

for lease

HOME DEPOT

PLAZA

1401-1497 E. VALLEY PARKWAY | ESCONDIDO, CA | 92027

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER

CUSHMAN &
WAKEFIELD



±26,349 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Dominant Community Retail Center anchored by Home Depot, Albertsons & Planet Fitness
- Highly Trafficked Intersection with over 55,000 cars per day
- Property has excellent exposure & abundant parking

TRAFFIC COUNTS

- Valley Parkway: 26,156 ADT
- Rose Street: 12,001 ADT
- E. Grand Street: 17,750 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	37,781	134,509	187,958
AHH Income	\$83,452	\$106,499	\$122,525
Daytime Pop.	6,681	46,638	67,935

TENANTS

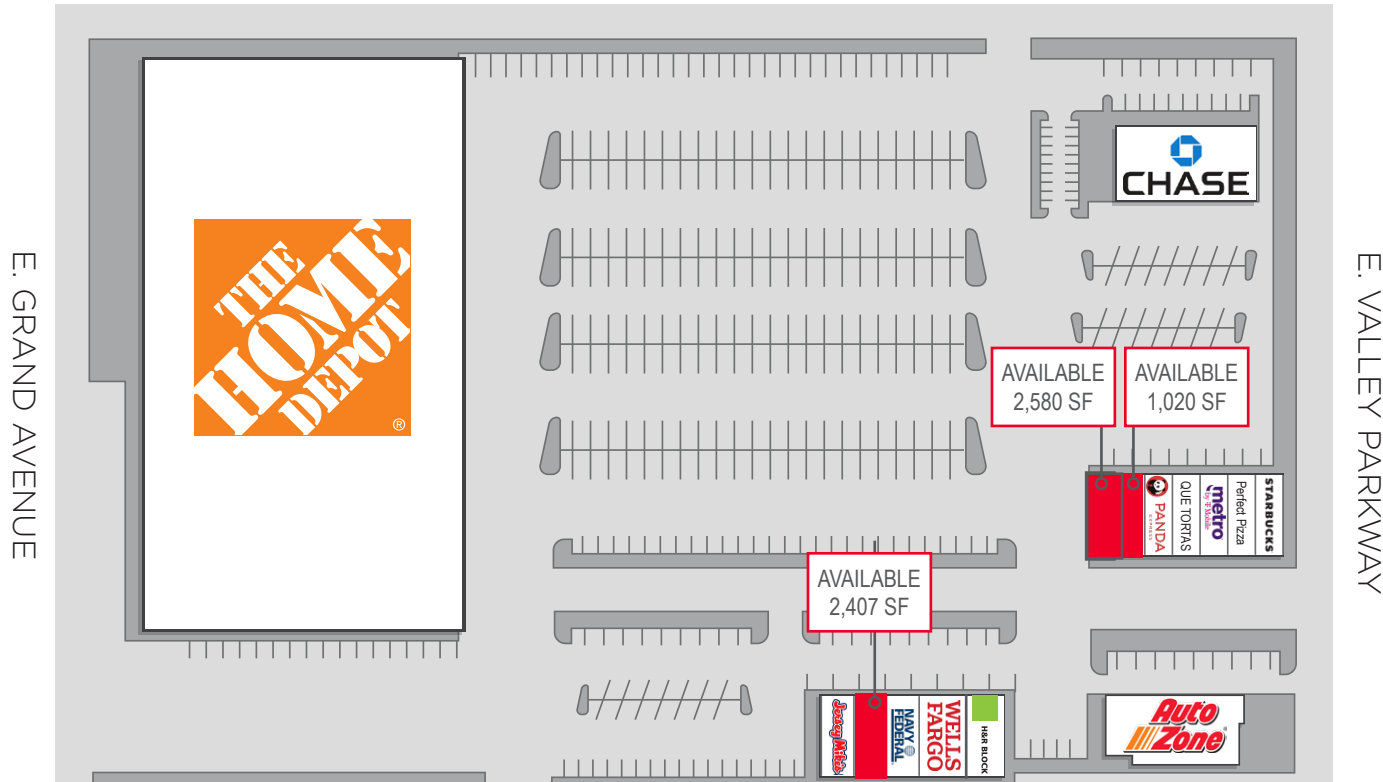


H&R BLOCK



SITE PLAN

HARDING STREET



SUITE	TENANT	SF
01	Chase Bank	5,000
85-A	Starbucks	1,400
85-B	Perfect Pizza	1,400
85-C	Metro by T-Mobile	1,400
85-D	Que Tortas	1,400
85-E	Panda Express	2,250
85-F	AVAILABLE	1,020
85-G	AVAILABLE (2nd gen restaurant)	2,580

SUITE	TENANT	SF
97-A	H&R Block	1,250
97-B-D	Wells Fargo	3,748
97-E	Navy Federal	1,249
97-F	AVAILABLE	2,407
97-G	Jersey Mike's	1,499



