1509 E. Valley Parkway

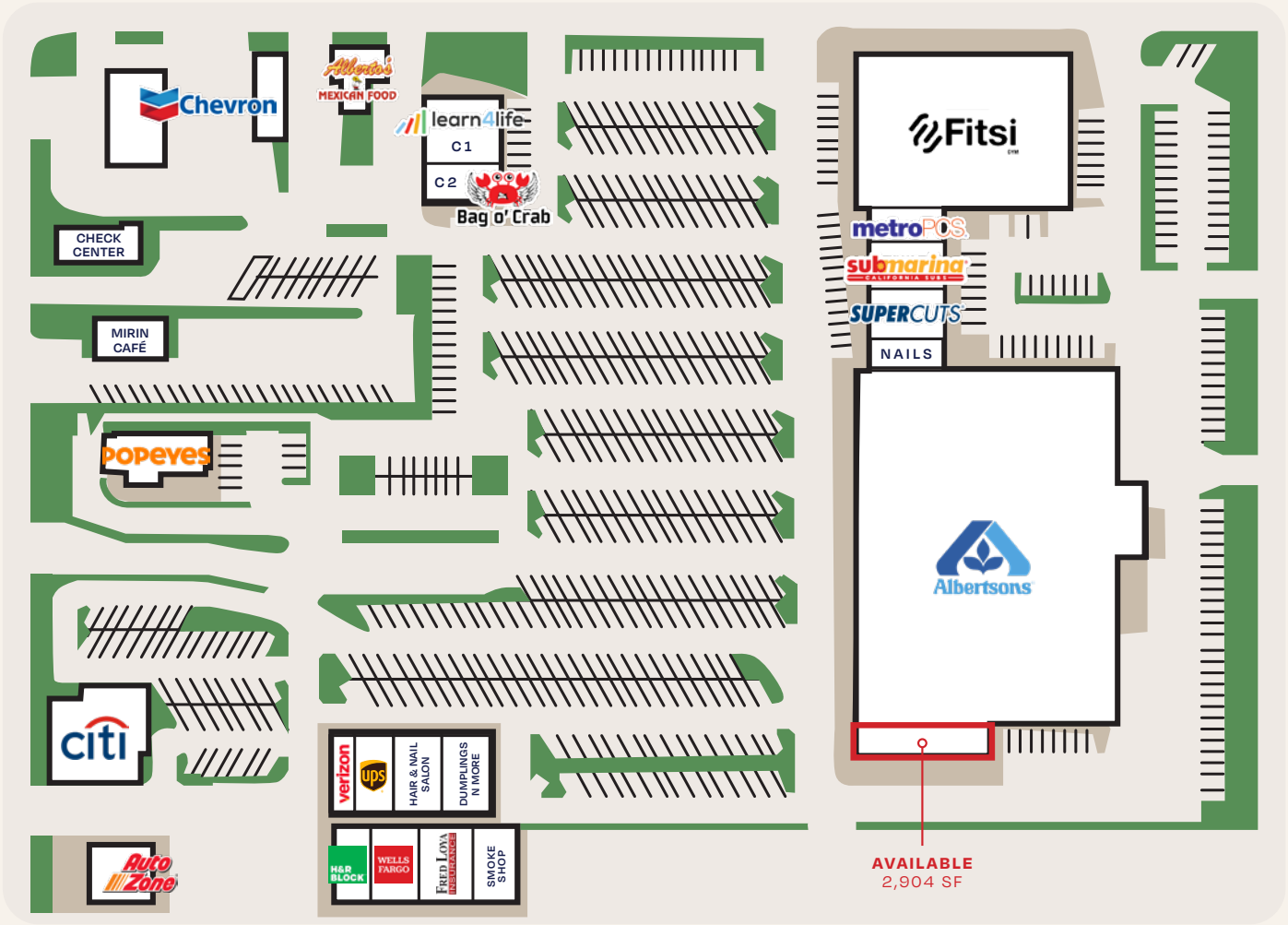
FOR LEASE | +/- 2,904 SF -END CAP OF ALBERTSONS BUILDING



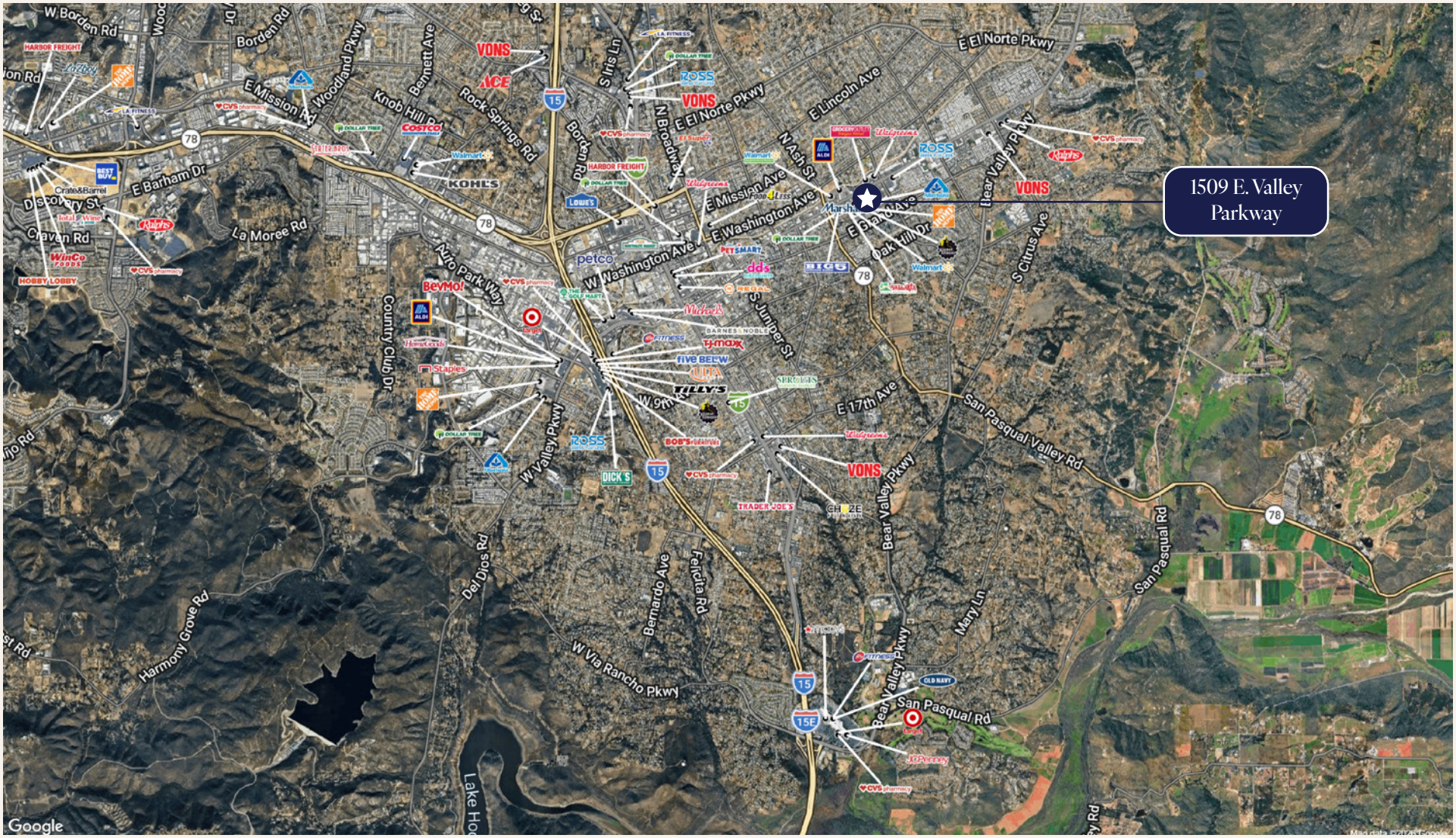
Site Plan & Features

+ 2,904 SF retail space at 1509 E Valley Pkwy, Escondido, CA 92027
+ Part of the Albertsons center, a daily-needs anchor on a main commercial corridor
+ Tenants in the surrounding area: Home Depot, Walmart
+ Over 40,000 residents within 1 mile of the site

ROSE ST | 13,354 ADT



Trade Area Aerial



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.



Demographics

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	33,794	128,938	181,872
EMPLOYEE POPULATION	8,763	38,201	62,408
AVG HOUSEHOLD INCOME	$97,676	$125,664	$140,502
MED HOUSEHOLD INCOME	$82,063	$101,953	$113,732
MEDIAN AGE	33.0	35.2	37.7

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1509 E. Valley Parkway

ESCONDIDO, CA

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