

# 935 W. MISSION AVE

935 W. Mission Ave. | Escondido, CA



# THE SPACE

|                    |  |
|--------------------|--|
| Location           | 935 W. Mission Ave.<br>Escondido, CA 92025 |
| Square Feet        | 1450                                       |
| Rent PSF (Monthly) | \$1.65                                     |
| Lease Type         | NNN  |

**Notes** End cap space. Possible patio! NNN's ~\$.77/sf

## HIGHLIGHTS

- Well Located Property!
- Two Points of Access!
- End Cap Space Available!
- Ample Parking!
- Close to Major Freeways!
- Competitive Lease Rate!



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 17,047    | 145,271   | 224,296   |

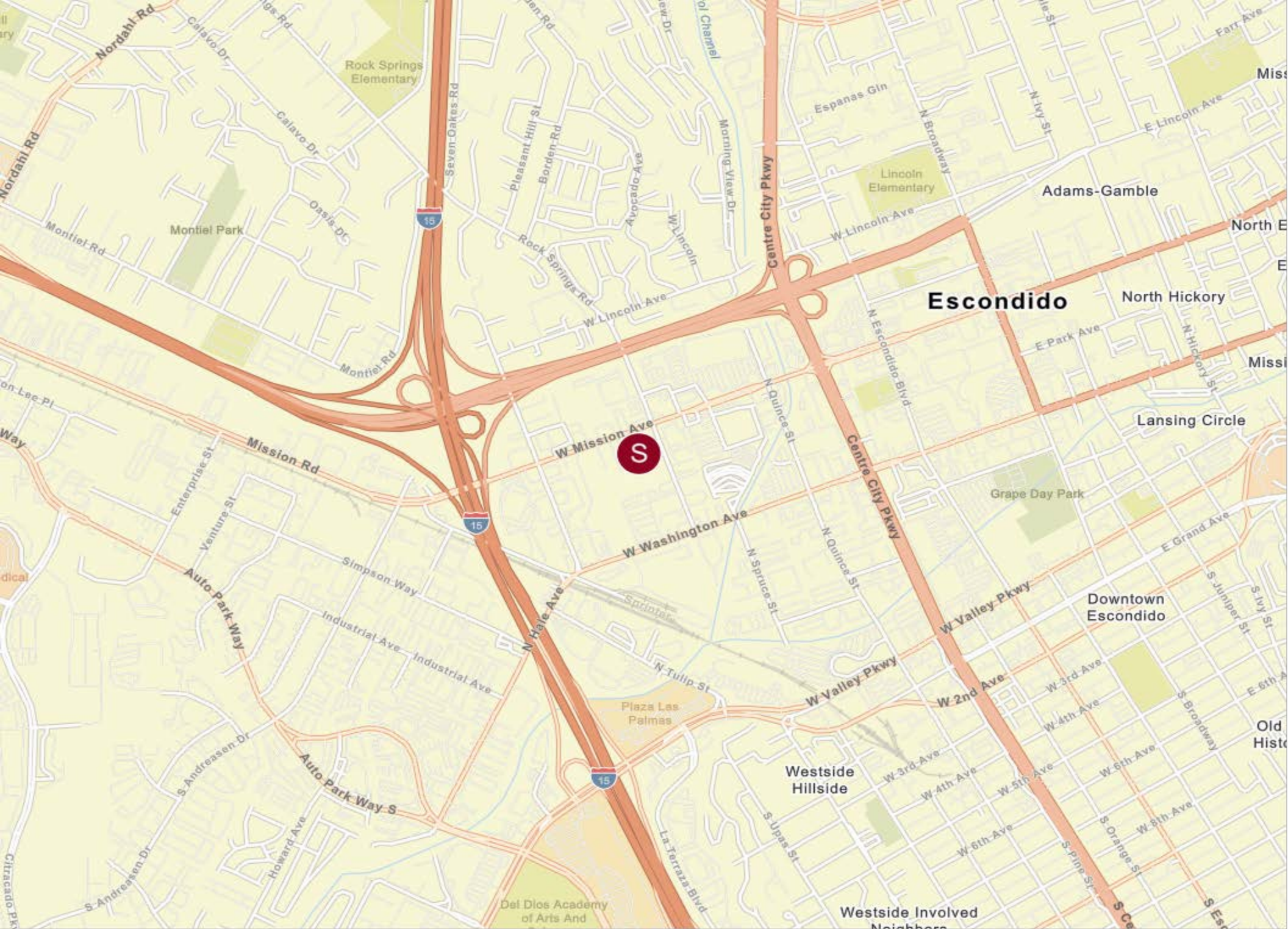
### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$81,027  | \$111,476 | \$125,566 |

