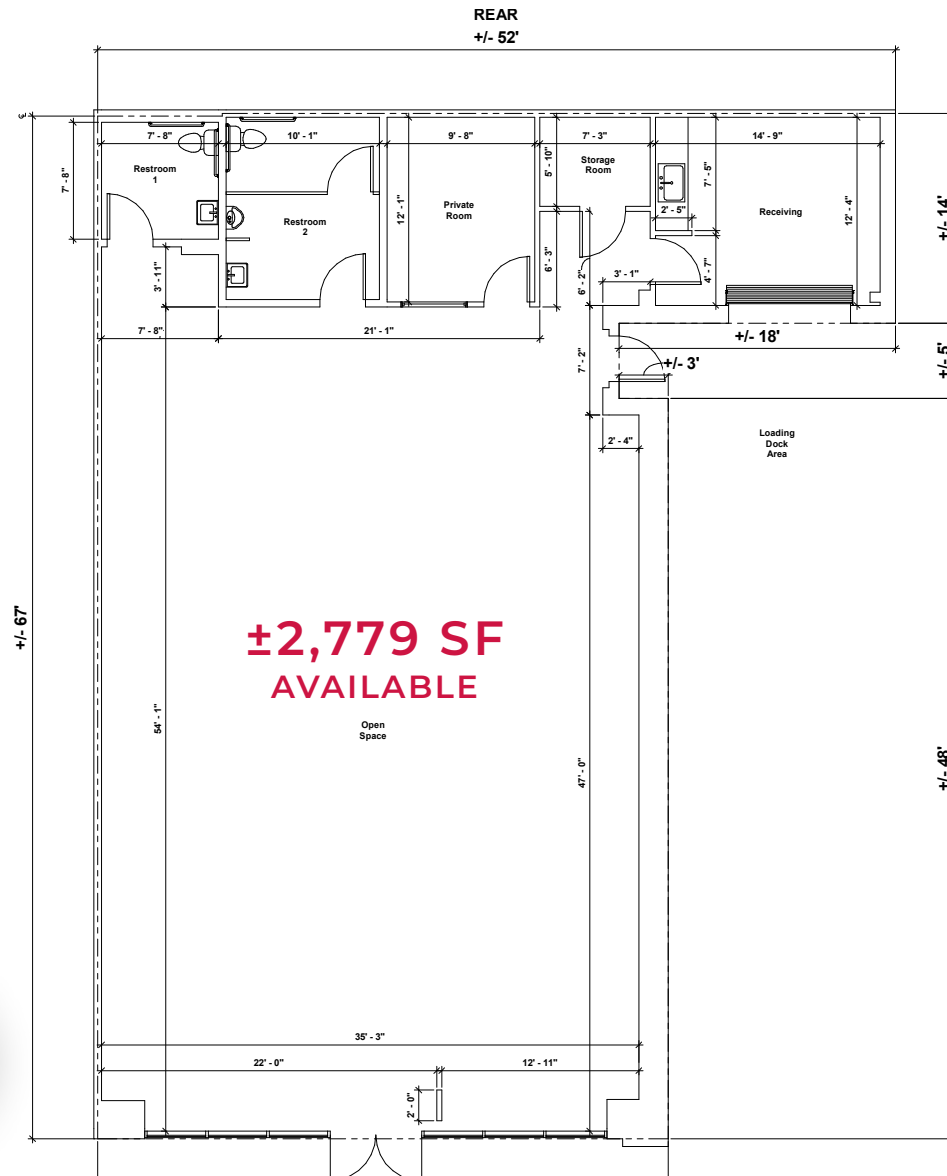
California FISH GRILL

SITE PLAN

SUITE	TENANT	SF
1346-A	BevMo!	-
1346-B	Available Retail	2,779 SF
1352-B	ALDI	-
1352-A	HomeGoods	-
1358	Staples	-
1356	Auto Zone	-
1356	Mike's BBQ	-
1356	Valley Market Wine & Spirit Store	-
1356	My Salon Suites	-
1356	Laser Away	-
1356	Boujie Beauty	-
1356	Sunflower Nails & Spa	-
1356	Pho N More	-
1356	Ding Tea	-
1366	El Pollo Loco	-
1354	FedEx	-
1354	Board & Brew	-
1348	California Fish Grill	-
1348	Primos Mexican Food & Cantina	-
1348	Poki Poki	-
1348	Red Wing Boots	-



FLOOR PLAN



CLICK HERE TO
TAKE A VIRTUAL
TOUR OF THE SPACE

1346 W VALLEY PKWY

SUITE 1346-B

2,779 SF – Retail
Available January 2026



1346 W VALLEY PKWY

AERIAL



W Valley Pkwy
28,600 VPD

Auto Park Way
23,600 VPD

Dana Point

San Clemente

REGIONAL MAP

1346 W VALLEY PKWY

Deluz

Rainbow

Radec

Aguanga

Palomar Mountain

(79)

Holcomb Village

Palomar Mountain

La Jolla Amago

(76)

Warner Springs

San Ignacio

Borrego Springs

Bonsall

Camp Pendleton North

Camp Pendleton South

Oceanside

Vista

Carlsbad

San Marcos

SUBJECT SITE
LA

Escondido

(78)

Mesa Grande

(79)

San Felipe

Ranchita

Anza-Borrego Desert State Park

Ocotillo Wells

Encinitas

Rancho Santa Fe

Solana Beach

Del Mar

(56)

Poway

(67)

Ramona

San Diego Country Estates

(78)

(78)

(78)

Wynola

Julian

(78)

Shelter Valley

Agua Caliente Springs

Mesquite Oasis

(79)

Descanso

Mt Laguna

Cleveland National Forest

Harbison Canyon

Alpine

(8)

Eucalyptus Hills

Lakeside

(52)

Santee

(125)

El Cajon

La Mesa

Spring Valley

(94)

Jamul

San Diego

Coronado National City

(75)

Chula Vista

Bonita

Otay Open Space Preserve

Imperial Beach

Tijuana

Rancho Hernández

El Niño

Potrero

Lomas de Santa Anita

Casa de Piedra

Campo

Tierra Del Sol

Boulevard

Live Oak Springs

Dos Cabezas
Mortero Palms

Jacumba Hot Springs
Ejido Jacumé

Colonia Luis Echeverría

La Rumorosa

Manchón Blanco

Santa Verónica

1346 W VALLEY PKWY



ESCONDIDO VALLEY CENTER

±2,779 SF Retail Space Available For Lease

1346 W. VALLEY PKWY

ESCONDIDO | CA 92029



Victor Aquilina
vaquilina@lee-associates.com
760.448.1370
DRE # 01936761

Jake Hartbarger
jhartbarger@lee-associates.com
419.787.6970
DRE #02203197

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.