

for lease

ESCONDIDO GATEWAY

ART SUPPLIES

820
Michaels

BARNES &
NOBLE BOOKSTORE

NEC W. VALLEY PKWY. & N. TULIP ST. | ESCONDIDO, CA | 92025

EXCLUSIVE BROKER



CUSHMAN &
WAKEFIELD

360°

VIRTUAL TOUR AVAILABLE



±90,000 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Escondido Gateway is well-located and highly visible to the expansive regional trade area. This area is considered the regional hub of Escondido, with national retailers surrounding the site. The site enjoys easy access from West Valley Parkway via signalized intersection at Tulip and left turn access at one of two curb cuts on Valley Parkway.
- NEC just 1/4 mile east of Interstate 15 on W. Valley Parkway at Tulip Street with left turn access from W. Valley Parkway.

TRAFFIC COUNTS

- W. Valley Pkwy: 39,400ADT
- Tulip Street: 14,900 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	14,192	137,678	222,054
AHH Income	\$97,953	\$111,707	\$126,482
Daytime Pop.	26,346	58,352	80,033

TENANTS



BARNES & NOBLE

Concentra





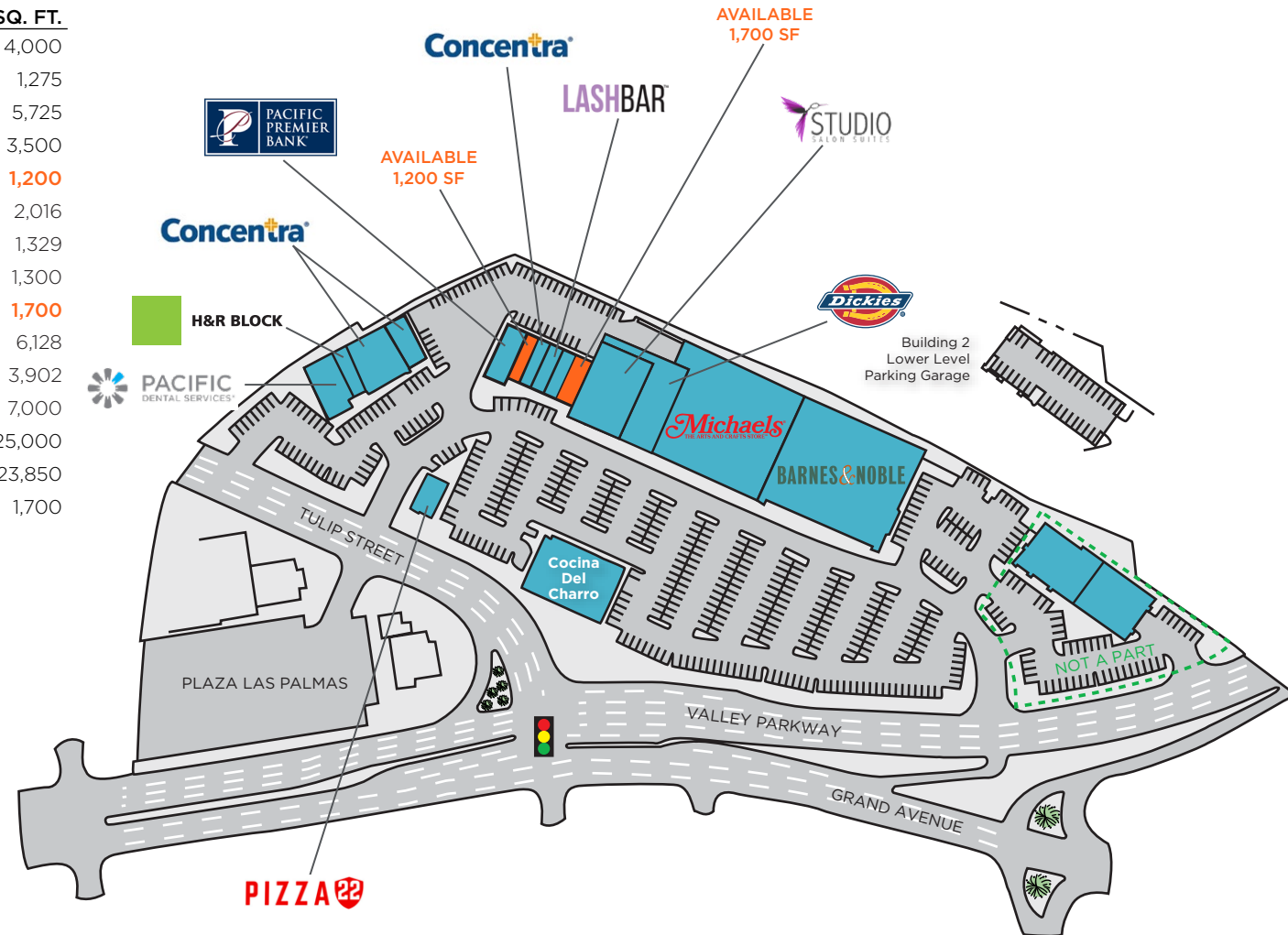
Michaels
THE ARTS AND CRAFTS STORE



LASHBAR

AVAILABILITIES

SUITE	TENANT	SQ. FT.
100	Pacific Dental Group	4,000
140	H&R Block	1,275
150/190	Concentra	5,725
200	Pacific Premier Bank	3,500
240	AVAILABLE 	1,200
250	U.S. HealthWorks Medical Group	2,016
270	LashBar	1,329
280	Yu Massage	1,300
290	AVAILABLE 	1,700
300/330	Studio Salon Suites	6,128
330B	VIP Dickies Clothing	3,902
400/450	Cocina Del Charro	7,000
810	Barnes & Noble	25,000
820	Michaels	23,850
880	Pizza 22	1,700



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AERIAL



GALLERY



DEMOGRAPHICS

1Mile

3Mile

Demographic and Income Profile

810 W Valley Pkwy, Escondido, California, 92025 2

