

for lease



1401-1497 E. VALLEY PARKWAY | ESCONDIDO, CA | 92027

HOME DEPOT PLAZA



EXCLUSIVE BROKER

 CUSHMAN &
WAKEFIELD



VIRTUAL TOUR AVAILABLE



±26,349 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Dominant Community Retail Center anchored by Home Depot, Albertsons & Planet Fitness
- Highly Trafficked Intersection with over 55,000 cars per day
- Property has excellent exposure & abundant parking

TRAFFIC COUNTS

- Valley Parkway: 26,156 ADT
- Rose Street: 12,001 ADT
- E. Grand Street: 17,750 ADT

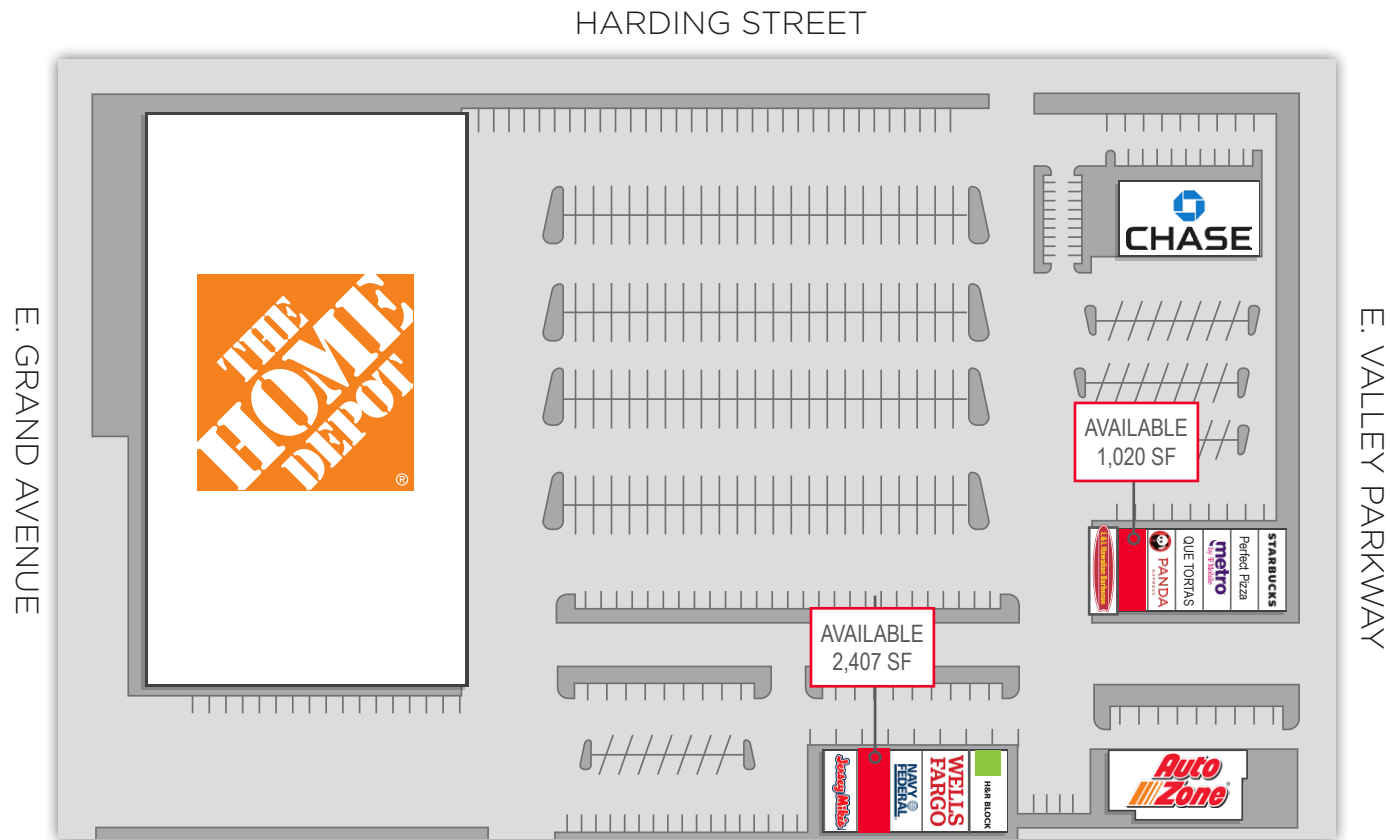
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	37,781	134,509	187,958
AHH Income	\$83,452	\$106,499	\$122,525
Daytime Pop.	6,681	46,638	67,935

