

for lease



1401-1497 E. VALLEY PARKWAY | ESCONDIDO, CA | 92027

HOME DEPOT

PLAZA



EXCLUSIVE BROKER

CUSHMAN & WAKEFIELD



VIRTUAL TOUR AVAILABLE



±26,349 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Dominant Community Retail Center anchored by Home Depot, Albertsons & Planet Fitness
- Highly Trafficked Intersection with over 55,000 cars per day
- Property has excellent exposure & abundant parking

TRAFFIC COUNTS

- Valley Parkway: 26,156 ADT
- Rose Street: 12,001 ADT
- E. Grand Street: 17,750 ADT

DEMOGRAPHICS

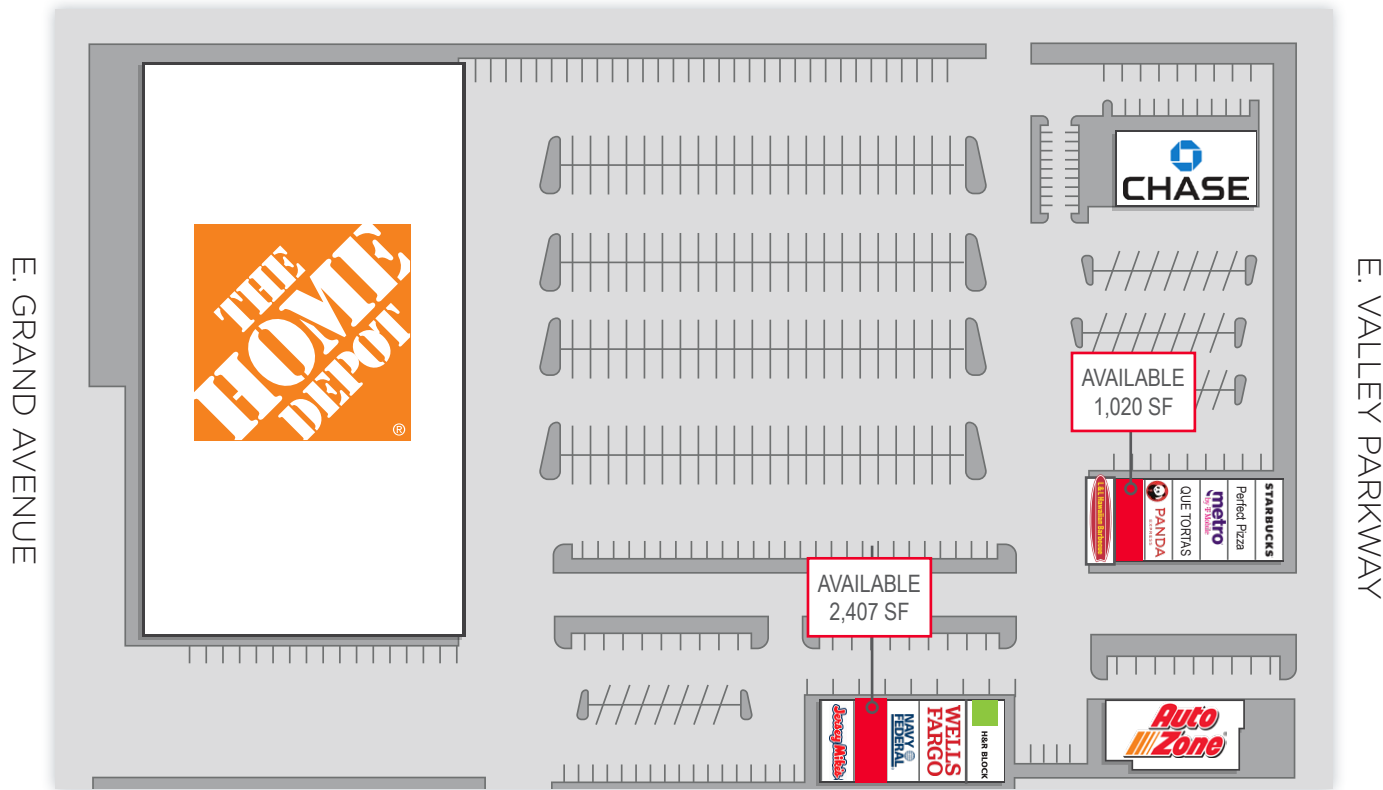
	1 MILE	3 MILES	5 MILES
Pop (2025)	36,721	135,047	188,395
AHH Income	\$91,515	\$114,129	\$128,790
Daytime Pop.	5,864	42,617	62,944

TENANTS



SITE PLAN

HARDING STREET



SUITE	TENANT	SF
01	Chase Bank	5,000
85-A	Starbucks	1,400
85-B	Perfect Pizza	1,400
85-C	Metro by T-Mobile	1,400
85-D	Que Tortas	1,400
85-E	Panda Express	2,250
85-F	AVAILABLE	1,020

SUITE	TENANT	SF
85-G	L&L Hawaiian Barbecue	2,580
97-A	H&R Block	1,250
97-B-D	Wells Fargo	3,748
97-E	Navy Federal	1,249
97-F	AVAILABLE 	2,407
97-G	Jersey Mike's	1,499