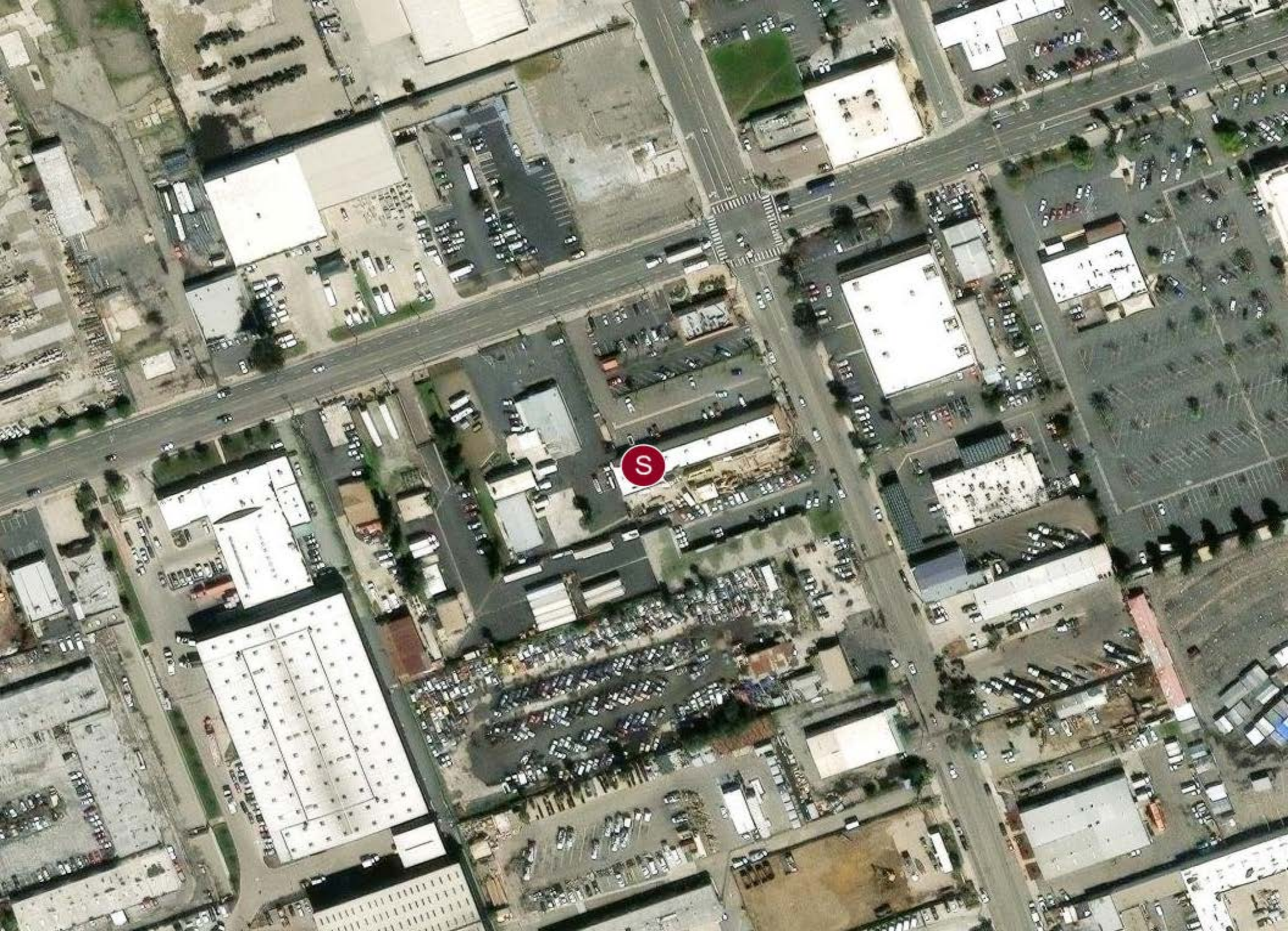
### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 6,364     | 47,668    | 73,209    |