TENANTS



SITE PLAN



SUITE	TENANT	SF
01	Chase Bank	5,000
85-A	Starbucks	1,400
85-B	Perfect Pizza	1,400
85-C	Metro by T-Mobile	1,400
85-D	Que Tortas	1,400
85-E	Panda Express	2,250
85-F	AVAILABLE	1,020
85-G	L&L Hawaiian Barbecue	2,580

SUITE	TENANT	SF
97-A	H&R Block	1,250
97-B-D	Wells Fargo	3,748
97-E	Navy Federal	1,249
97-F	AVAILABLE	2,407
97-G	Jersey Mike's	1,499

DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

PLAZA AERIAL



MARKET AERIAL



DEMOGRAPHICS

1 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 1 mile radius



Latitude: 33.13214, Longitude: -117.06189

Summary	Census 2010	Census 2020	2024	2029
Population	37,922	38,771	37,781	38,477
Households	10,787	11,527	11,512	11,885
Families	7,853	-	8,277	8,580
Average Household Size	3.46	3.33	3.25	3.21
Owner Occupied Housing Units	4,212	-	4,357	4,504
Renter Occupied Housing Units	6,574	-	7,155	7,381
Median Age	28.7	-	33.3	33.9
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.37%	0.09%	0.30%	
Households	0.64%	0.38%	0.49%	
Families	0.72%	0.37%	0.44%	
Owner HHs	0.67%	0.58%	0.66%	
Median Household Income	3.49%	2.70%	2.57%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,518	13.2%	1,356	11.4%
\$15,000 - \$24,999	712	6.2%	585	4.9%
\$25,000 - \$34,999	867	7.5%	764	6.4%
\$35,000 - \$49,999	1,277	11.1%	1,113	9.4%
\$50,000 - \$74,999	2,334	20.3%	2,188	18.4%
\$75,000 - \$99,999	1,542	13.4%	1,699	14.3%
\$100,000 - \$149,999	1,757	15.3%	2,098	17.7%
\$150,000 - \$199,999	883	7.7%	1,177	9.9%
\$200,000+	623	5.4%	906	7.6%
Median Household Income	\$62,331		\$73,983	
Average Household Income	\$83,452		\$99,109	
Per Capita Income	\$25,406		\$30,604	
Population by Age	Census 2010		2024	
	Number	Percent	Number	Percent
0 - 4	3,700	9.8%	2,501	6.6%
5 - 9	3,277	8.6%	2,460	6.5%
10 - 14	3,083	8.1%	2,796	7.4%
15 - 19	3,109	8.2%	2,957	7.8%
20 - 24	3,286	8.7%	3,139	8.3%
25 - 34	6,423	16.9%	6,048	16.0%
35 - 44	5,180	13.7%	5,371	14.2%
45 - 54	4,253	11.2%	4,513	11.9%
55 - 64	2,625	6.9%	3,780	10.0%
65 - 74	1,446	3.8%	2,440	6.5%
75 - 84	980	2.6%	1,178	3.1%
85+	560	1.5%	597	1.6%

