

ASK ABOUT THE FREE RENT SPECIAL!

FOR LEASE



945 W. Valley Parkway

Escondido, CA 92025

Property Highlights

- Located at the signalized intersection of Valley Parkway and Tulip
 - Great Street Visibility
- Highly Trafficked Retail Corridor
 - Competitive Rental Rates

\$1.95 psf NNN

Available:

Suite E - 1,350 SF
Suite J - 1,346 SF

Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	12,914	135,231	216,072
Median Income	\$41,394	\$47,452	\$51,954

37,321

Cars Per Day
W. Valley Parkway
& Tulip St.

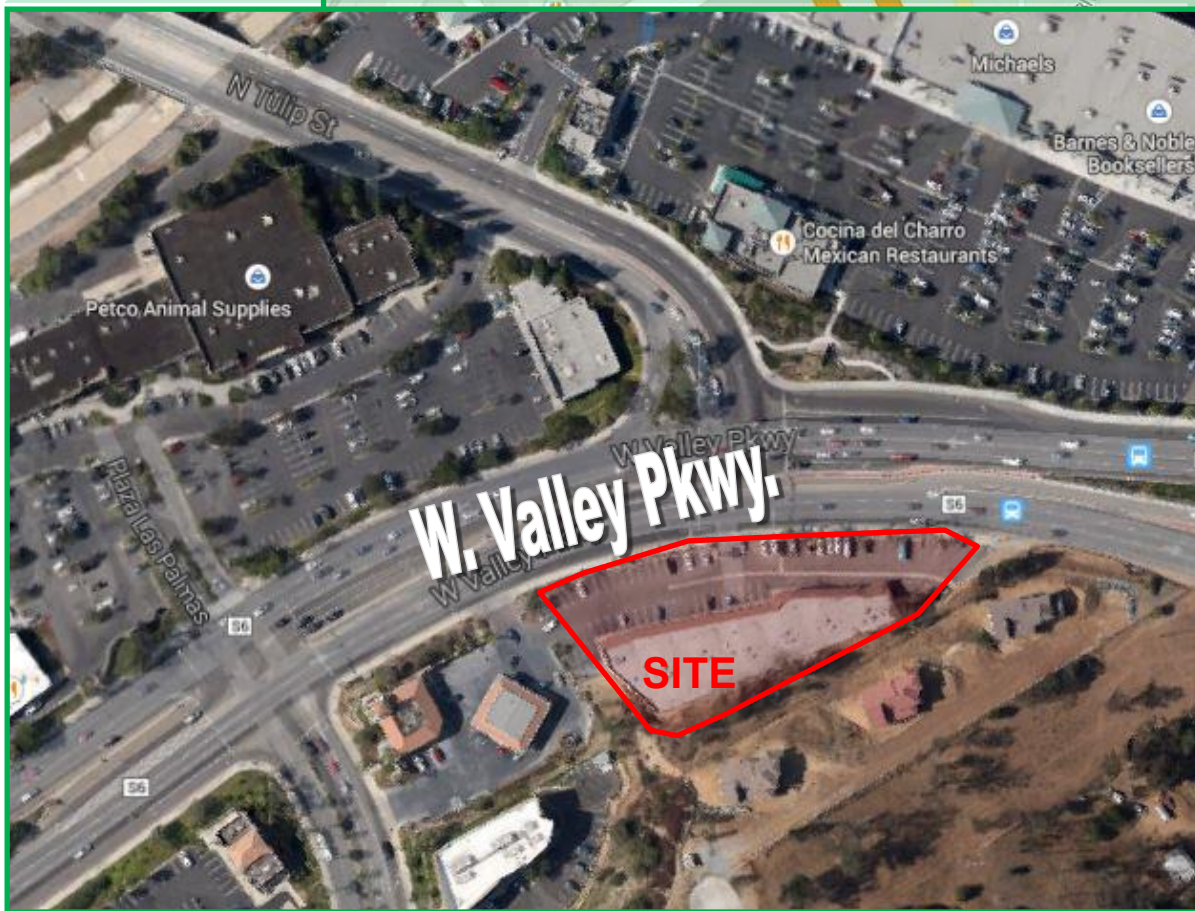
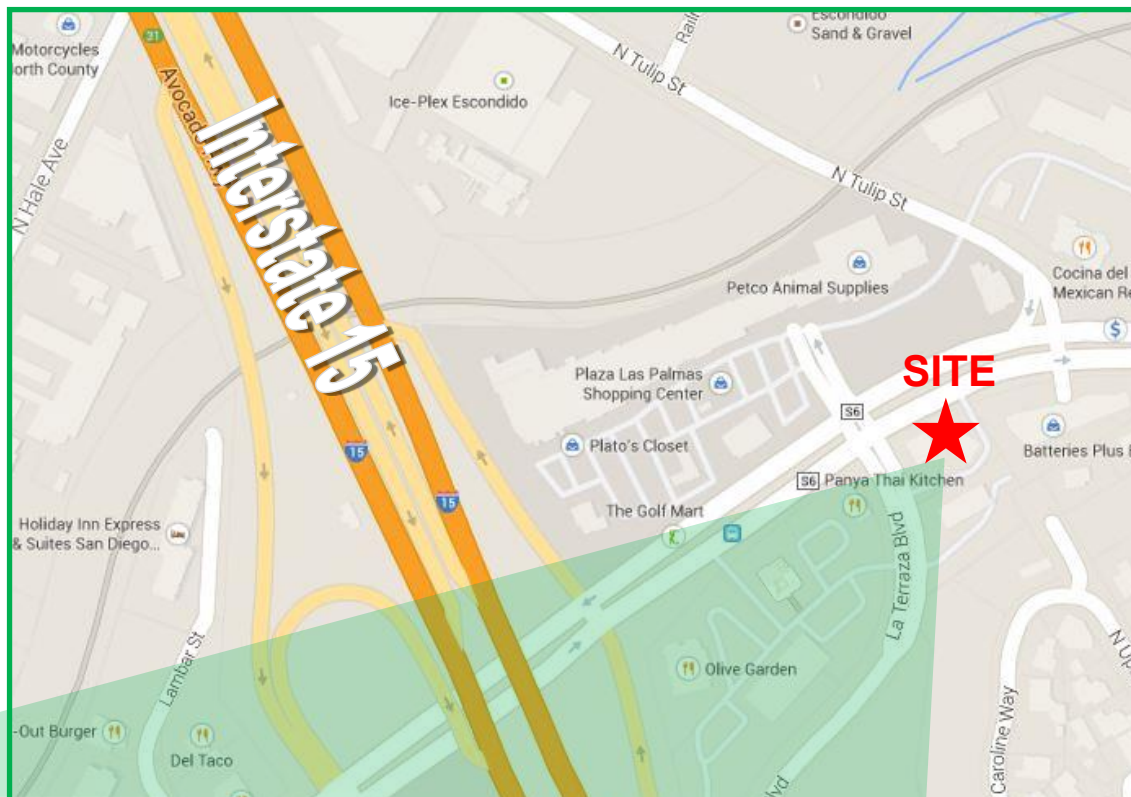
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v28

