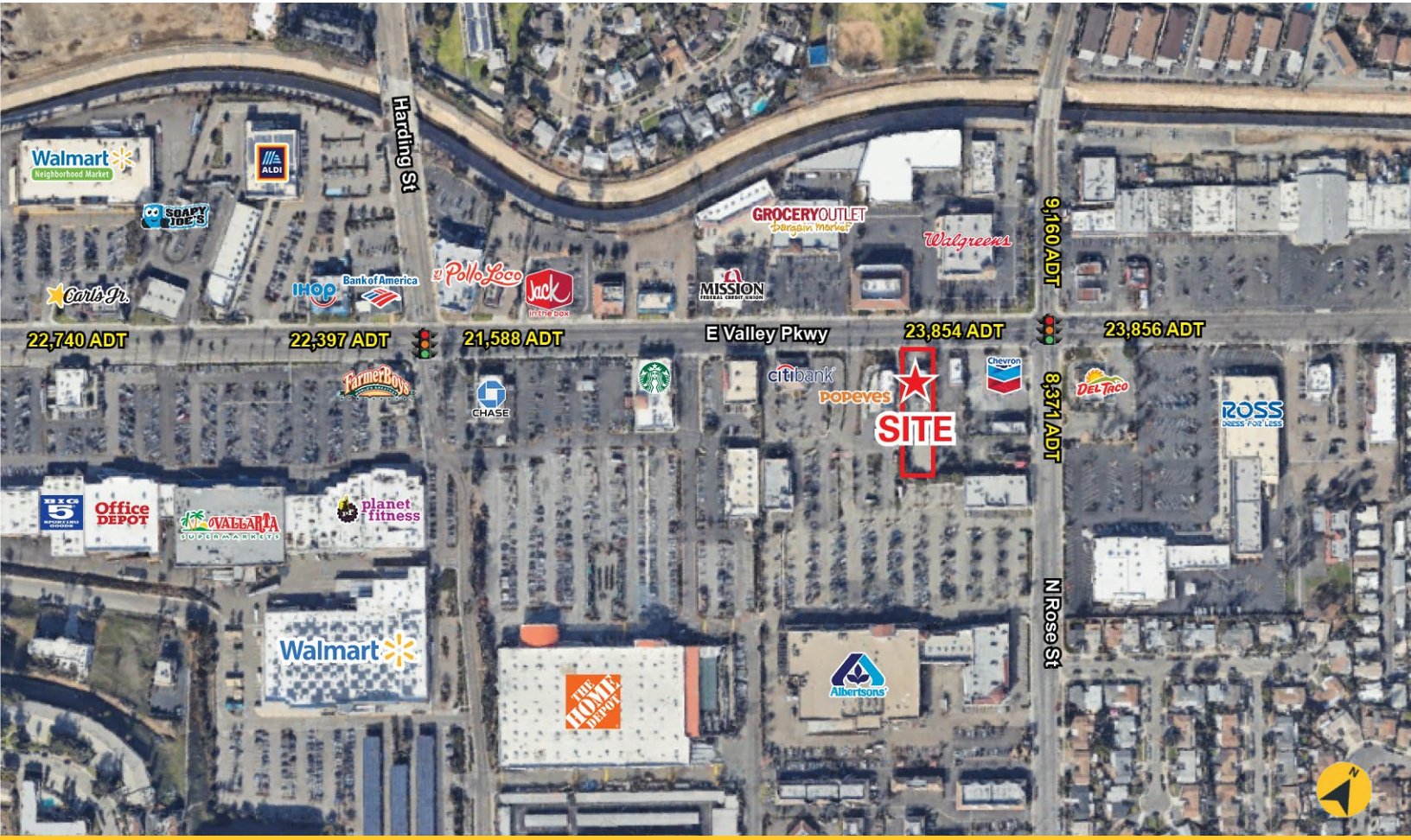


AVAILABLE
 1565 E Valley Pkwy, Escondido, CA 92027

ENDURING REAL ESTATE
 Lic #01977797



NEARBY NATIONAL RETAILERS



AVAILABILITY

- ✦ Building Size: 1,616 sf
- ✦ Lot Size: 18,001 sf
- ✦ Pylon Sign

FEATURES

- ✦ Freestanding Building on its own Parcel
- ✦ 25 Parking Spaces (1 ADA)
- ✦ E Valley Pkwy: 23,854 ADT

