

**ASK ABOUT THE FREE
RENT SPECIAL!**

**FOR
LEASE**

945 W. Valley Parkway

Escondido, CA 92025

Property Highlights

- Located at the signalized intersection of Valley Parkway and Tulip
 - Great Street Visibility
- Highly Trafficked Retail Corridor
 - Competitive Rental Rates

\$1.95 psf NNN

Available:

Suite C - 1,550 SF

Suite J - 1,346 SF

Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	12,914	135,231	216,072
Median Income	\$41,394	\$47,452	\$51,954

37,321

Cars Per Day
W. Valley Parkway
& Tulip St.

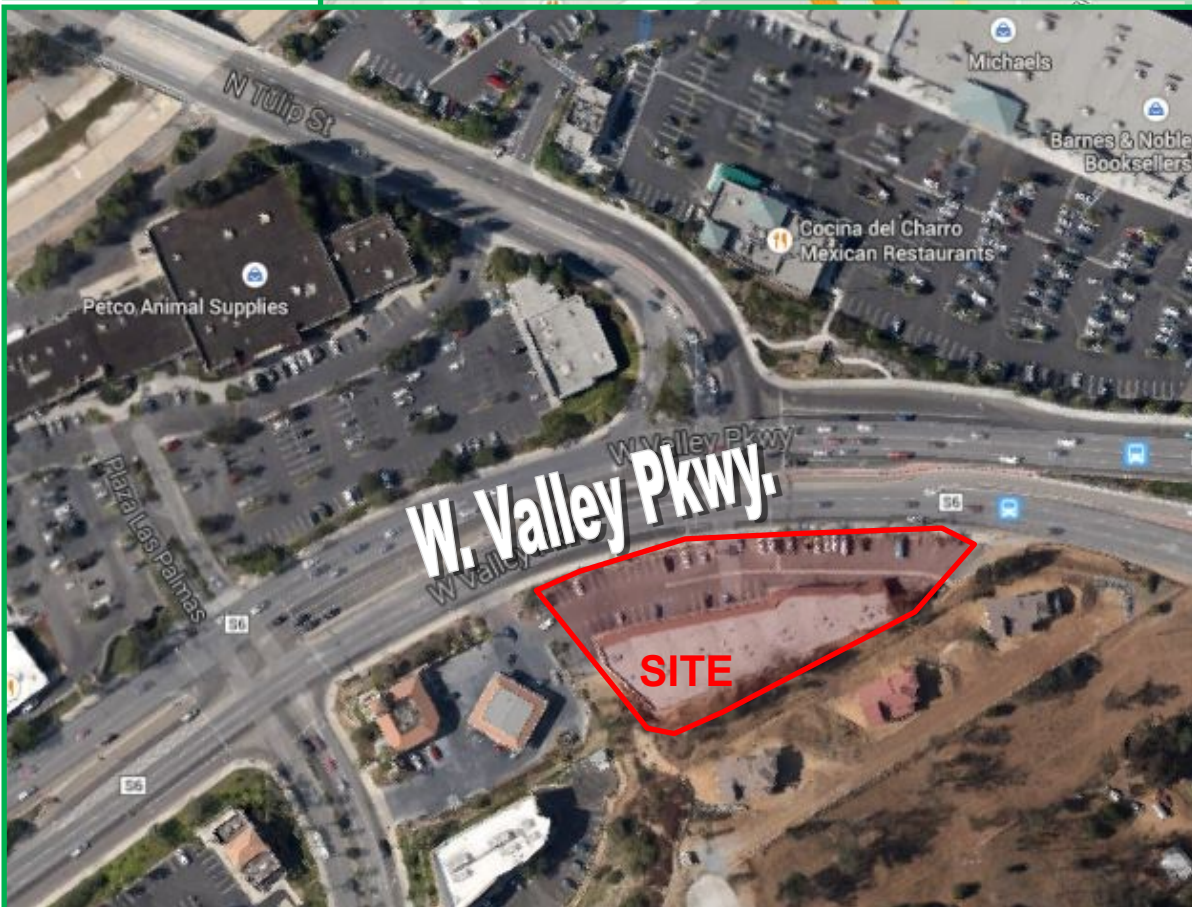
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Map



