

LA ENTRADA SHOPPING CENTER

1109 W VALLEY PKWY, ESCONDIDO, CA | FREESTANDING BUILDING AVAILABLE FOR LEASE



RETAIL INSITE

RON PEPPER

858.523.2085

rpepper@retailinsite.net

JACK AVARELLO

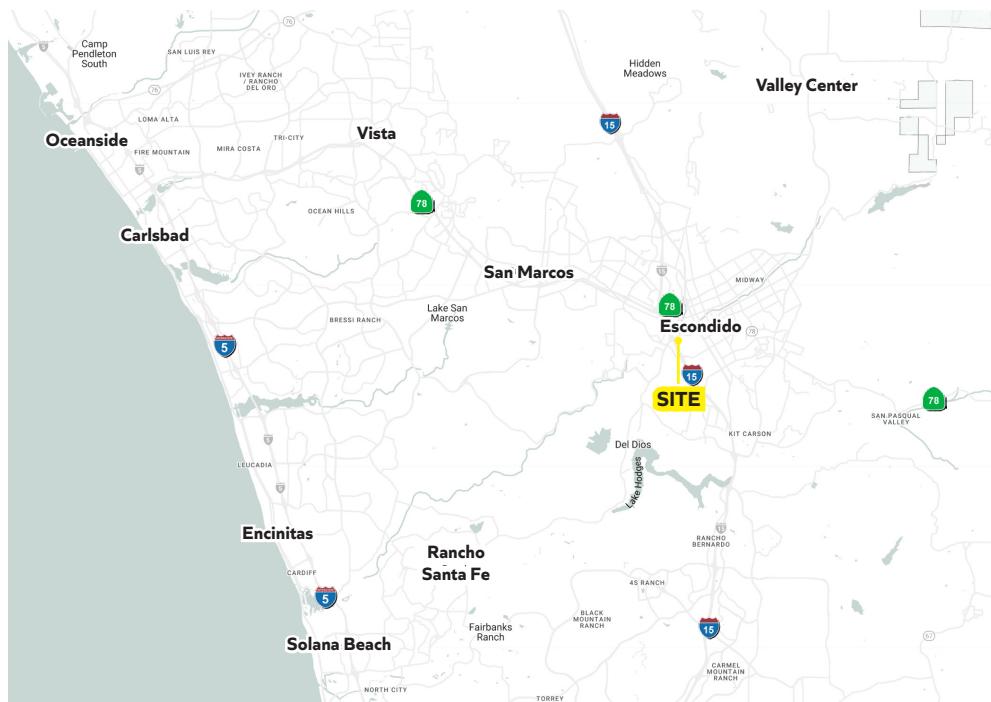
858.257.3484

javarello@retailinsite.net

PROPERTY HIGHLIGHTS.



- Strong visibility to Interstate 15 (281,181 ADT) and West Valley Parkway (42,041 ADT)
- Prominent intersection in Escondido with good access off West Valley Parkway and synergy with surrounding national retailers
- Freestanding building, approx. 16,184 SF
- Ample parking and signage