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com



Map



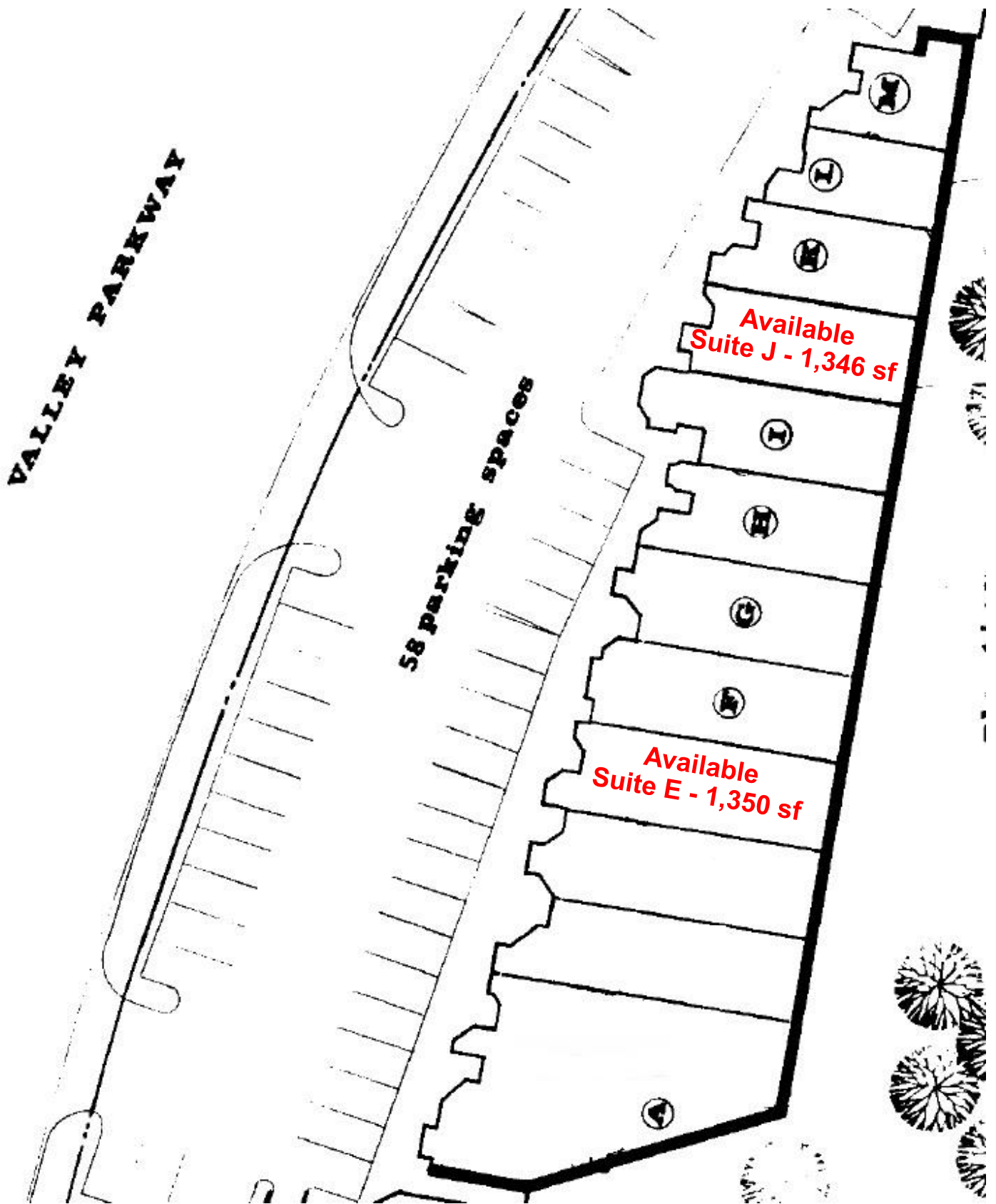
This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v28

Nick Zech #01721457
858.232.2100
nzec@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com



Site Plan



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. v28

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com

Demographics

Population	2 Mile	5 Mile	10 Mile
2023 Total Population:	77,696	221,262	502,275
2028 Population Projection:	76,776	218,929	497,378
Pop Growth 2023-2028:	0.5%	0.5%	0.6%
Median Age:	34.4	36.1	38.5
Households			
2023 Total Households:	24,425	71,575	172,114
HH Growth 2023-2028:	-0.2%	-0.2%	-0.2%
Median Household Inc:	\$59,872	\$76,644	\$101,278
Avg Household Size:	3.10	3.00	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$491,861	\$590,581	\$725,191
Median Year Built:	1978	1981	1985

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. v28

Nick Zech #01721457
858.232.2100
nzech@cdccommercial.com

Matt Orth #01857155
858.736.1337
morth@cdccommercial.com

