

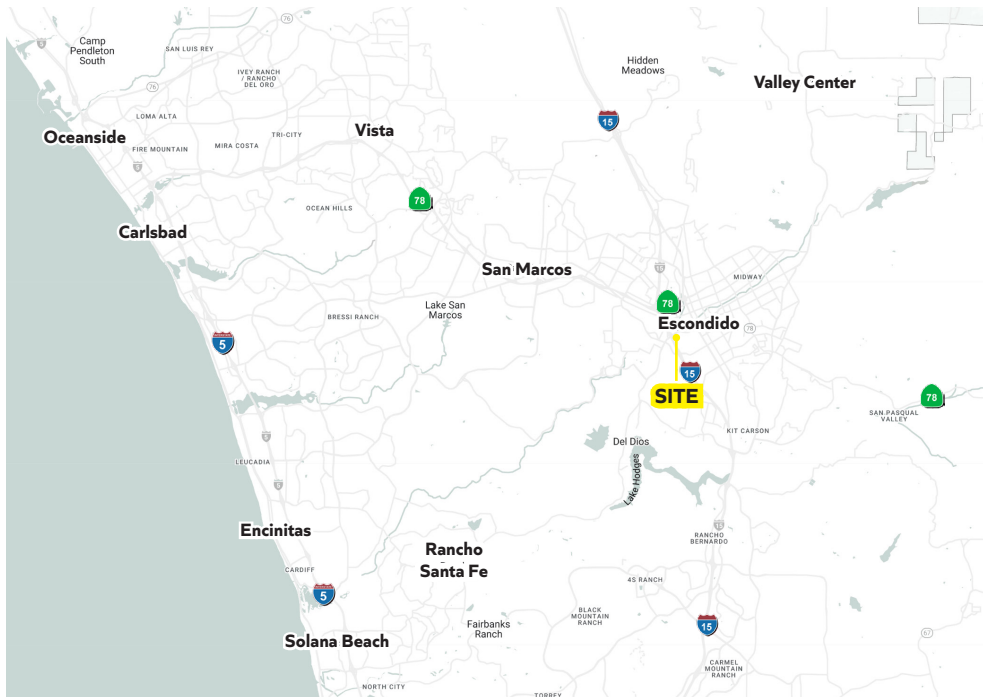
LA ENTRADA SHOPPING CENTER

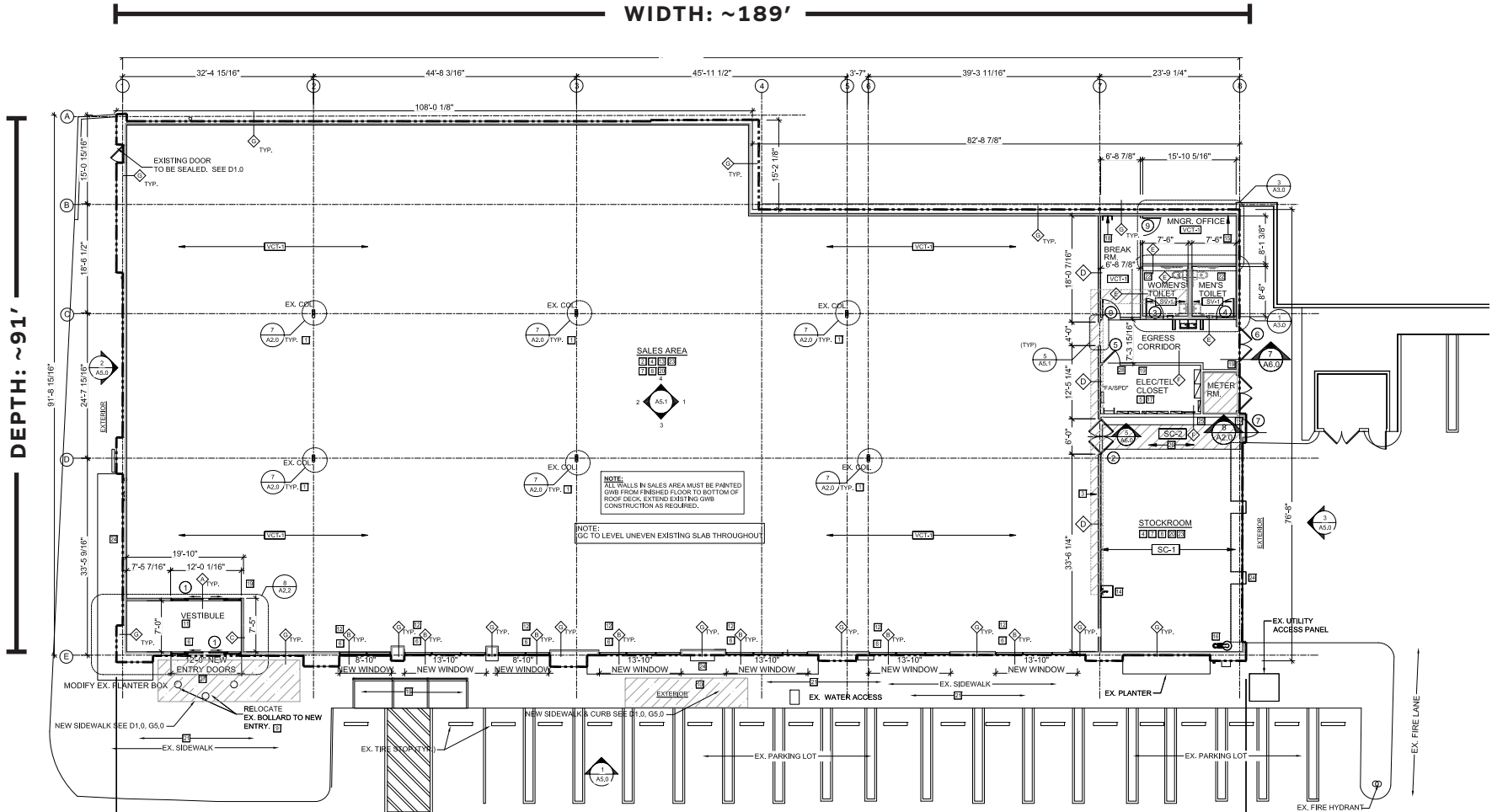
1109 W VALLEY PKWY, ESCONDIDO, CA | FREESTANDING BUILDING AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS.