810 W Valley Pkwy, Escondido, California, 92025

Ring: 1 mile radius

Latitude: 33.11867, Longitude: -117.09417



Summary	Census 2010	Census 2020	2024	2029		
Population	13,087	14,054	14,192	13,954		
Households	4,201	4,753	4,798	4,810		
Families	2,729	-	3,119	3,136		
Average Household Size	3.03	2.87	2.87	2.81		
Owner Occupied Housing Units	1,388	-	1,542	1,593		
Renter Occupied Housing Units	2,812	-	3,256	3,217		
Median Age	30.4	-	34.4	35.5		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.34%	0.09%	0.30%			
Households	0.05%	0.38%	0.49%			
Families	0.11%	0.37%	0.44%			
Owner HHS	0.65%	0.58%	0.66%			
Median Household Income	3.26%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	625	13.0%	533	11.1%		
\$15,000 - \$24,999	298	6.2%	233	4.8%		
\$25,000 - \$34,999	320	6.7%	260	5.4%		
\$35,000 - \$49,999	396	8.3%	320	6.7%		
\$50,000 - \$74,999	820	17.1%	747	15.5%		
\$75,000 - \$99,999	661	13.8%	661	13.7%		
\$100,000 - \$149,999	811	16.9%	919	19.1%		
\$150,000 - \$199,999	391	8.1%	508	10.6%		
\$200,000+	476	9.9%	631	13.1%		
Median Household Income		\$72,480		\$85,098		
Average Household Income		\$97,953		\$116,984		
Per Capita Income		\$32,773		\$39,938		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,145	8.7%	920	6.5%	880	6.3%
5 - 9	1,038	7.9%	878	6.2%	843	6.0%
10 - 14	943	7.2%	881	6.2%	823	5.9%
15 - 19	943	7.2%	920	6.5%	859	6.2%
20 - 24	1,179	9.0%	1,127	7.9%	1,128	8.1%
25 - 34	2,235	17.1%	2,512	17.7%	2,331	16.7%
35 - 44	1,761	13.5%	2,078	14.6%	2,059	14.8%
45 - 54	1,464	11.2%	1,578	11.1%	1,690	12.1%
55 - 64	1,072	8.2%	1,459	10.3%	1,334	9.6%
65 - 74	585	4.5%	1,085	7.6%	1,136	8.1%
75 - 84	426	3.3%	512	3.6%	620	4.4%
85+	297	2.3%	243	1.7%	251	1.8%