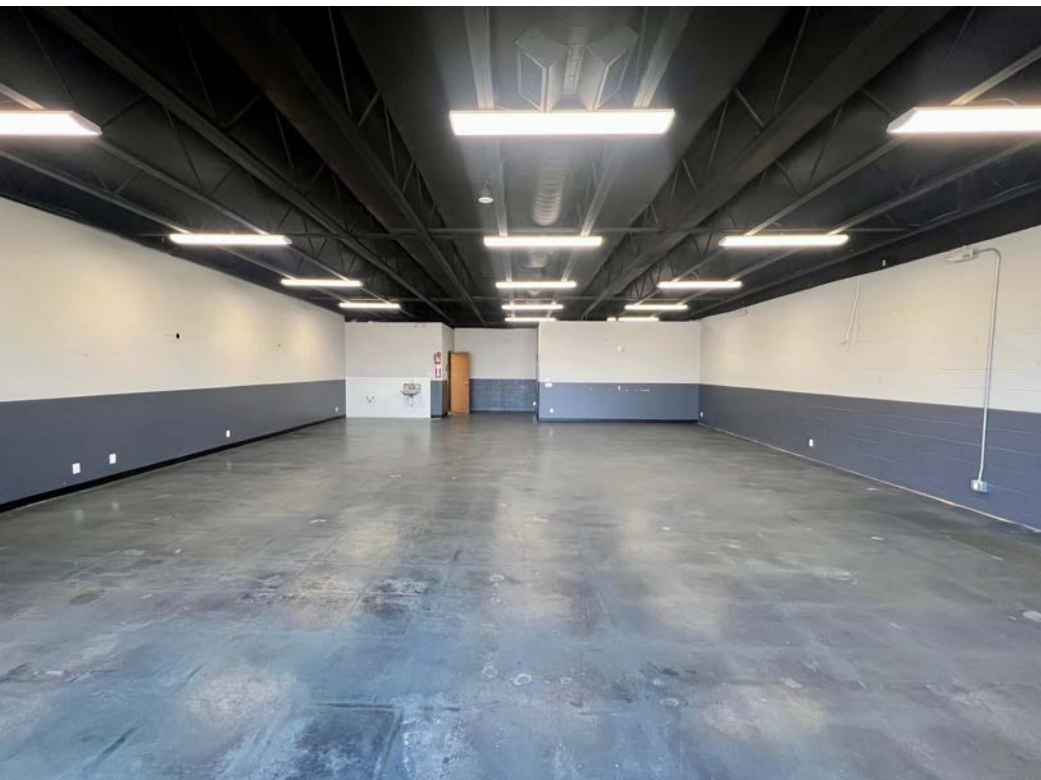








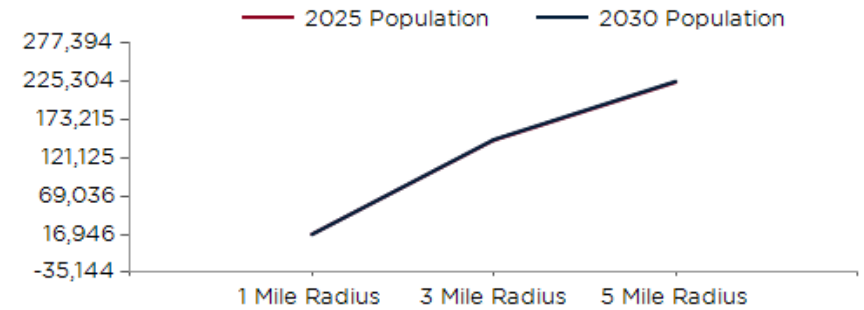




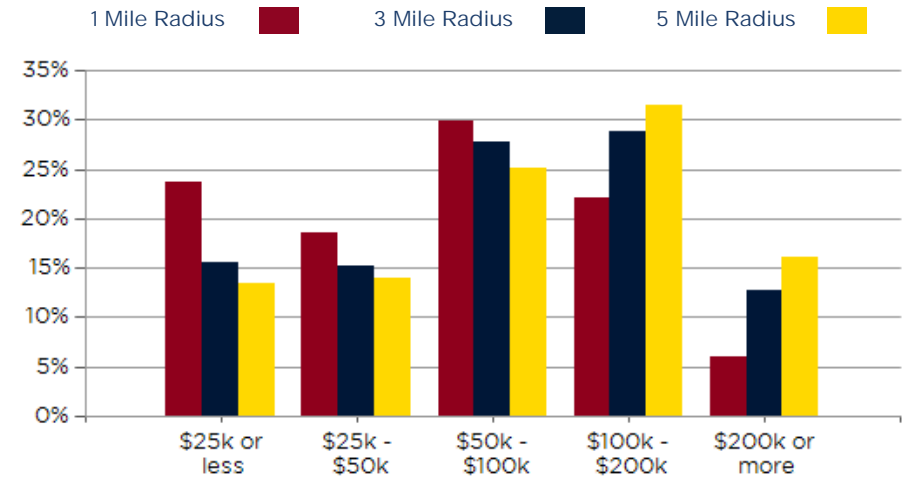
| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 15,559 | 130,336 | 184,342 |
| 2010 Population                    | 15,923 | 138,308 | 208,558 |
| 2025 Population                    | 17,047 | 145,271 | 224,296 |
| 2030 Population                    | 16,946 | 145,993 | 225,304 |
| 2025-2030: Population: Growth Rate | -0.60% | 0.50%   | 0.45%   |

| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------|----------|-----------|-----------|
| less than \$15,000    | 1,023    | 4,607     | 6,130     |
| \$15,000-\$24,999     | 482      | 2,771     | 3,733     |
| \$25,000-\$34,999     | 490      | 2,994     | 4,100     |
| \$35,000-\$49,999     | 692      | 4,244     | 6,048     |
