

VONS CITRUS PLAZA

2345 E VALLEY PKWY, ESCONDIDO, CA 92027



CITRUS AVE 11,657 ADT

VALLEY PKWY 25,286 ADT



RETAIL INSITE

AVAILABLE ANCHOR SPACE | FORMER VONS

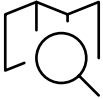


PROPERTY INFORMATION

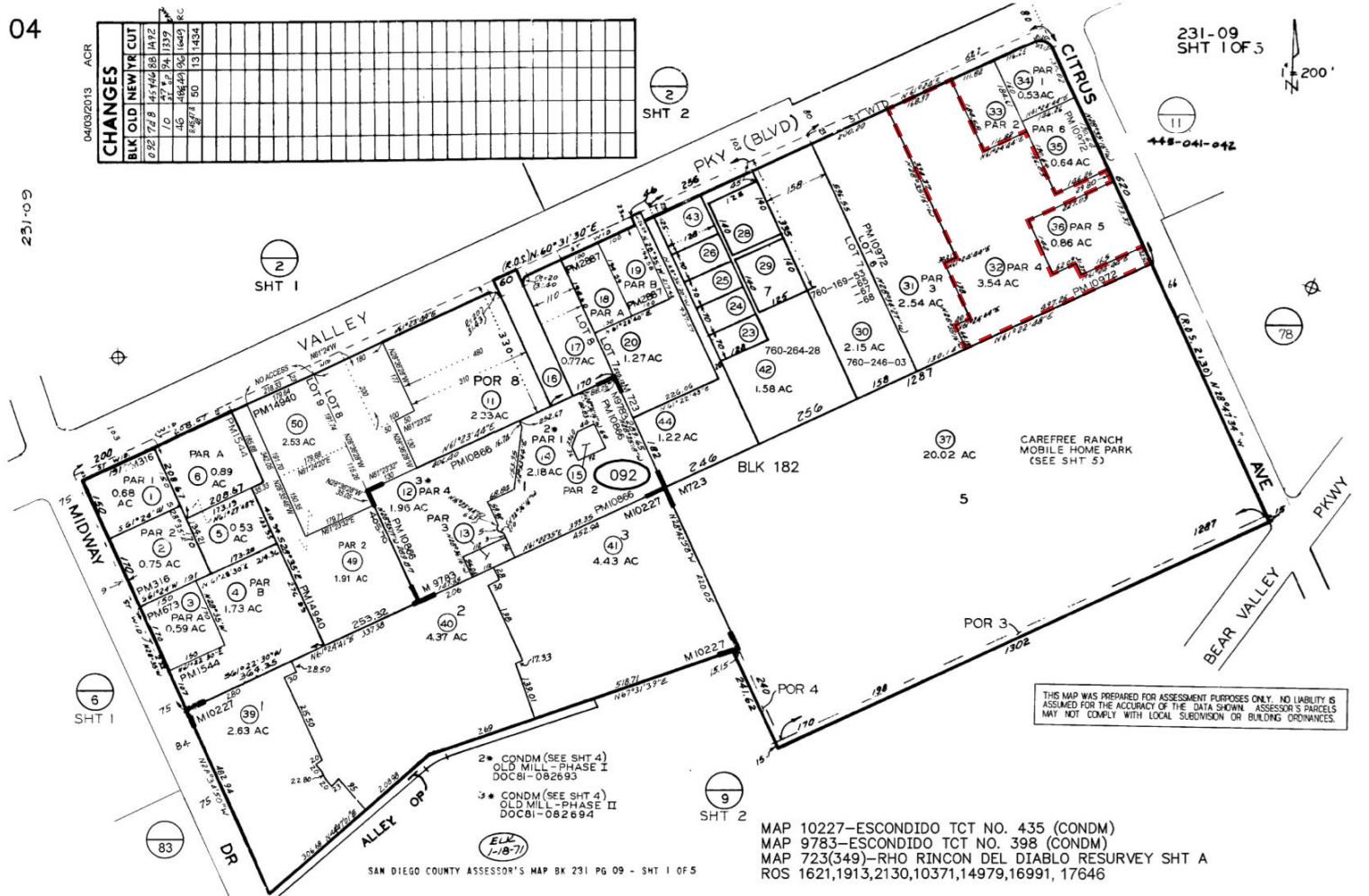
- Former VONS grocery store
- Anchor space in mature trade area
- Building size: ±36,800 SF
- Pylon signage available
- Located along major traffic corridor

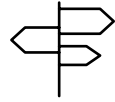
ADDRESS	2345 E. Valley Parkway, Escondido, CA 92027
SIZE	±36,800 SF
YEAR BUILT	1981
LOT SIZE	3.54





PARCEL MAP





THE NEIGHBORHOOD

2345 E VALLEY PKWY
ESCONDIDO, CA 92027

Vons Citrus Plaza is a conveniently located shopping center in the bustling neighborhood of Escondido. The property is easily accessed off E Valley Parkway (25,286 ADT) and Citrus Avenue making it a regular destination for the surrounding community.

The site also benefits from its close proximity to surrounding grocers, retailers, and restaurants. The recent opening of Dutch Bros Coffee onsite has further boosted foot traffic, making it an ideal opportunity to become part of this thriving community.





LOCATION AERIAL

AREA DEMOGRAPHICS

	7 MINUTES	10 MINUTES	15 MINUTES
Total Population	72,065	122,566	187,818
Average Household Income	\$97,137	\$100,520	\$116,439
Total Households	21,636	38,145	60,974
Daytime Population	54,247	103,267	170,439
Daytime Worker Pop.	15,443	37,373	72,108
Median Age	33.4	33.8	36.4

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.



DriveUp & Go

VONS

Pharmacy

2345



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ESCONDIDO, CA 92027

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