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

Contact Information

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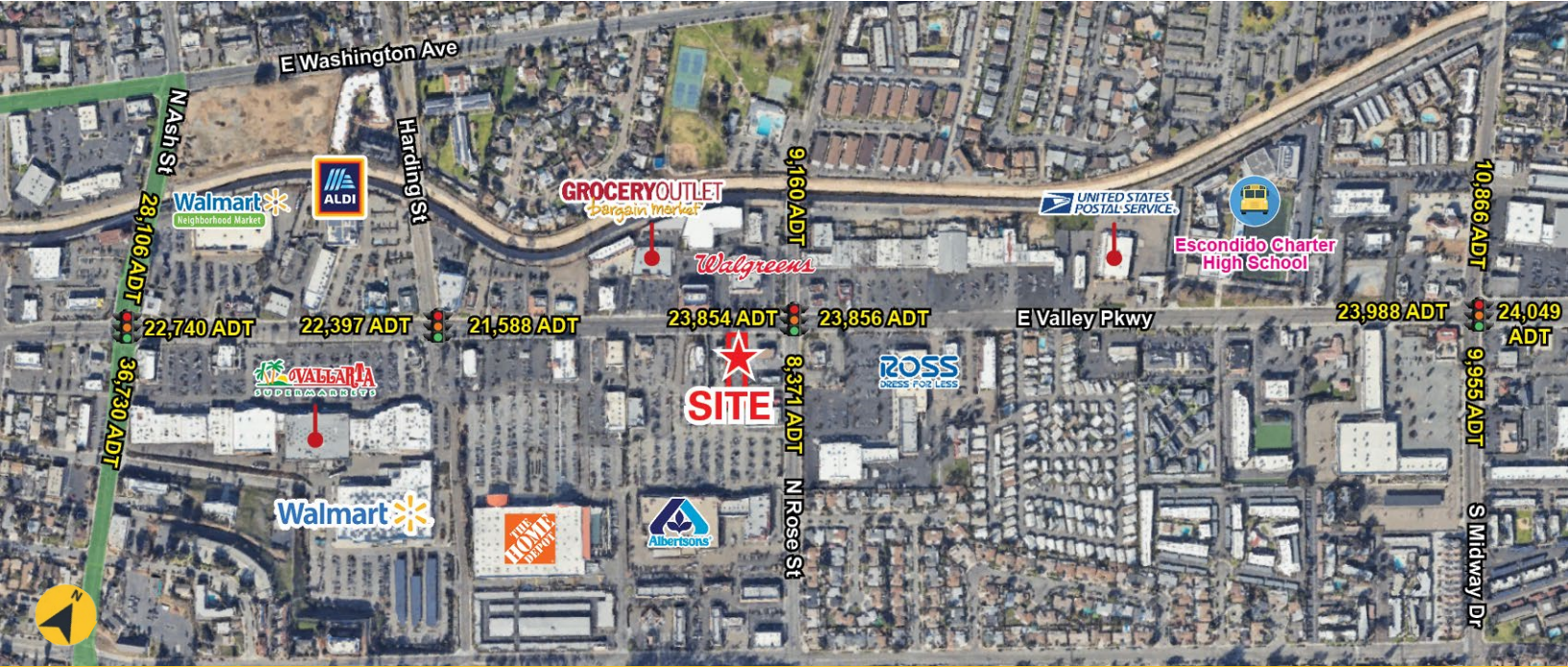
3990 Old Town Ave, Suite B-208
 San Diego, CA 92110
 Phone: (858) 536-8383
 www.enduringrealestate.com

ESCONDIDO TRADE AREA

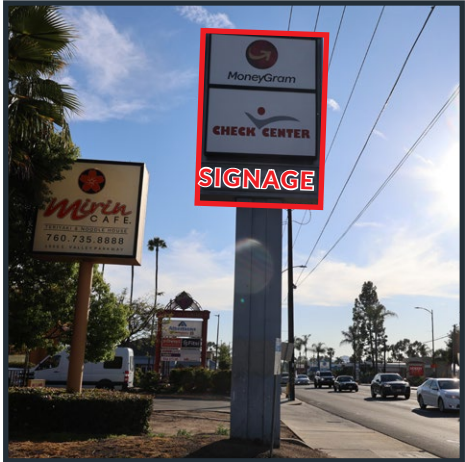
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PROPERTY PHOTOS



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DEMOGRAPHICS

1565 E Valley Pkwy, Escondido, CA 92027



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2024 Estimated Population	35,980	89,964	129,263	183,587
2029 Projected Population	34,568	86,994	125,439	178,940
2020 Census Population	37,663	94,211	133,187	187,689
2010 Census Population	36,641	88,884	126,643	177,610
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.1%	0.2%
2024 Median Age	32.8	33.9	34.9	37.4

HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Households	10,756	27,300	40,979	60,597
2029 Projected Households	10,342	26,408	39,788	59,107
2020 Census Households	10,811	27,489	41,113	60,846
2010 Census Households	10,342	25,698	38,735	56,964
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.4%	0.5%

RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated White	37.1%	40.1%	42.6%	48.0%
2024 Estimated Black or African American	3.2%	3.2%	3.3%	3.2%
2024 Estimated Asian & Pacific Islander	7.6%	8.9%	9.7%	10.2%
2024 Estimated American Indian & Native Alaskan	1.7%	1.8%	1.7%	1.4%
2024 Estimated Other Races	50.5%	45.9%	42.7%	37.1%
2024 Estimated Hispanic	61.6%	55.7%	51.3%	44.2%

INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Average Household Income	\$90,231	\$101,412	\$110,425	\$127,882
2024 Estimated Median Household Income	\$75,647	\$82,237	\$88,106	\$101,490
2024 Estimated Per Capita Income	\$27,091	\$30,954	\$35,188	\$42,376

EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Elementary (Grade Level 0 to 8)	21.5%	17.2%	14.5%	11.5%
2024 Estimated Some High School (Grade Level 9 to 11)	8.4%	7.3%	6.6%	5.6%
2024 Estimated High School Graduate	25.7%	25.0%	23.4%	21.1%
2024 Estimated Some College	19.7%	20.8%	22.0%	22.2%
2024 Estimated Associates Degree Only	6.7%	7.1%	7.6%	8.1%
2024 Estimated Bachelors Degree Only	12.8%	15.8%	17.5%	20.2%
2024 Estimated Graduate Degree	5.3%	6.8%	8.4%	11.3%

BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2024 Estimated Total Businesses	795	2,530	4,329	6,847
2024 Estimated Total Employees	6,309	18,449	33,959	55,656
2024 Estimated Employee Population per Business	7.9	7.3	7.8	8.1
2024 Estimated Residential Population per Business	45.2	35.6	29.9	26.8