

EL NORTE BROADWAY CENTER

120-136 W El Norte Parkway, Escondido, CA 92026

Approx. 900 Sq. Ft. Retail Space for Lease

**REDUCED RATE PLUS FREE RENT FOR QUALIFIED
TENANTS \$1,500 PER MONTH +NNNS (\$.40/SF)**



JASMINE GOLIA

Sales & Leasing Associate

Jasmine@PacificCoastCommercial.com

D: (858) 337-7311

Lic. 02131001

NICK MANE

Director - Sales & Leasing

Nick@PacificCoastCommercial.com

D: (760) 840-7140

Lic. 01939391

OFFICE 619-469-3600

10721 Treena St, Ste 200

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930



Property Features

Address 120-136 W El Norte Parkway, Escondido, CA 92026

Availability Suite 122: Approx. 900 SF Retail Space

Center Name El Norte Broadway Center

Property Size Approx. 15,000 SF Shopping Center

Lease Rate ~~\$1,960~~ **\$1,500/month +NNNs (\$.40/SF)**
Reduced Rate Plus Free Rent For Qualified Tenants

One Month Free Per Year of Term
***Min. 13-month Term**



Monument Signage Available



Open Floor Plan with Private Restroom



New Flooring Installed Throughout Suite



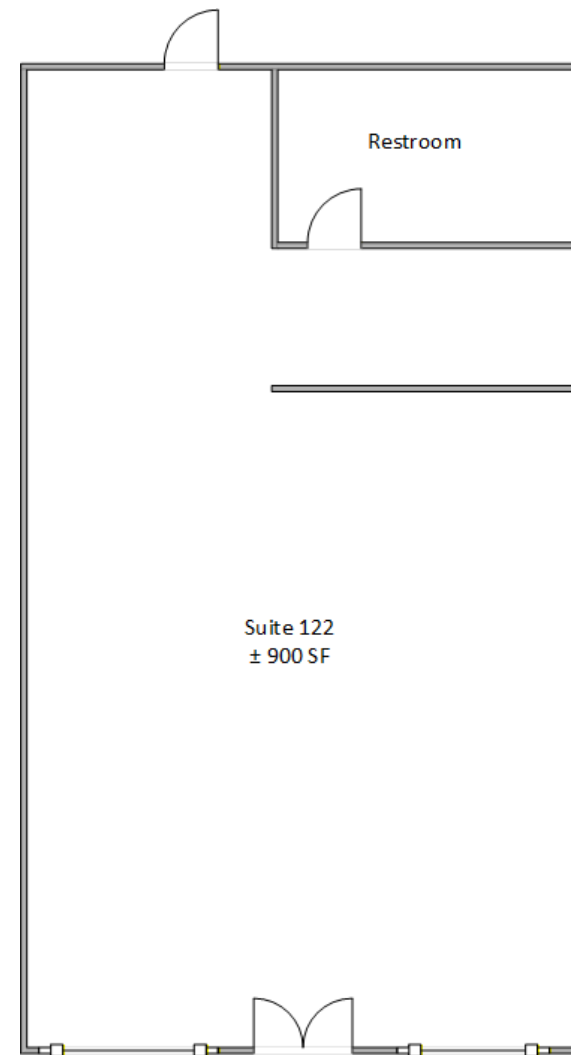
Close Proximity to I-15 & Hwy 78



Highly Trafficked Road with 26,776 Cars Per Day



Strong Daytime Demographics with an Abundance of Surrounding Retail Amenities



Floor Plan is Fit to Scale; for Reference Purposes Only.

