



Suite 340  
1,600 SF

Suite 328  
1,100 SF

Suite 318  
2,800 SF

Suite 320  
1,500 SF



W Valley Parkway  
20,594 cars per day

N Escondido Blvd  
19,690 cars per day

# Signature Pavilion

310-388 W Valley Parkway | Escondido, CA 92025



# Property Overview

## AREA HIGHLIGHTS

Anchored by Regal Cinemas, Signature Pavilion receives 1.7 million visits per year. The center is close proximity to the I-5 freeway with easy access into the center from both North Valley Parkway and North Escondido Boulevard. Directly across the street is the City of Escondido offices with approximately 300 employees and California Center for the Arts, Escondido campus which includes a 1,500-seat concert hall, a 400-seat theater, a contemporary art museum, full-service conference center and more!



### Location

Ideally located at a signalized intersection  
Anchored by Regal Movie Theatre, Smart & Final, DD's Discounts and PetSmart



### Walker's Paradise

High walkability score of 96!  
Daily errands do not require a car



### Parking

Conveniently off-street parking with  
6.25/1000 SF parking ratio

# Site Plan



## Availabilities

- » Suite 318 | 2,800 SF
  - » Second floor office
- » Suite 320 | 1,500 SF
  - » End cap near signalized intersection
- » Suite 328 | 1,100 SF
- » Suite 340 | 1,600 SF
  - » Built-out restaurant





# Area Demographics

	1 MILES	3 MILES	5 MILES
HOUSEHOLD INCOME			
2023 Average Household Income	\$78,529	\$104,179	\$118,216
2028 Average Household Income	\$92,445	\$120,814	\$136,307
POPULATION			
2023 Population	25,599	146,472	212,681
2028 Population Projection	26,145	147,676	213,848
DAY TIME POPULATION			
Daytime Population	37,047	138,292	192,043
Daytime Workers	22,457	60,822	81,950

## SITE STATISTICS



Total Visits  
Per Year



Unique  
Visitors



Average Dwell  
Time



20,594 CPD  
W Valley Parkway



19,690 CPD  
N Escondido Blvd







# Signature Pavilion

## CONTACTS

### Joel Wilson

First Vice President  
+1 858 546 4651  
joel.wilson@cbre.com  
Lic. 01237516

### Lane Robertson

Associate  
+1 858 646 4733  
lane.robertson@cbre.com  
Lic. 02206700

### Reg Kobzi

Senior Vice President  
+1 858 546 4604  
reg.kobzi@cbre.com  
Lic. 00917639

### Michael Peterson

First Vice President  
+1 858 646 4749  
michael.peterson@cbre.com  
Lic. 01969314

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