



Civic Center Plaza

431 N. Escondido Blvd, Escondido, CA 92025



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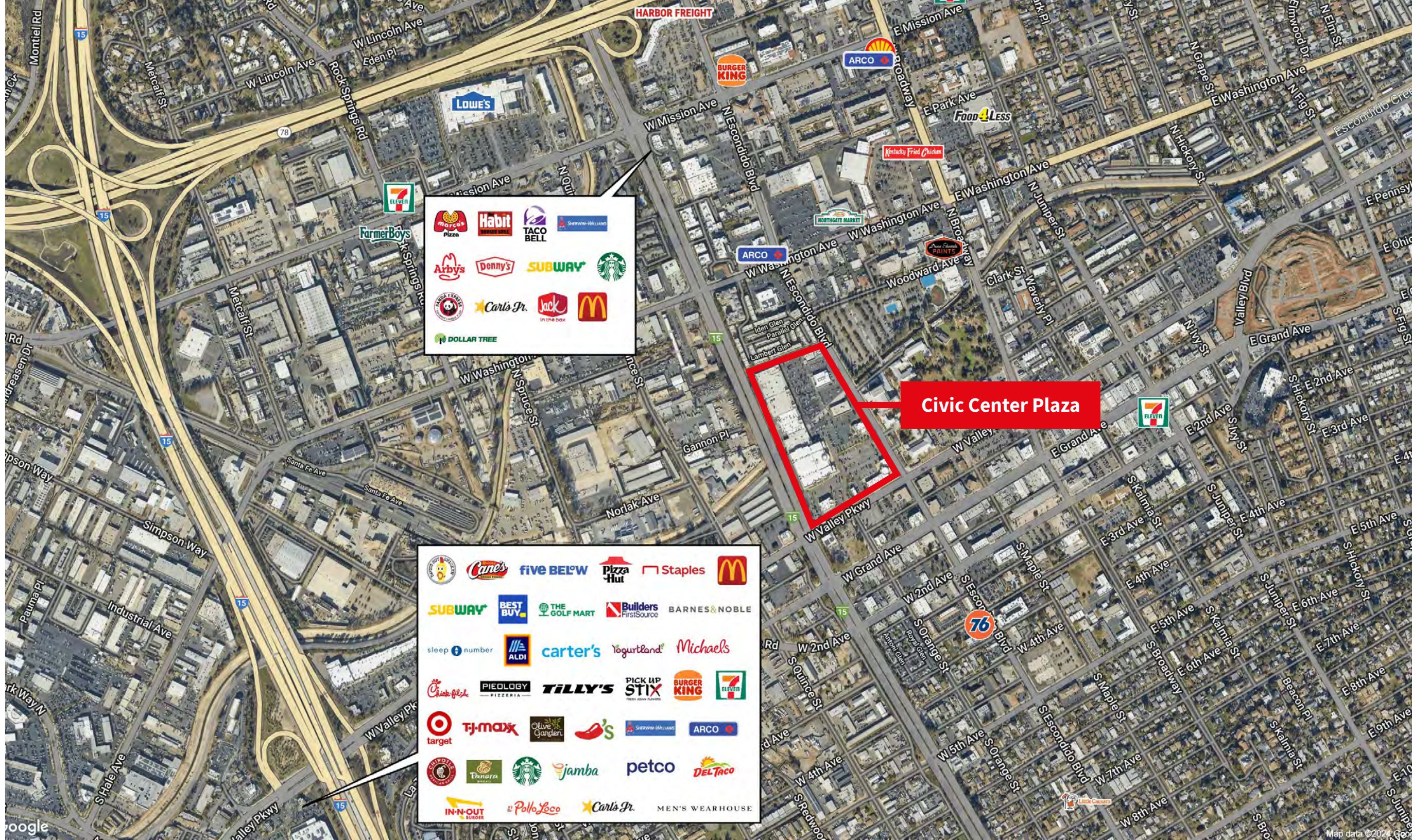
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±17,170 SF

Anchor Space Available

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

Retail Trade Area...



Center highlights

The Center

- 137,000 SF
- Convenient access to I-15 and SR-78
- Great visibility with 15,009 CPD along N. Escondido Blvd

Strong Neighborhood Center

- Located in a major retail hub that provides a regional draw
- Strong national tenants within the center

