

ESCONDIDO , CA



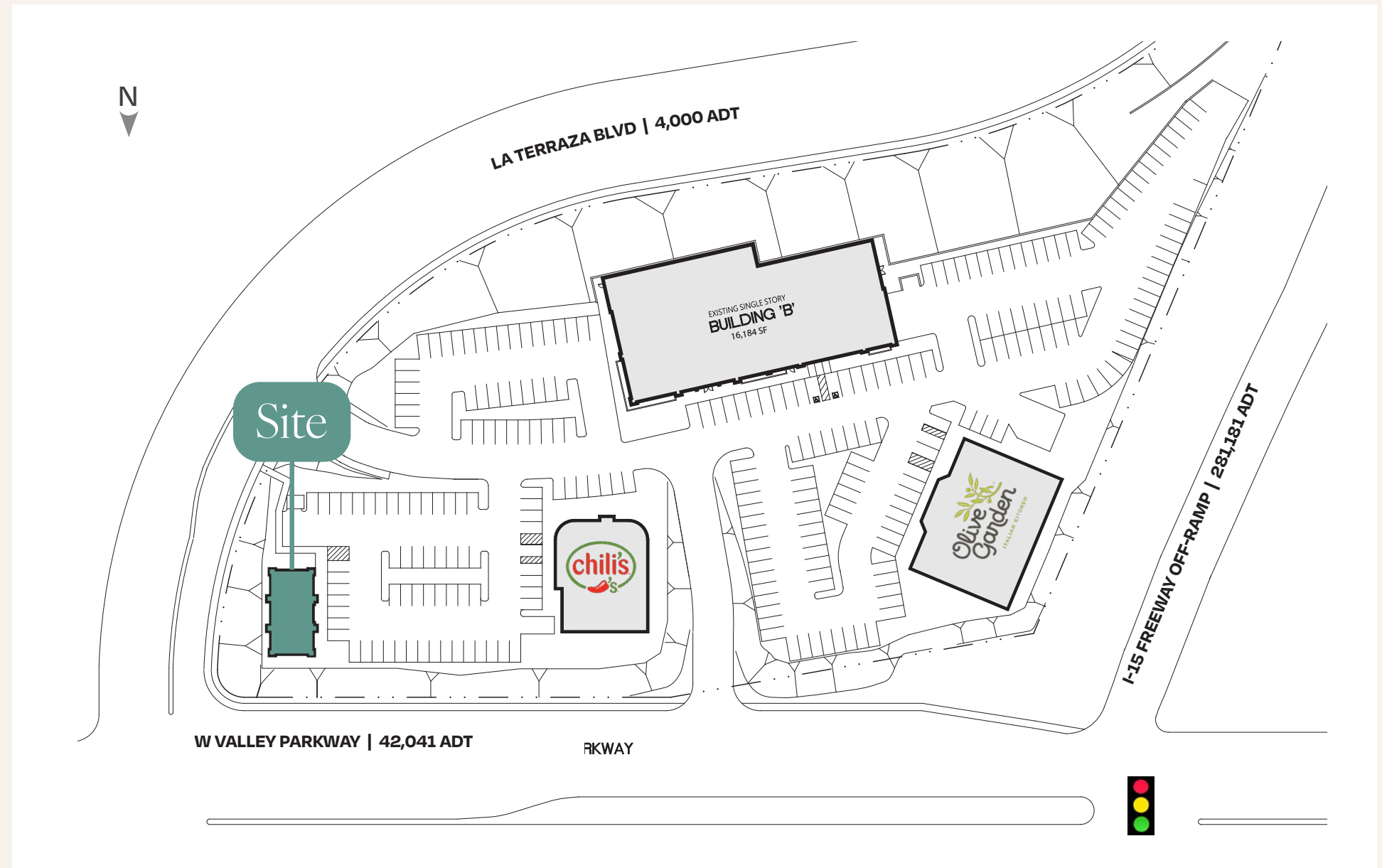