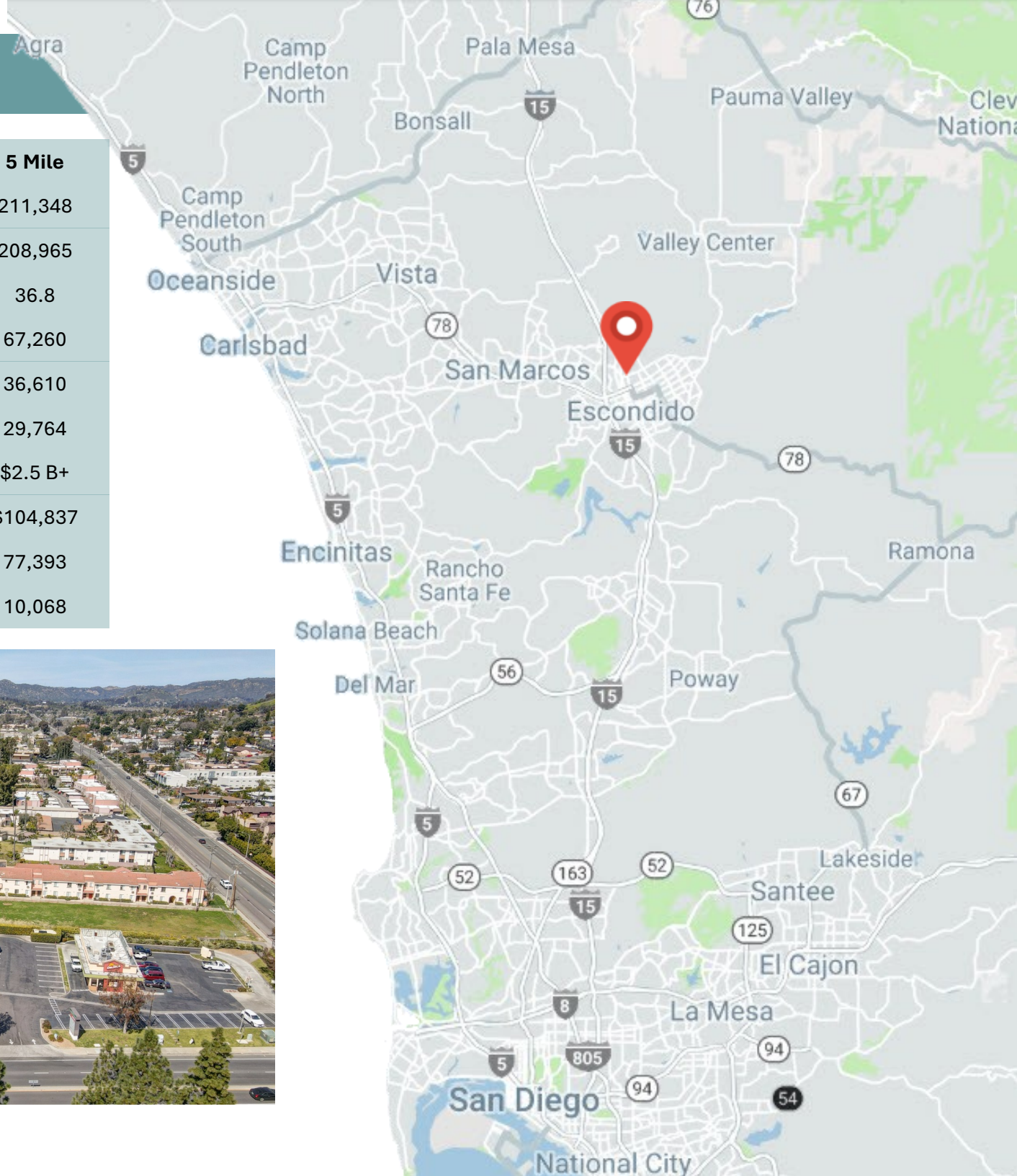


Demographics

	3 Mile	5 Mile
Population (2024)	145,851	211,348
Population (2029)	144,205	208,965
Median Age	36.5	36.8
Households	46,477	67,260
Owner Occupied	23,188	36,610
Renter Occupied	22,682	29,764
Consumer Spending	\$1.6 B+	\$2.5 B+
Avg. Household Income	\$92,319	\$104,837
Employees	57,641	77,393
Businesses	7,527	10,068



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Location Aerial



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