

Retail Space For Lease

1440 S. Escondido Blvd.
Escondido, CA



For more information, please contact:

Nick Zech
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Matt Orth
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11440 W. Bernardo Ct., #300
San Diego, CA 92127
T: 760-743-8500
www.cdccommercial.com

Property Information

-Retail Space located on the first floor of a mixed use building

- Easy access to Interstate 15

- Dedicated covered parking with after hours security gate

- Close Proximity to Major Shopping Centers and Eateries

Contact Broker for additional information.



Available

Suite B/C - 1,825 SF

Suite G - 775 SF

**\$1.00 psf
+ NNN**

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V22

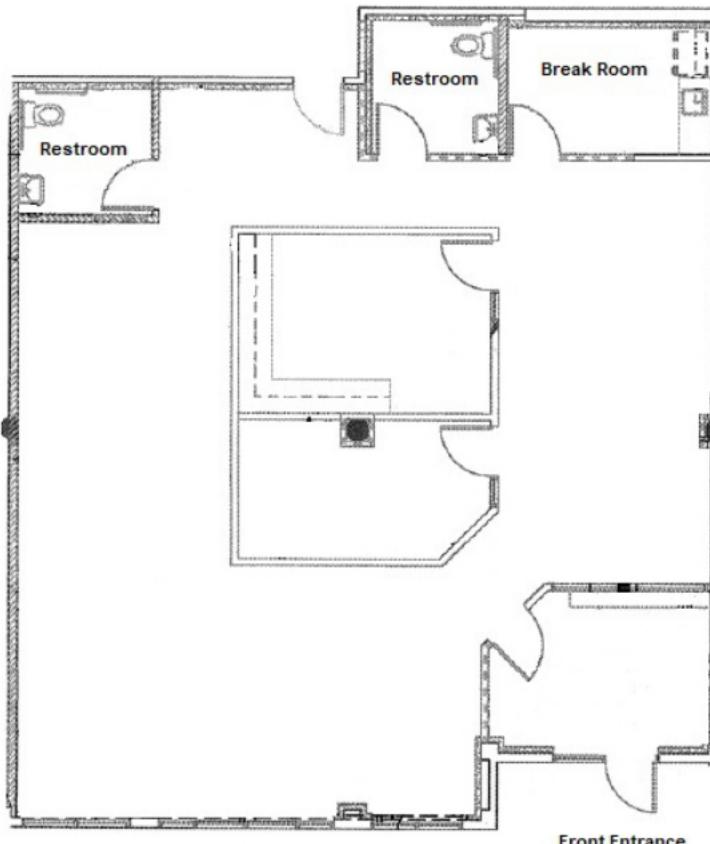
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Floor Plan - Suite B/C

Suite B/C Office Improvements



S. Escondido Blvd. Suite B/C

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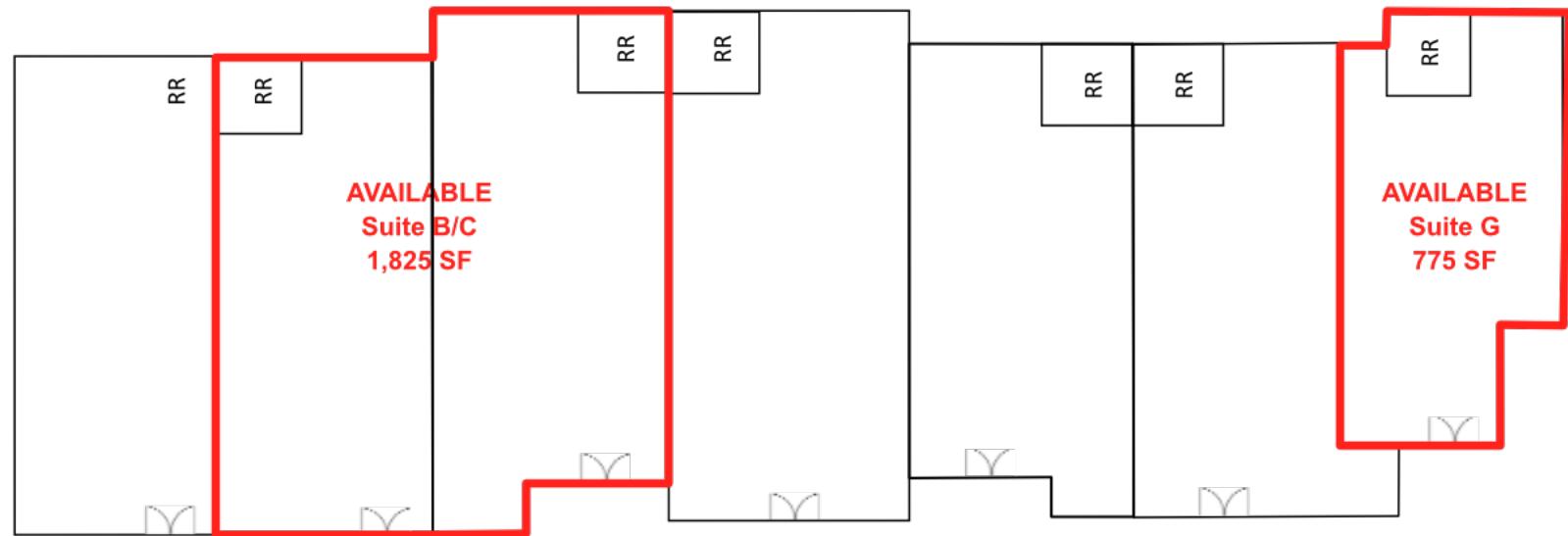
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Site Plan



S. Escondido Blvd.

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Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Total Population:	104,864	193,666	429,693
2024 Total Projection:	100,801	187,409	418,563
Population Projection 2029:	99,452	185,155	418,563
Median Age:	34.7	37.8	39.7
Households			
2024 Total Households:	32,204	62,729	144,389
HH Growth 2024-2029:	-0.3%	-0.3%	-0.2%
Median Household Inc:	\$63,695	\$79,282	\$100,965
Avg Household Size:	3.1	3	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$547,535	\$675,169	\$775,206
Median Year Built:	1977	1979	1984

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