

ESCONDIDO , CA



1101 W. Valley Pkwy

RESTAURANT PAD FOR SALE

CONFIDENTIALITY AGREEMENT

Retail Insite (hereinafter “RI”) has been retained as the exclusive advisor and broker regarding the sale of the property at 1101 W. Valley Parkway, Escondido, California.

This Offering has been prepared by RI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by RI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by RI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and RI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the

purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. RI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or RI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or RI, and (v) to return it to RI immediately upon request of RI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

DISCLAIMER

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



The Opportunity

Retail Insite is pleased to present the opportunity to acquire a single-tenant, restaurant pad located at 1101 W. Valley Pkwy, Escondido, CA. The property is currently occupied by Panya Thai Kitchen through 11/1/2028 providing near-term income with the flexibility for a future owner-user to occupy the building or an investor to reposition the property at lease expiration.

Home to Target, Dick's Sporting Goods, Michael's, Barnes and Noble, Chick-Fil-A, In-N-Out, and Raising Canes the intersection of Valley Pkwy and I-15 has established itself as a retail hub with regional dominance. The property's freestanding configuration, abundant parking, and co-tenancy create a compelling long-term opportunity for both investors and future owner-users.

Offering Summary

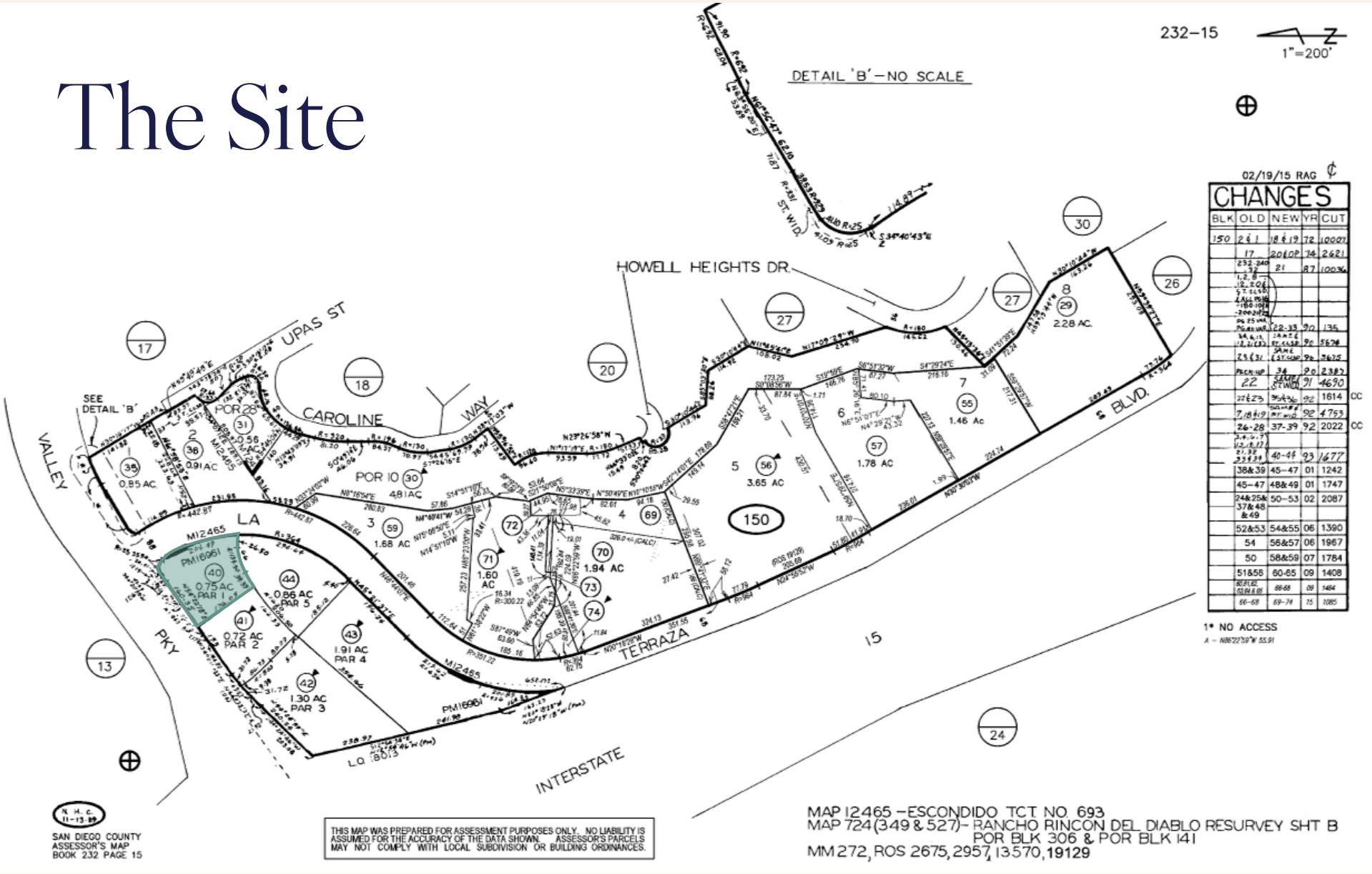
PRICE	Unpriced
NOI (as of 09/2026)	\$145,980
LANDLORD RESPONSIBILITIES	None
TENANT	Panya Thai Kitchen
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	11/01/2028