| \$50,000-\$74,999     | 1,070    | 7,467     | 10,147    |
| \$75,000-\$99,999     | 828      | 5,802     | 8,229     |
| \$100,000-\$149,999   | 1,057    | 8,713     | 13,857    |
| \$150,000-\$199,999   | 345      | 5,052     | 9,150     |
| \$200,000 or greater  | 376      | 6,019     | 11,814    |
| Median HH Income      | \$59,282 | \$81,192  | \$93,452  |
| Average HH Income     | \$81,027 | \$111,476 | \$125,566 |

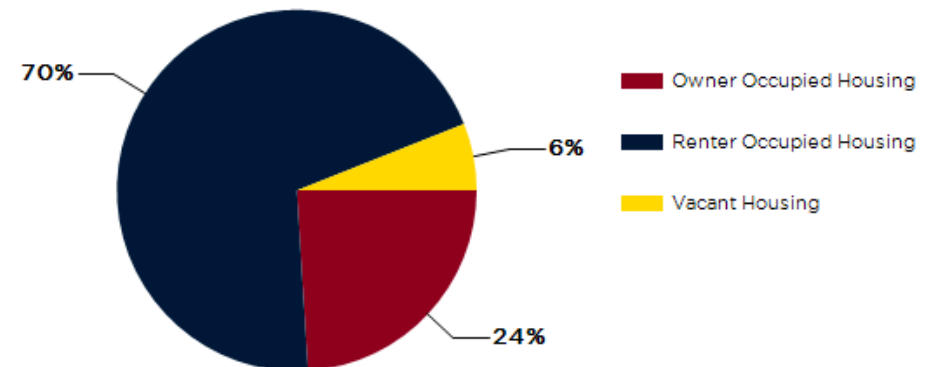
| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 5,968  | 44,082 | 62,209 |
| 2010 Total Households              | 5,865  | 43,919 | 66,514 |
| 2025 Total Households              | 6,364  | 47,668 | 73,209 |
| 2030 Total Households              | 6,437  | 48,769 | 74,880 |
| 2025 Average Household Size        | 2.62   | 3.01   | 3.01   |
| 2025-2030: Households: Growth Rate | 1.15%  | 2.30%  | 2.25%  |