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

PLAZA AERIAL



MARKET AERIAL



DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027 4

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 1 mile radius

Latitude: 33.13194, Longitude: -117.06292



Summary	Census 2010	Census 2020	2025	2030		
Population	36,846	37,432	36,721	37,902		
Households	10,239	10,936	11,077	11,479		
Families	7,571	-	8,082	8,410		
Average Household Size	3.53	3.39	3.28	3.27		
Owner Occupied Housing Units	3,990	-	4,328	4,435		
Renter Occupied Housing Units	6,249	-	6,749	7,044		
Median Age	28.5	-	33.1	34.0		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.64%	0.07%	0.30%			
Households	0.72%	0.33%	0.49%			
Families	0.80%	0.32%	0.44%			
Owner HHS	0.49%	0.49%	0.66%			
Median Household Income	2.76%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	1,363	12.3%	1,180	10.3%		
\$15,000 - \$24,999	613	5.5%	487	4.2%		
\$25,000 - \$34,999	662	6.0%	597	5.2%		
\$35,000 - \$49,999	1,255	11.3%	1,181	10.3%		
\$50,000 - \$74,999	2,121	19.1%	1,998	17.4%		
\$75,000 - \$99,999	1,658	15.0%	1,812	15.8%		
\$100,000 - \$149,999	1,534	13.8%	1,695	14.8%		
\$150,000 - \$199,999	1,019	9.2%	1,287	11.2%		
\$200,000+	853	7.7%	1,242	10.8%		
Median Household Income	\$68,186		\$78,113			
Average Household Income	\$91,515		\$105,504			
Per Capita Income	\$27,581		\$31,921			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,652	9.9%	2,384	6.5%	2,462	6.5%
5 - 9	3,221	8.7%	2,379	6.5%	2,342	6.2%
10 - 14	2,981	8.1%	2,626	7.2%	2,398	6.3%
15 - 19	3,026	8.2%	3,086	8.4%	2,665	7.0%
20 - 24	3,208	8.7%	3,067	8.4%	3,448	9.1%
25 - 34	6,267	17.0%	5,891	16.0%	6,200	16.4%
35 - 44	5,041	13.7%	5,186	14.1%	5,364	14.2%
45 - 54	4,118	11.2%	4,266	11.6%	4,419	11.7%
55 - 64	2,520	6.8%	3,548	9.7%	3,558	9.4%
65 - 74	1,380	3.7%	2,498	6.8%	2,883	7.6%
75 - 84	900	2.4%	1,179	3.2%	1,481	3.9%
85+	533	1.4%	612	1.7%	682	1.8%

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Source: Esri, U.S. Census

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027 4

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 3 mile radius

Latitude: 33.13194, Longitude: -117.06292



Summary	Census 2010	Census 2020	2025	2030		
Population	130,276	136,481	135,047	135,869		
Households	40,051	42,767	43,357	44,026		
Families	28,703	-	31,288	31,848		
Average Household Size	3.21	3.15	3.07	3.05		
Owner Occupied Housing Units	19,287	-	21,068	21,699		
Renter Occupied Housing Units	20,764	-	22,289	22,327		
Median Age	31.4	-	35.8	37.1		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.12%	0.07%	0.30%			
Households	0.31%	0.33%	0.49%			
Families	0.36%	0.32%	0.44%			
Owner HHS	0.59%	0.49%	0.66%			
Median Household Income	2.79%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,030	9.3%	3,520	8.0%		
\$15,000 - \$24,999	2,155	5.0%	1,724	3.9%		
\$25,000 - \$34,999	2,431	5.6%	2,088	4.7%		
\$35,000 - \$49,999	3,911	9.0%	3,406	7.7%		
\$50,000 - \$74,999	6,489	15.0%	6,003	13.6%		
\$75,000 - \$99,999	5,761	13.3%	5,747	13.1%		
\$100,000 - \$149,999	7,658	17.7%	7,962	18.1%		
\$150,000 - \$199,999	4,781	11.0%	5,517	12.5%		
\$200,000+	6,140	14.2%	8,058	18.3%		
Median Household Income	\$84,852		\$97,376			
Average Household Income	\$114,129		\$129,453			
Per Capita Income	\$36,691		\$41,994			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,930	8.4%	8,208	6.1%	8,099	6.0%
5 - 9	9,992	7.7%	8,439	6.2%	7,992	5.9%
10 - 14	9,855	7.6%	8,977	6.6%	8,403	6.2%
15 - 19	10,308	7.9%	9,537	7.1%	8,795	6.5%
20 - 24	10,524	8.1%	9,775	7.2%	10,022	7.4%
25 - 34	20,263	15.6%	21,022	15.6%	20,315	15.0%
35 - 44	17,716	13.6%	19,159	14.2%	19,765	14.5%
45 - 54	16,607	12.7%	15,773	11.7%	16,560	12.2%
55 - 64	11,524	8.8%	14,512	10.7%	13,793	10.2%
65 - 74	6,003	4.6%	11,516	8.5%	12,236	9.0%
75 - 84	4,090	3.1%	5,645	4.2%	7,157	5.3%
85+	2,464	1.9%	2,484	1.8%	2,731	2.0%

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DEMOGRAPHICS (continued)

5 Mile Radius

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Population	0.64%	0.07%	0.30%			
Households	0.72%	0.33%	0.49%			
Families	0.80%	0.32%	0.44%			
Owner HHs	0.49%	0.49%	0.66%			
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HOME DEPOT PLAZA

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