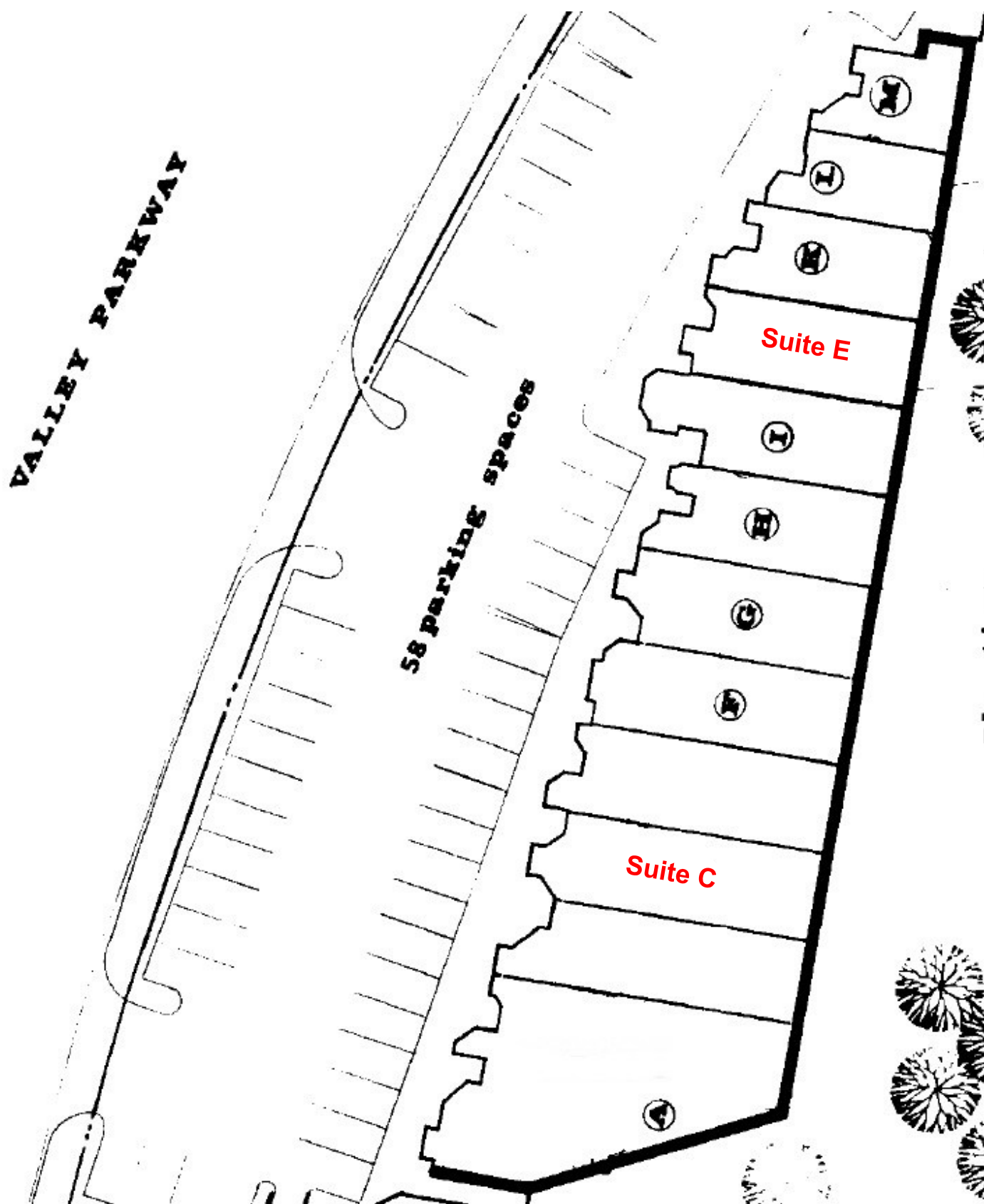
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Site Plan



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Demographics

Population	2 Mile	5 Mile	10 Mile
2023 Total Population:	77,696	221,262	502,275
2028 Population Projection:	76,776	218,929	497,378
Pop Growth 2023-2028:	0.5%	0.5%	0.6%
Median Age:	34.4	36.1	38.5
Households			
2023 Total Households:	24,425	71,575	172,114
HH Growth 2023-2028:	-0.2%	-0.2%	-0.2%
Median Household Inc:	\$59,872	\$76,644	\$101,278
Avg Household Size:	3.10	3.00	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$491,861	\$590,581	\$725,191
Median Year Built:	1978	1981	1985

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