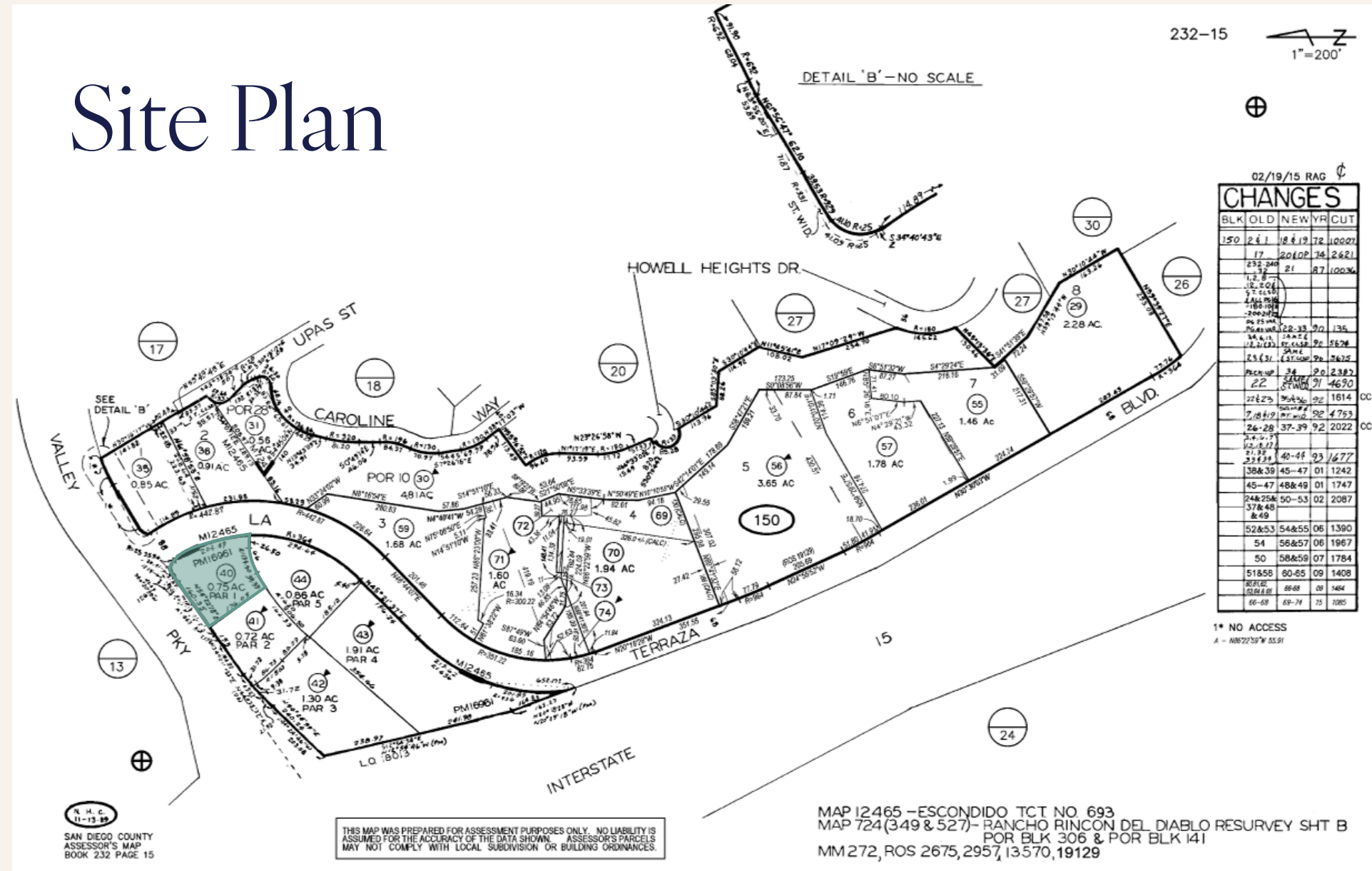
1101 W. Valley Pkwy