Demographic and Income Profile

810 W Valley Pkwy, Escondido, California, 92025 2

810 W Valley Pkwy, Escondido, California, 92025

Ring: 3 mile radius

Latitude: 33.11867, Longitude: -117.09417



Summary	Census 2010	Census 2020	2024	2029		
Population	131,839	137,936	137,678	138,608		
Households	41,269	43,956	44,694	45,819		
Families	29,311	-	32,004	32,892		
Average Household Size	3.14	3.09	3.04	2.98		
Owner Occupied Housing Units	20,744	-	22,695	23,684		
Renter Occupied Housing Units	20,525	-	21,999	22,135		
Median Age	32.5	-	36.7	37.6		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.13%	0.09%	0.30%			
Households	0.50%	0.38%	0.49%			
Families	0.55%	0.37%	0.44%			
Owner HHS	0.86%	0.58%	0.66%			
Median Household Income	3.83%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	4,355	9.7%	3,826	8.4%		
\$15,000 - \$24,999	2,653	5.9%	2,017	4.4%		
\$25,000 - \$34,999	2,822	6.3%	2,381	5.2%		
\$35,000 - \$49,999	3,960	8.9%	3,398	7.4%		
\$50,000 - \$74,999	7,058	15.8%	6,320	13.8%		
\$75,000 - \$99,999	5,431	12.2%	5,434	11.9%		
\$100,000 - \$149,999	8,025	18.0%	8,815	19.2%		
\$150,000 - \$199,999	4,679	10.5%	5,951	13.0%		
\$200,000+	5,711	12.8%	7,678	16.8%		
Median Household Income		\$80,621		\$97,310		
Average Household Income		\$111,707		\$132,976		
Per Capita Income		\$36,546		\$44,288		
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,642	8.1%	8,441	6.1%	8,300	6.0%
5 - 9	9,732	7.4%	8,691	6.3%	8,324	6.0%
10 - 14	9,624	7.3%	8,985	6.5%	8,755	6.3%
15 - 19	10,180	7.7%	8,977	6.5%	8,650	6.2%
20 - 24	10,520	8.0%	9,730	7.1%	9,336	6.7%
25 - 34	19,962	15.1%	20,631	15.0%	20,592	14.9%
35 - 44	17,574	13.3%	19,611	14.2%	19,666	14.2%
45 - 54	17,040	12.9%	16,281	11.8%	16,953	12.2%
55 - 64	12,422	9.4%	15,407	11.2%	14,390	10.4%
65 - 74	6,809	5.2%	11,854	8.6%	12,915	9.3%
75 - 84	4,596	3.5%	6,184	4.5%	7,650	5.5%
85+	2,738	2.1%	2,885	2.1%	3,076	2.2%

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

810 W Valley Pkwy, Escondido, California, 92025 2

810 W Valley Pkwy, Escondido, California, 92025

Ring: 5 mile radius

Latitude: 33.11867, Longitude: -117.09417



Summary	Census 2010	Census 2020	2024	2029		
Population	207,273	221,462	222,054	222,906		
Households	66,298	71,263	72,587	74,191		
Families	48,126	-	53,086	54,400		
Average Household Size	3.08	3.05	3.01	2.95		
Owner Occupied Housing Units	37,534	-	41,485	43,056		
Renter Occupied Housing Units	28,764	-	31,102	31,135		
Median Age	33.3	-	37.2	38.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.08%	0.09%	0.30%			
Households	0.44%	0.38%	0.49%			
Families	0.49%	0.37%	0.44%			
Owner HHs	0.75%	0.58%	0.66%			
Median Household Income	3.16%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	6,048	8.3%	5,278	7.1%		
\$15,000 - \$24,999	3,669	5.1%	2,734	3.7%		
\$25,000 - \$34,999	4,036	5.6%	3,372	4.5%		
\$35,000 - \$49,999	5,978	8.2%	4,994	6.7%		
\$50,000 - \$74,999	10,020	13.8%	8,797	11.9%		
\$75,000 - \$99,999	8,176	11.3%	7,987	10.8%		
\$100,000 - \$149,999	13,690	18.9%	14,576	19.6%		
\$150,000 - \$199,999	9,094	12.5%	11,142	15.0%		
\$200,000+	11,875	16.4%	15,309	20.6%		
Median Household Income	\$93,934		\$109,755			
Average Household Income	\$126,482		\$148,732			
Per Capita Income	\$41,429		\$49,597			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Percent	
0 - 4	16,005	7.7%	13,172	5.9%	12,881	5.8%
5 - 9	15,006	7.2%	13,928	6.3%	13,280	6.0%
10 - 14	15,071	7.3%	14,327	6.5%	14,183	6.4%
15 - 19	16,466	7.9%	14,926	6.7%	14,249	6.4%
20 - 24	16,002	7.7%	16,128	7.3%	15,063	6.8%
25 - 34	29,978	14.5%	31,693	14.3%	32,104	14.4%
35 - 44	28,008	13.5%	31,266	14.1%	30,841	13.8%
45 - 54	27,780	13.4%	26,904	12.1%	27,767	12.5%
55 - 64	20,754	10.0%	25,272	11.4%	23,698	10.6%
65 - 74	11,266	5.4%	19,846	8.9%	21,306	9.6%
75 - 84	7,169	3.5%	10,345	4.7%	12,860	5.8%
85+	3,765	1.8%	4,247	1.9%	4,673	2.1%



ESCONDIDO GATEWAY

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