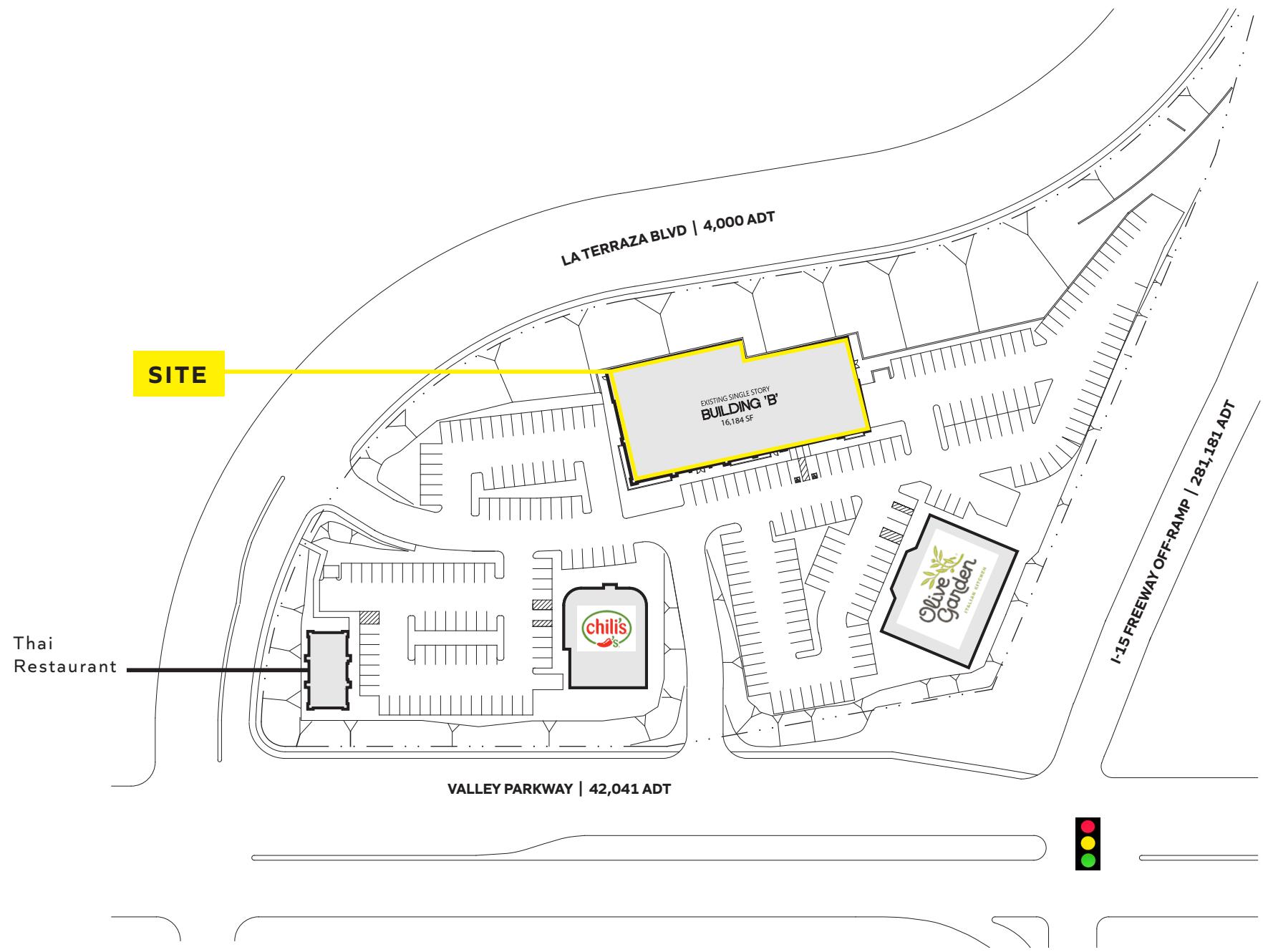
FLOOR PLAN.

WIDTH: ~189'

— DEPTH: ~91'

Architectural floor plan showing the layout of a building addition and site improvements. The plan includes the following key features and dimensions:

- Building Footprint:** The main building footprint is approximately 108'-0 1/8" wide by 91'-8 1/2" deep.
- Rooms and Areas:**
 - Sales Area:** Located in the center, featuring a 2' A5.1 opening.
 - Vestibule:** Located at the entrance, featuring 12'-0 1/16" NEW ENTRY DOORS.
 - Offices:** Includes a MINOR OFFICE, WOMEN'S TOILET, and MEN'S TOILET.
 - Stockroom:** Located on the right side.
 - Utility:** Includes an EX. UTILITY ACCESS PANEL and an EX. FIRE HYDRANT.
- Exterior and Site:**
 - Exterior Walkways:** EX. SIDEWALK, EX. PLANTER, EX. WATER ACCESS, and EX. FIRE LANE.
 - Windows and Doors:** NEW SIDEWALL KIT, CURB SEE D1.0 G5.0, NEW SIDEWALL KIT, NEW WINDOW (8'-10", 13'-10", 8'-10", 13'-10", 13'-10", 13'-10", 13'-10", 13'-10"), NEW ENTRY DOORS (12'-0 1/16"), and EX. DOOR (15'-0 1/8" TYP.).
 - Plumbing and Utilities:** Includes VENTS, EX. CLO, and various utility access points.
- Notes and Requirements:**
 - EXISTING DOOR TO BE SEALED. SEE D1.0 TYP.
 - ALL WALLS IN SALES AREA MUST BE PAINTED WHITE. EXISTING GIB CONSTRUCTION TO BE REMOVED TO BOTTOM OF ROOF DECK. EXTEND EXISTING GIB CONSTRUCTION AS REQUIRED.
 - NOTES: GIC TO LEVEL UNEVEN EXISTING SLAB THROUGHOUT.
 - RELOCATE EX. BOLLARD TO NEW ENTRY.
 - NEW SIDEWALK SEE D1.0, G5.0.



SITE AERIAL ZOOM.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

ESCONDIDO AERIAL.



ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1109 W Valley Pkwy, Escondido, California, 92025

Rings: 1, 3, 5 mile radii

 POPULATION

Total Population
Projected Population (2029)

	1 mile	3 miles	5 miles
Total Population	12,925	130,504	221,840
Projected Population (2029)	12,686	131,545	222,741

 HOUSING

Total Households
Projected Total Households (2029)

	4,383	42,696	72,544
Total Households	4,383	42,696	72,544
Projected Total Households (2029)	4,385	43,814	74,164

 INCOME

Median Household Income
Average Household Income
Per Capita Income
Median Disposable Income
Average Disposable Income

	\$79,107	\$80,156	\$93,649
Average Household Income	\$107,517	\$112,532	\$126,392
Per Capita Income	\$36,277	\$37,041	\$41,421
Median Disposable Income	\$62,724	\$64,542	\$75,913
Average Disposable Income	\$79,502	\$82,381	\$90,709

 DAYTIME DEMOS

Total Daytime Population
Daytime Population Workers
Daytime Population Residents

	25,371	122,841	193,308
Total Daytime Population	25,371	122,841	193,308
Daytime Population Workers	18,818	54,909	80,029
Daytime Population Residents	6,553	67,932	113,279

 RACE & ETHNICITY

White
Black or African American
American Indian& Alaska Native Population
Asian Population
Pacific Islander Population
Other Race Population
Population of Two or More Races
Hispanic Population
Non-Hispanic Population

	4,909 37.98%	53,523 41.01%	97,857 44.11%
Black or African American	316 2.45%	3,063 2.35%	5,295 2.39%
American Indian& Alaska Native Population	255 1.97%	2,410 1.85%	3,538 1.59%
Asian Population	1,022 7.91%	10,021 7.68%	20,614 9.29%
Pacific Islander Population	43 0.33%	353 0.27%	623 0.28%
Other Race Population	4,062 31.43%	38,875 29.79%	56,875 25.64%
Population of Two or More Races	2,317 17.93%	22,259 17.06%	37,039 16.70%
Hispanic Population	7,169 55.47%	68,845 52.75%	104,254 47.00%
Non-Hispanic Population	5,756 44.53%	61,659 47.25%	117,586 53.00%

 EDUCATION

Bachelor's Degree
Graduate/Professional Degree

	1,613 18.39%	17,118 19.44%	33,057 22.13%
Graduate/Professional Degree	731 8.34%	9,417 10.70%	17,604 11.79%

 AGE

Median Age

	35.2	36.7	37.2
Median Age	35.2	36.7	37.2

LA ENTRADA SHOPPING CENTER

1109 W VALLEY PKWY,
ESCONDIDO, CA

AVAILABLE FOR LEASE



RON PEPPER

858.523.2085

rpepper@retailinsite.net

JACK AVARELLO

858.257.3484

javarello@retailinsite.net

 RETAIL INSITE

405 S. Hwy 101, Ste 150
Solana Beach, CA 92075 • Lic #1206760