PROPERTY HIGHLIGHTS

ADDRESS	1101 W. Valley Pkwy, Escondido, CA
COUNTY	San Diego
BUILDING SF	±2,310
LAND ACRES	±0.75
YEAR BUILT	2000
PARCEL NUMBER	232-150-40-00



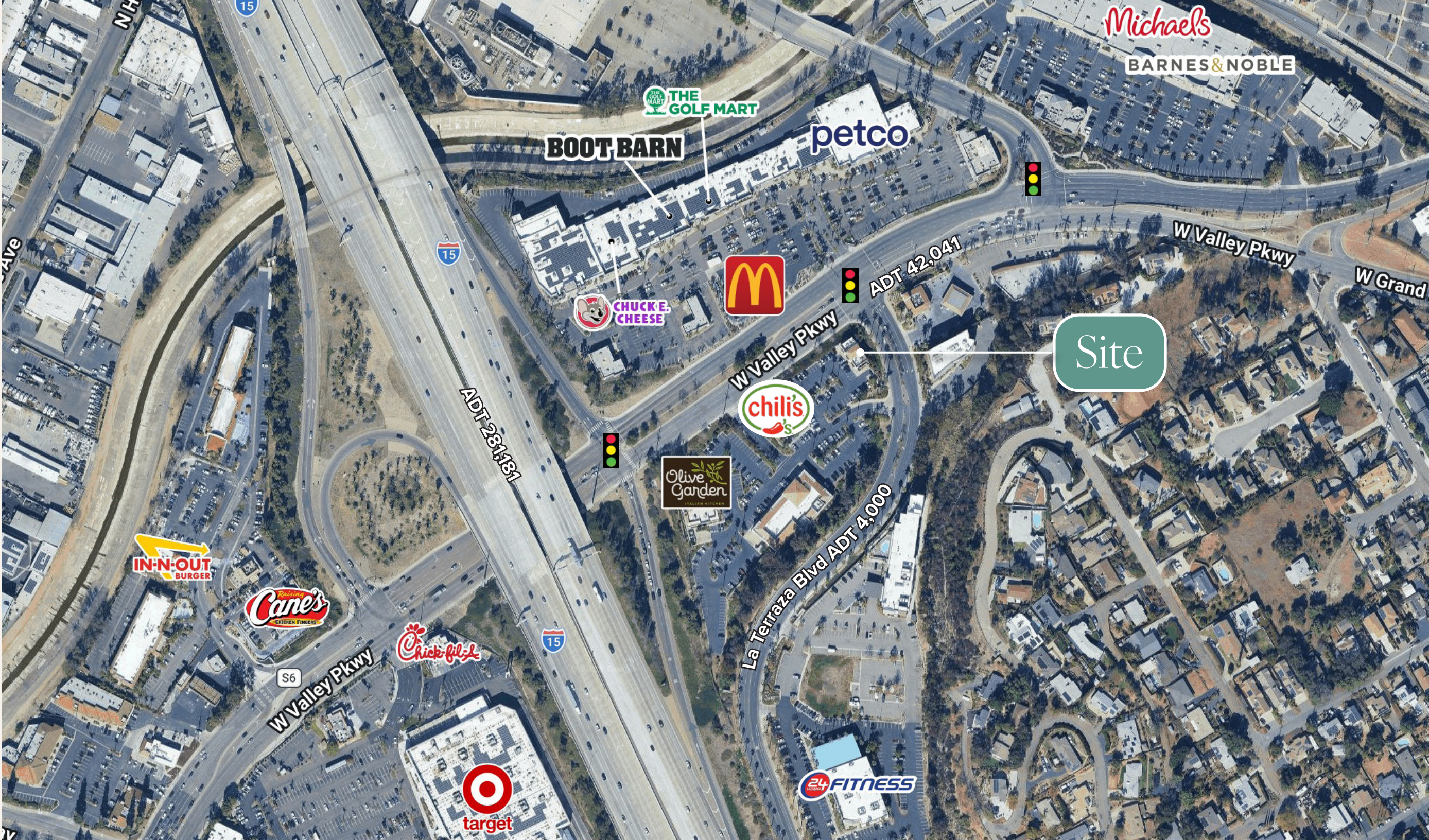
The Site



Site Photos



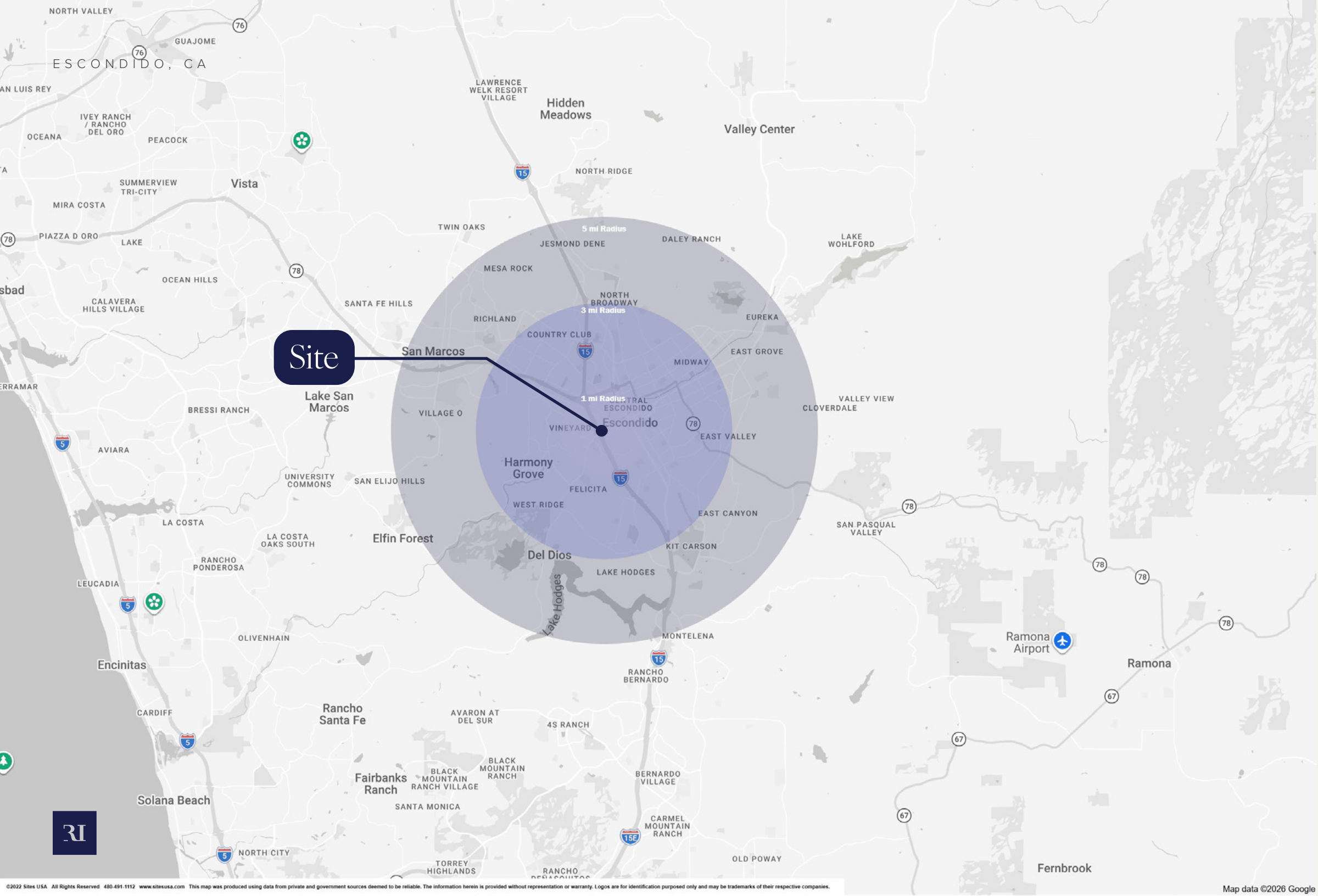
Site Aerial



Mid & Trade Aerials



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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

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1101 W. Valley Pkwy

ESCONDIDO, CA

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RETAIL INSITE

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