

±2,779 SF Retail Space Available For Lease

# 1346 W. VALLEY PKWY

ESCONDIDO | CA 92029

±2,779 SF  
AVAILABLE



HomeGoods

STAPLES



BevMo!



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



# SITE PLAN

SUITE	TENANT	SF
1346-A	BevMo!	-
<b>1346-B</b>	<b>Available Retail</b>	<b>2,779 SF</b>
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	-





1346 W VALLEY PKWY

# SUITE 1346-B

2,779 SF – Retail  
Available January 2026



1346 W VALLEY PKWY

# AERIAL



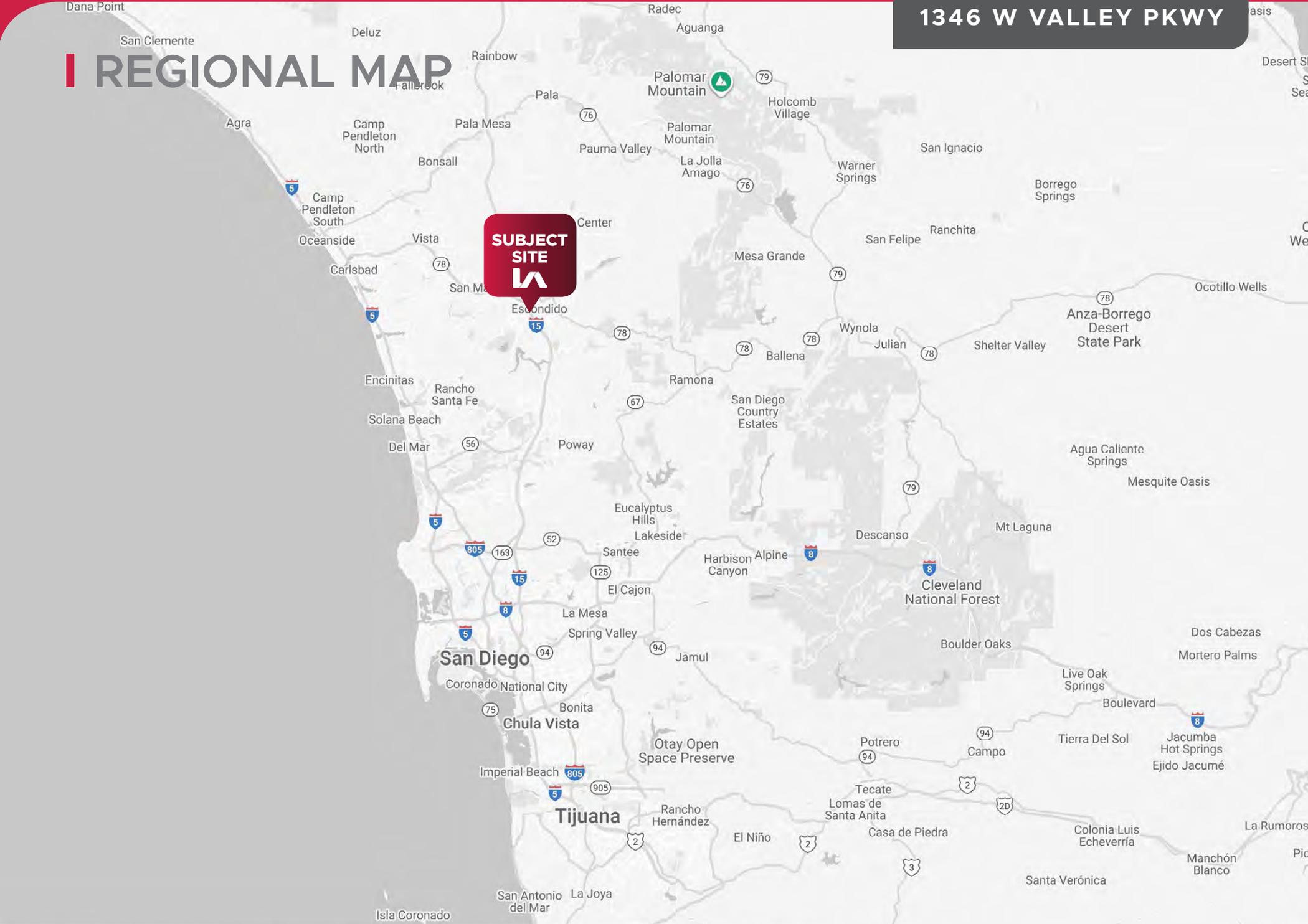
W Valley Pkwy  
28,600 VPD

Auto Park Way  
23,600 VPD

1346 W VALLEY PKWY

# REGIONAL MAP

**SUBJECT SITE**  
LA



1346 W VALLEY PKWY



# ESCONDIDO VALLEY CENTER

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**1346 W. VALLEY PKWY**

ESCONDIDO | CA 92029



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