3 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 3 mile radius



Latitude: 33.13214, Longitude: -117.06189

Summary	Census 2010	Census 2020	2024	2029
Population	129,568	135,722	134,509	134,881
Households	39,808	42,516	42,774	43,641
Families	28,518	-	30,872	31,585
Average Household Size	3.21	3.15	3.10	3.05
Owner Occupied Housing Units	19,117	-	20,654	21,415
Renter Occupied Housing Units	20,691	-	22,120	22,226
Median Age	31.4	-	35.9	36.8
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.06%	0.09%	0.30%	
Households	0.40%	0.38%	0.49%	
Families	0.46%	0.37%	0.44%	
Owner HHs	0.73%	0.58%	0.66%	
Median Household Income	3.55%	2.70%	2.57%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,447	10.4%	3,902	8.9%
\$15,000 - \$24,999	2,442	5.7%	1,901	4.4%
\$25,000 - \$34,999	2,714	6.3%	2,309	5.3%
\$35,000 - \$49,999	3,810	8.9%	3,203	7.3%
\$50,000 - \$74,999	6,826	16.0%	6,089	14.0%
\$75,000 - \$99,999	5,348	12.5%	5,407	12.4%
\$100,000 - \$149,999	7,778	18.2%	8,591	19.7%
\$150,000 - \$199,999	4,645	10.9%	5,824	13.3%
\$200,000+	4,765	11.1%	6,414	14.7%
Median Household Income	\$79,284		\$94,371	
Average Household Income	\$106,499		\$126,205	
Per Capita Income	\$33,908		\$40,874	
Population by Age	Census 2010		2024	
	Number	Percent	Number	Percent
0 - 4	10,885	8.4%	8,286	6.2%
5 - 9	9,950	7.7%	8,488	6.3%
10 - 14	9,814	7.6%	9,049	6.7%
15 - 19	10,254	7.9%	9,192	6.8%
20 - 24	10,470	8.1%	9,925	7.4%
25 - 34	20,160	15.6%	20,628	15.3%
35 - 44	17,615	13.6%	19,234	14.3%
45 - 54	16,497	12.7%	16,198	12.0%
55 - 64	11,436	8.8%	14,878	11.1%
65 - 74	5,972	4.6%	10,775	8.0%
75 - 84	4,067	3.1%	5,304	3.9%
85+	2,447	1.9%	2,555	1.9%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 5 mile radius



Latitude: 33.13214, Longitude: -117.06189

Summary	Census 2010	Census 2020	2024	2029
Population	178,179	188,048	187,958	188,401
Households	57,364	60,975	61,915	63,179
Families	41,486	-	45,083	46,107
Average Household Size	3.07	3.05	3.00	2.95
Owner Occupied Housing Units	33,149	-	36,179	37,412
Renter Occupied Housing Units	24,215	-	25,736	25,767
Median Age	34.3	-	38.2	39.1
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.05%	0.09%	0.30%	
Households	0.41%	0.38%	0.49%	
Families	0.45%	0.37%	0.44%	
Owner HHs	0.67%	0.58%	0.66%	
Median Household Income	3.39%	2.70%	2.57%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,484	8.9%	4,805	7.6%
\$15,000 - \$24,999	3,259	5.3%	2,453	3.9%
\$25,000 - \$34,999	3,451	5.6%	2,914	4.6%
\$35,000 - \$49,999	5,064	8.2%	4,271	6.8%
\$50,000 - \$74,999	9,026	14.6%	7,967	12.6%
\$75,000 - \$99,999	7,149	11.5%	7,006	11.1%
\$100,000 - \$149,999	11,495	18.6%	12,293	19.5%
\$150,000 - \$199,999	7,441	12.0%	9,107	14.4%
\$200,000+	9,546	15.4%	12,363	19.6%
Median Household Income	\$89,847		\$106,141	
Average Household Income	\$122,525		\$144,162	
Per Capita Income	\$40,415		\$48,404	
Population by Age	Census 2010	2024	2029	
	Number	Percent	Number	Percent
0 - 4	13,388	7.5%	11,010	5.9%
5 - 9	12,624	7.1%	11,569	6.2%
10 - 14	12,917	7.2%	11,983	6.4%
15 - 19	13,581	7.6%	11,952	6.4%
20 - 24	13,249	7.4%	12,704	6.8%
25 - 34	25,088	14.1%	26,402	14.0%
35 - 44	23,441	13.2%	26,172	13.9%
45 - 54	24,428	13.7%	22,509	12.0%
55 - 64	18,692	10.5%	22,233	11.8%
65 - 74	10,429	5.9%	17,941	9.5%
75 - 84	6,729	3.8%	9,484	5.0%
85+	3,614	2.0%	3,997	2.1%
			4,365	2.3%



HOME DEPOT PLAZA

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