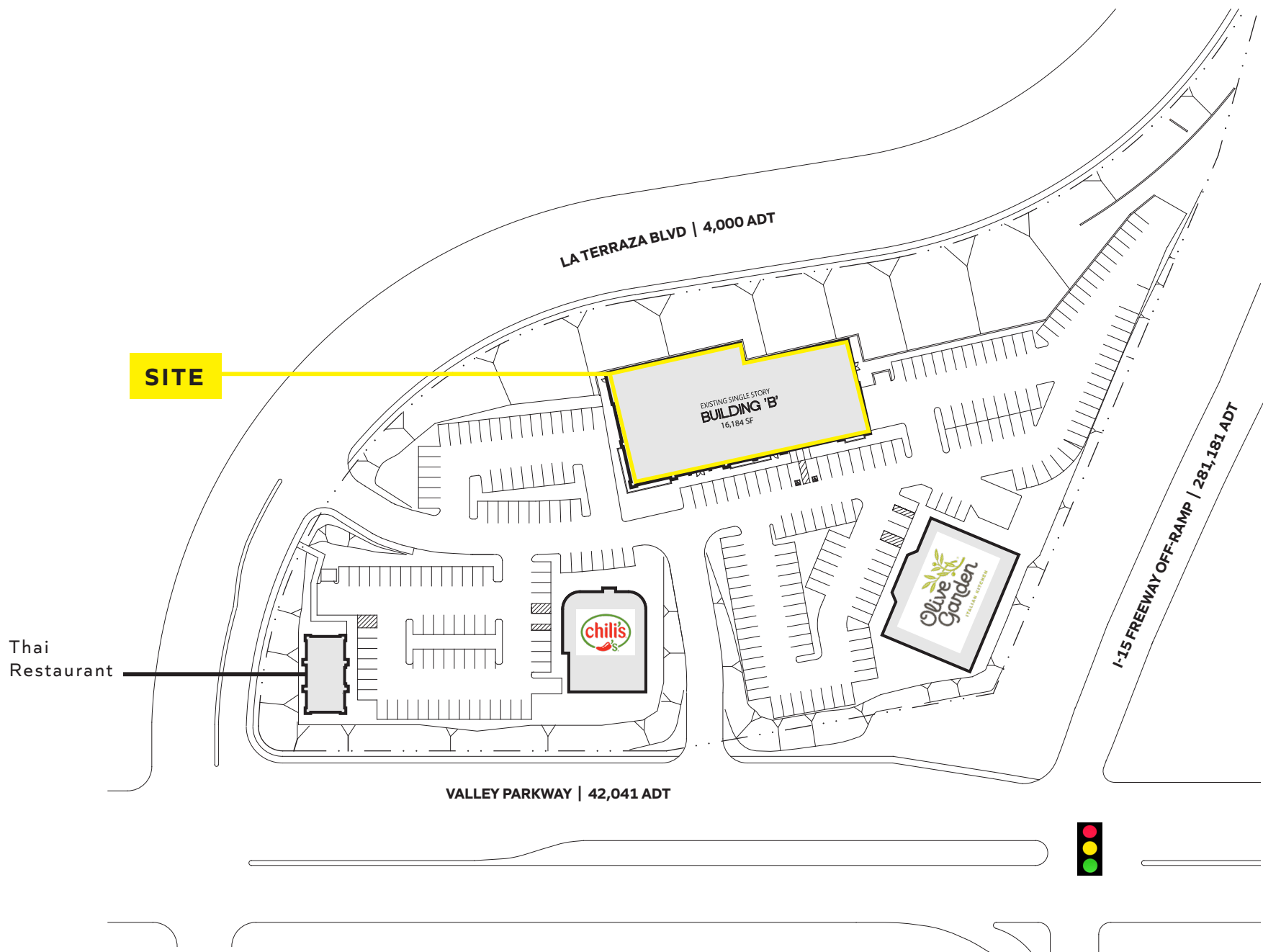
- Strong visibility to Interstate 15 (281,181 ADT) and West Valley Parkway (42,041 ADT)
- Prominent intersection in Escondido with good access off West Valley Parkway and synergy with surrounding national retailers
- Freestanding building, approx. 16,184 SF
- Ample parking and signage







SITE PLAN.



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.



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. Z:\Creative\Aerials\Master Aerials



DEMOGRAPHICS.

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1109 W Valley Pkwy, Escondido, California, 92025

Rings: 1, 3, 5 mile radii



POPULATION

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



HOUSING

	1 mile	3 miles	5 miles
Total Households	4,383	42,696	72,544
Projected Total Households (2029)	4,385	43,814	74,164



INCOME

	1 mile	3 miles	5 miles
Median Household 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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
White	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

	1 mile	3 miles	5 miles
Bachelor's 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

	1 mile	3 miles	5 miles
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

RI RETAIL INSITE

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