RESTAURANT PAD FOR LEASE

Property Highlights

- Free-standing restaurant pad with visibility and access to W. Valley Pkwy (42,041 ADT)
- Abundant onsite parking
- Regional location with national credit co-tenancy
- ± 2,310 SF Building
- Existing Tenant expires 11/1/2028 – PLEASE DO NOT DISTURB TENANT

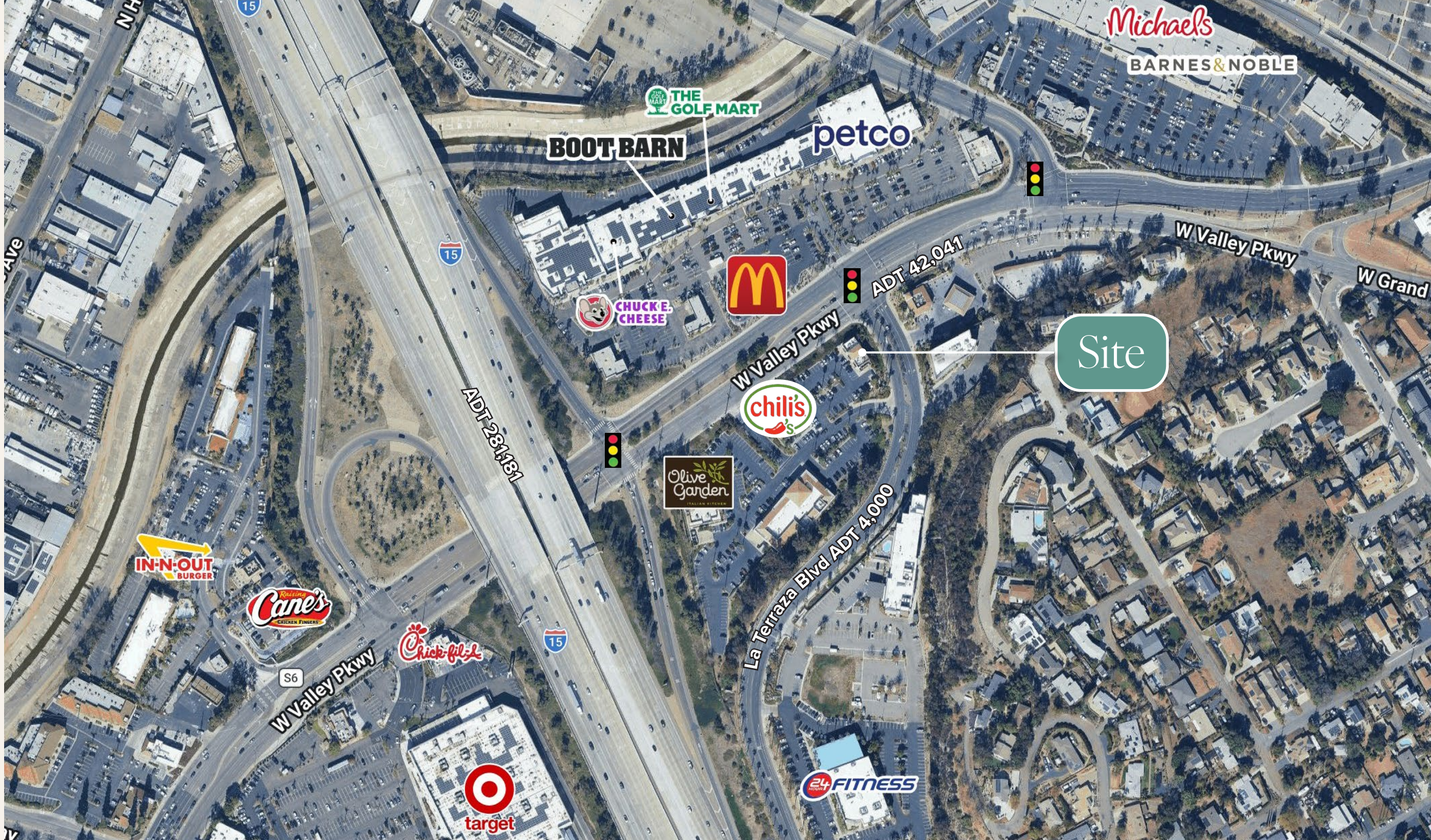
Site Plan



Site Photos

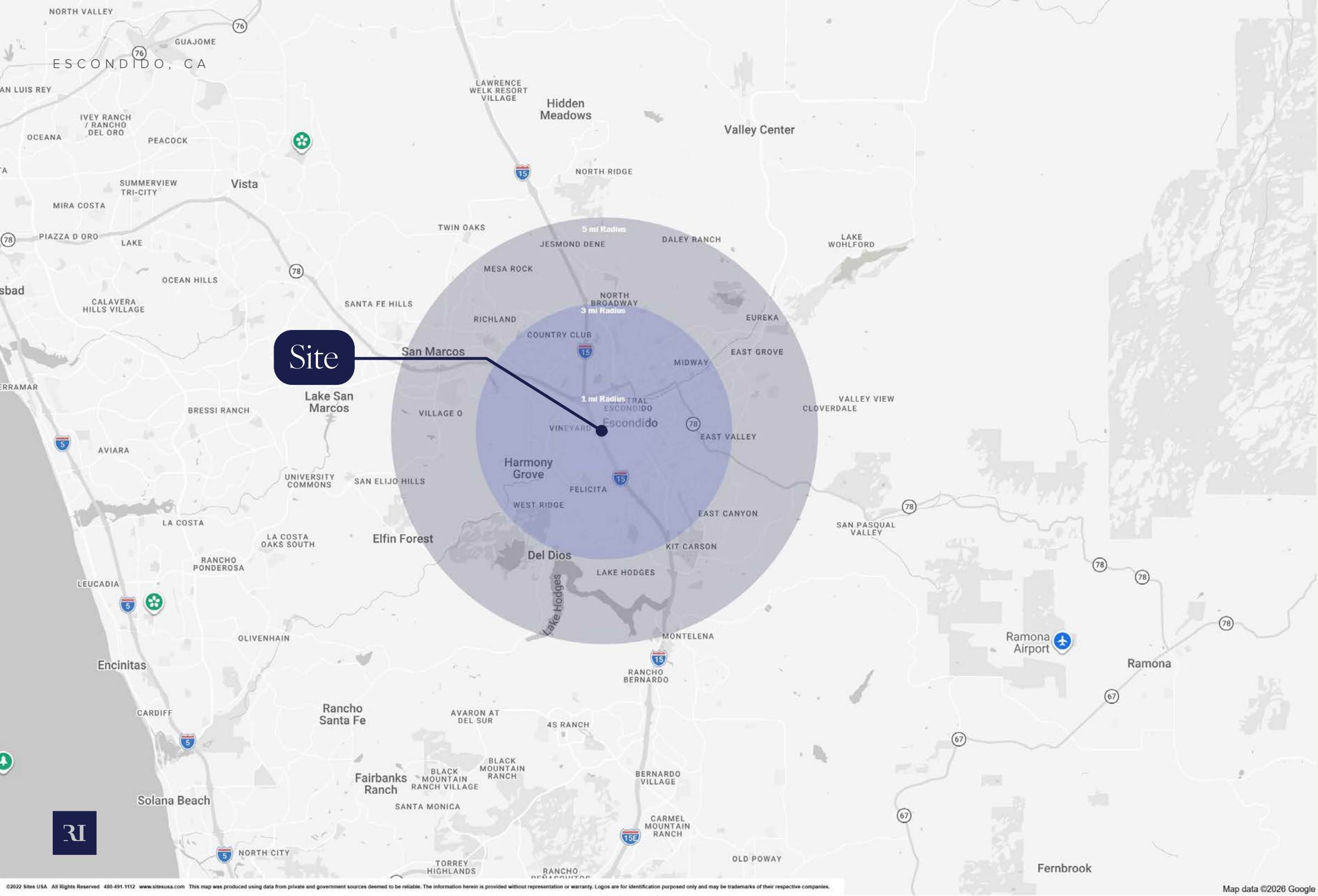


Site Aerial



Mid & Trade Aerials





1101 WEST VALLEY PARKWAY

Demographics

ESCONDIDO, CA

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,864	129,490	218,408
AVERAGE HOUSEHOLD INCOME	\$113,307	\$129,203	\$144,616
HOUSEHOLDS	4,400	42,961	72,460
TOTAL DAYTIME EMPLOYEES	16,801	51,576	72,263
MEDIAN AGE	35.0	36.4	37.0

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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ESCONDIDO, CA

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RETAIL INSITE

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