Demographics

Population

- 1 mile: 23,096
- 3 miles: 144,416
- 5 miles: 209,628

Average Household Income

- 1 mile: \$81,278
- 3 miles: \$109,086
- 5 miles: \$124,869

Households

- 1 mile: 7,085
- 3 mile: 47,056
- 5 mile: 68,628

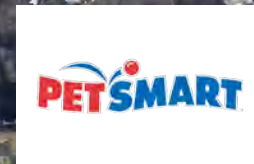




West Valley Pkwy

N Escondido Blvd

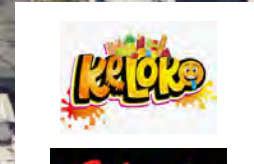
Highway 15



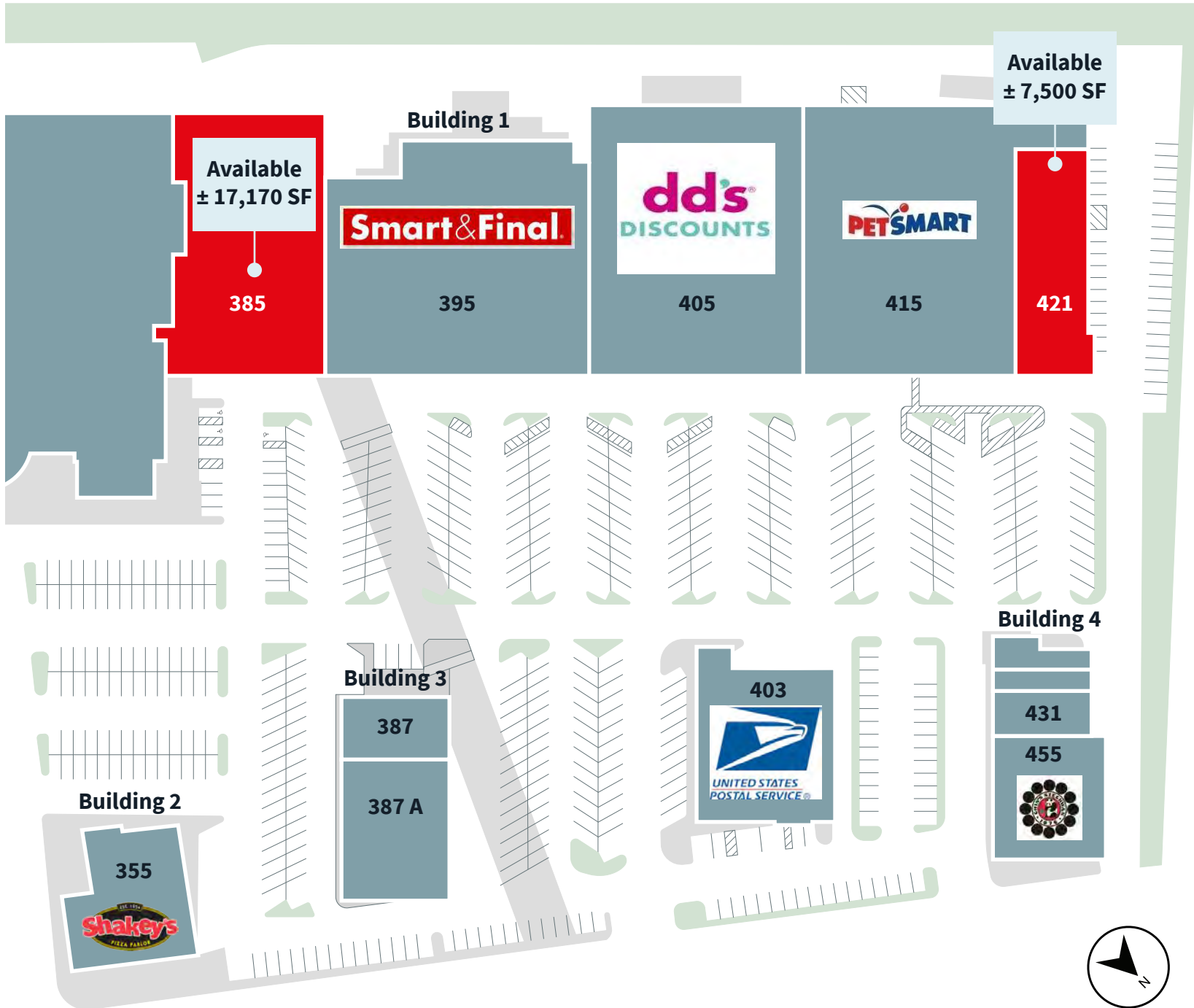
Available
±17,170 SF



Available
±7,500 SF



Site plan



Available

Unit	Building 1	SF
385	Available	17,170 sf
395	Smart & Final	25,956 sf
405	Ross/dd's	26,418 sf
415	Petsmart	27,741 sf
421	AVAILABLE	7,500 sf
Unit	Building 2	SF
355	Shakey's	7,500 sf
Unit	Building 3	SF
387	Angel Spa	2,808 sf
387A	Hibbet Sports	4,692 sf
Unit	Building 4	SF
427	Ke Loco	995 sf
429	Color Nails	984 sf
431	Spine and Sport	2,856 sf
445	Chin's	4,556 sf
PAD A - SEPARATELY OWNED		
403	USPS	8,400 sf
PARKING		
	Civic Center = 623	
	Signature Pavilion = 525	
	Combined = 1,148	



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Contact

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