

**FOR LEASE**



## AVAILABLE SALON SUITE WITH NATIONAL CO-TENANTS

1707-1711 E VALLEY PKWY, ESCONDIDO, CA 92027

**CHRISTINA CHA** | Lic. 02163978  
Sales & Leasing Associate  
(410) 303-5520  
Christina@PacificCoastCommercial.com

**ETHAN PARK** | Lic. 02191123  
Sales & Leasing Associate  
(760) 978-8053  
Ethan@PacificCoastCommercial.com

**PACIFIC COAST COMMERCIAL**  
Office (619) 469-3600  
www.PacificCoastCommercial.com  
Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. Some images in this marketing brochure may have been digitally modified, including enhancements or alterations created by artificial intelligence (AI), which may change the appearance of the property. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

  
**PACIFIC COAST  
COMMERCIAL**  
SALES · MANAGEMENT · LEASING

# Escondido Town & Country East



## PROPERTY ADDRESS

1707-1711 E Valley Pkwy  
Escondido, CA 92027



## AVAILABILITY

Suite 107 : ± 750 SF  
Former Salon



## PROPERTY SIZE

± 13,500 SF (2 AC)  
Escondido Town & Country East



## LEASE RATE

Contact Agents for  
Lease Details



## SIGNAGE

Monument Signage Available



## HWY ACCESS

Close Proximity to  
I-15 & HWY 78



## TRAFFIC

31,129 Cars Per Day

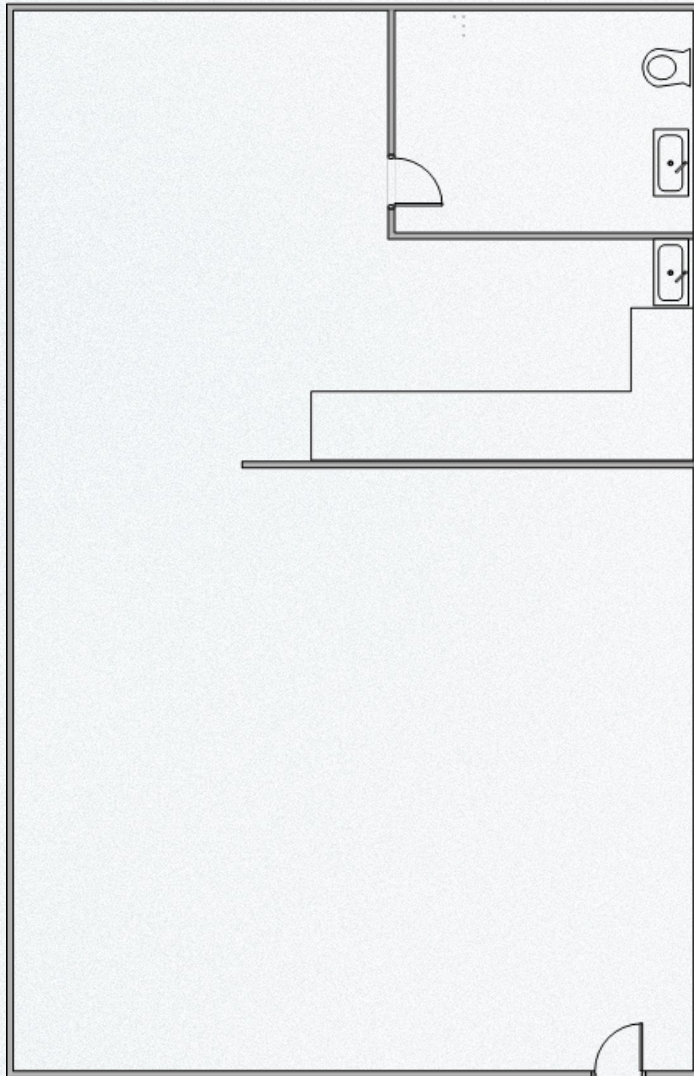


## DEMOGRAPHICS

Strong Daytime Population

# Availability

**SUITE 107: ± 750 SF** Former Hair Salon.  
Open floor plan with private restroom.  
Equipped with a rear utility sink, ideal for  
salon, medical, or specialized retail use.



Floor Plan is Not Fit to Scale; for Reference Purposes Only.

## Property Overview

Located at 1707–1711 E Valley Parkway in Escondido, CA 92027, this property sits within the well-established Escondido Town and Country East Center, a 13,500 SF neighborhood retail center featuring a strong and diverse tenant mix including Pizza Hut, Burger King, Nail Design, Optometry, and Dog Grooming. Surrounded by an abundance of complementary retail and dining options, the center offers excellent visibility and steady foot traffic. Available Suite 107 is a 750 SF former hair salon featuring an open floor plan, private restroom, and rear utility sink—making it ideally suited for salon, medical, or specialized retail use.

### Site Plan



# Escondido Town & Country East

## DEMOGRAPHIC



**63,972**

5-Mile Employees



**181,273**

5-Mile Total Population



**\$122,953**

5-Mile Avg. HH Income



**\$761,290**

5-Mile Median Home Value



**\$2.2B**

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE
2025 Population	33,965	125,345	181,273
2030 Population	33,740	124,774	180,928
Median Age	34.8	36.3	38.4
Avg HH Income	\$91,977	\$109,725	\$122,953
Median HH Income	\$70,823	\$83,202	\$941,329
Consumer Spending	\$325.4M	\$1.4B	\$2.2B
2025 Households	9,993	38,504	58,367
Owner Occupied	4,426	18,361	33,469
Renter Occupied	5,482	19,896	24,713
Median Home Value	\$632,321	\$719,245	\$761,290
Median Year Built	1974	1978	1979
Businesses	1,123	5,500	8,667
Employees	6,542	37,262	63,972

## DRIVE TIMES

1

**8 MIN**

15 FREEWAY

2

**35 MIN**

ENCINITAS  
BEACHES

3

**14 MIN**

WESTFIELD NORTH  
COUNTY MALL

4

**15 MIN**

CAL STATE SAN  
MARCOS

5

**15 MIN**

PALOMAR  
COLLEGE

6

**45 MIN**

SAN DIEGO  
INTERNATIONAL AIPIROT

# Escondido Town & Country East



## Escondido Town & Country East

### **CHRISTINA CHA**

Sales & Leasing Associate

(410) 303-5520

[Christina@PacificCoastCommercial.com](mailto:Christina@PacificCoastCommercial.com)

Lic. 02163978

### **ETHAN PARK**

Sales & Leasing Associate

(760) 978-8053

[Ethan@PacificCoastCommercial.com](mailto:Ethan@PacificCoastCommercial.com)

Lic. 02191123

**PACIFIC COAST COMMERCIAL**

Office (619) 469-3600

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. 01209930



The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. Some images in this marketing brochure may have been digitally modified, including enhancements or alterations created by artificial intelligence (AI), which may change the appearance of the property. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.