2025 Household Income



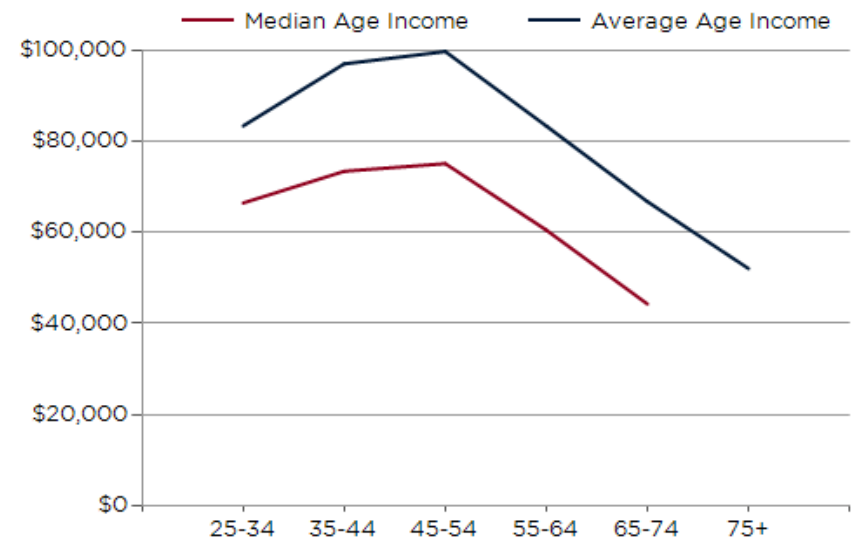
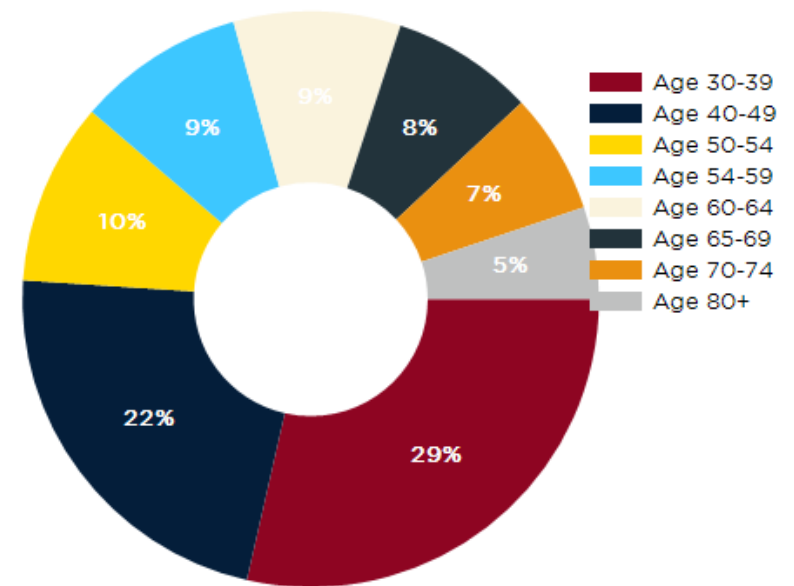
2025 Own vs. Rent - 1 Mile Radius



Source: esri

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 1,472  | 10,855  | 15,850  |
| 2025 Population Age 35-39 | 1,165  | 10,471  | 15,634  |
| 2025 Population Age 40-44 | 1,121  | 10,254  | 15,865  |
| 2025 Population Age 45-49 | 956    | 8,577   | 13,429  |
| 2025 Population Age 50-54 | 945    | 8,625   | 13,706  |
| 2025 Population Age 55-59 | 867    | 8,088   | 12,617  |
| 2025 Population Age 60-64 | 866    | 8,234   | 12,836  |
| 2025 Population Age 65-69 | 738    | 7,205   | 11,258  |
| 2025 Population Age 70-74 | 626    | 5,492   | 8,765   |
| 2025 Population Age 75-79 | 478    | 4,135   | 6,463   |
| 2025 Population Age 80-84 | 332    | 2,586   | 3,952   |
| 2025 Population Age 85+   | 439    | 3,032   | 4,300   |
| 2025 Population Age 18+   | 13,224 | 112,137 | 173,798 |
| 2025 Median Age           | 35     | 37      | 37      |
| 2030 Median Age           | 37     | 38      | 38      |

| 2025 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$66,555 | \$79,403  | \$85,785  |
| Average Household Income 25-34 | \$83,534 | \$103,379 | \$112,263 |
| Median Household Income 35-44  | \$73,545 | \$102,915 | \$113,383 |
| Average Household Income 35-44 | \$97,199 | \$131,042 | \$144,542 |
| Median Household Income 45-54  | \$75,221 | \$104,078 | \$118,142 |
| Average Household Income 45-54 | \$99,907 | \$132,188 | \$150,871 |
| Median Household Income 55-64  | \$60,581 | \$93,869  | \$109,184 |
| Average Household Income 55-64 | \$83,513 | \$125,784 | \$143,444 |
| Median Household Income 65-74  | \$44,309 | \$69,427  | \$79,232  |
| Average Household Income 65-74 | \$66,854 | \$100,864 | \$113,114 |
| Average Household Income 75+   | \$52,123 | \$66,107  | \$77,554  |





935 W. Mission Ave



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