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

CENTER AERIAL



MARKET AERIAL



DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 1 mile radius



Latitude: 33.13214, Longitude: -117.06189

Summary	Census 2010	Census 2020	2024	2029		
Population	37,922	38,771	37,781	38,477		
Households	10,787	11,527	11,512	11,885		
Families	7,853	-	8,277	8,580		
Average Household Size	3.46	3.33	3.25	3.21		
Owner Occupied Housing Units	4,212	-	4,357	4,504		
Renter Occupied Housing Units	6,574	-	7,155	7,381		
Median Age	28.7	-	33.3	33.9		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.37%	0.09%	0.30%			
Households	0.64%	0.38%	0.49%			
Families	0.72%	0.37%	0.44%			
Owner HHS	0.67%	0.58%	0.66%			
Median Household Income	3.49%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	1,518	13.2%	1,356	11.4%		
\$15,000 - \$24,999	712	6.2%	585	4.9%		
\$25,000 - \$34,999	867	7.5%	764	6.4%		
\$35,000 - \$49,999	1,277	11.1%	1,113	9.4%		
\$50,000 - \$74,999	2,334	20.3%	2,188	18.4%		
\$75,000 - \$99,999	1,542	13.4%	1,699	14.3%		
\$100,000 - \$149,999	1,757	15.3%	2,098	17.7%		
\$150,000 - \$199,999	883	7.7%	1,177	9.9%		
\$200,000+	623	5.4%	906	7.6%		
Median Household Income	\$62,331		\$73,983			
Average Household Income	\$83,452		\$99,109			
Per Capita Income	\$25,406		\$30,604			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,700	9.8%	2,501	6.6%	2,539	6.6%
5 - 9	3,277	8.6%	2,460	6.5%	2,431	6.3%
10 - 14	3,083	8.1%	2,796	7.4%	2,517	6.5%
15 - 19	3,109	8.2%	2,957	7.8%	2,731	7.1%
20 - 24	3,286	8.7%	3,139	8.3%	3,284	8.5%
25 - 34	6,423	16.9%	6,048	16.0%	6,373	16.6%
35 - 44	5,180	13.7%	5,371	14.2%	5,399	14.0%
45 - 54	4,253	11.2%	4,513	11.9%	4,568	11.9%
55 - 64	2,625	6.9%	3,780	10.0%	3,735	9.7%
65 - 74	1,446	3.8%	2,440	6.5%	2,885	7.5%
75 - 84	980	2.6%	1,178	3.1%	1,442	3.7%
85+	560	1.5%	597	1.6%	572	1.5%

Demographic and Income Profile

1401 E Valley Pkwy, Escondido, California, 92027

Ring: 3 mile radius




Latitude: 33.13214, Longitude: -117.06189

Summary	Census 2010	Census 2020	2024	2029		
Population	129,568	135,722	134,509	134,881		
Households	39,808	42,516	42,774	43,641		
Families	28,518	-	30,872	31,585		
Average Household Size	3.21	3.15	3.10	3.05		
Owner Occupied Housing Units	19,117	-	20,654	21,415		
Renter Occupied Housing Units	20,691	-	22,120	22,226		
Median Age	31.4	-	35.9	36.8		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.06%	0.09%	0.30%			
Households	0.40%	0.38%	0.49%			
Families	0.46%	0.37%	0.44%			
Owner HHS	0.73%	0.58%	0.66%			
Median Household Income	3.55%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	4,447	10.4%	3,902	8.9%		
\$15,000 - \$24,999	2,442	5.7%	1,901	4.4%		
\$25,000 - \$34,999	2,714	6.3%	2,309	5.3%		
\$35,000 - \$49,999	3,810	8.9%	3,203	7.3%		
\$50,000 - \$74,999	6,826	16.0%	6,089	14.0%		
\$75,000 - \$99,999	5,348	12.5%	5,407	12.4%		
\$100,000 - \$149,999	7,778	18.2%	8,591	19.7%		
\$150,000 - \$199,999	4,645	10.9%	5,824	13.3%		
\$200,000+	4,765	11.1%	6,414	14.7%		
Median Household Income	\$79,284		\$94,371			
Average Household Income	\$106,499		\$126,205			
Per Capita Income	\$33,908		\$40,874			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,885	8.4%	8,286	6.2%	8,151	6.0%
5 - 9	9,950	7.7%	8,488	6.3%	8,120	6.0%
10 - 14	9,814	7.6%	9,049	6.7%	8,549	6.3%
15 - 19	10,254	7.9%	9,192	6.8%	8,735	6.5%
20 - 24	10,470	8.1%	9,925	7.4%	9,503	7.0%
25 - 34	20,160	15.6%	20,628	15.3%	20,705	15.4%
35 - 44	17,615	13.6%	19,234	14.3%	19,266	14.3%
45 - 54	16,497	12.7%	16,198	12.0%	16,572	12.3%
55 - 64	11,436	8.8%	14,878	11.1%	14,047	10.4%
65 - 74	5,972	4.6%	10,775	8.0%	11,891	8.8%
75 - 84	4,067	3.1%	5,304	3.9%	6,696	5.0%
85+	2,447	1.9%	2,555	1.9%	2,645	2.0%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile						
1401 E Valley Pkwy, Escondido, California, 92027						
Ring: 5 mile radius						
Latitude: 33.13214, Longitude: -117.06189						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	178,179	188,048	187,958	188,401		
Households	57,364	60,975	61,915	63,179		
Families	41,486	-	45,083	46,107		
Average Household Size	3.07	3.05	3.00	2.95		
Owner Occupied Housing Units	33,149	-	36,179	37,412		
Renter Occupied Housing Units	24,215	-	25,736	25,767		
Median Age	34.3	-	38.2	39.1		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.05%	0.09%	0.30%			
Households	0.41%	0.38%	0.49%			
Families	0.45%	0.37%	0.44%			
Owner HHs	0.67%	0.58%	0.66%			
Median Household Income	3.39%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	5,484	8.9%	4,805	7.6%		
\$15,000 - \$24,999	3,259	5.3%	2,453	3.9%		
\$25,000 - \$34,999	3,451	5.6%	2,914	4.6%		
\$35,000 - \$49,999	5,064	8.2%	4,271	6.8%		
\$50,000 - \$74,999	9,026	14.6%	7,967	12.6%		
\$75,000 - \$99,999	7,149	11.5%	7,006	11.1%		
\$100,000 - \$149,999	11,495	18.6%	12,293	19.5%		
\$150,000 - \$199,999	7,441	12.0%	9,107	14.4%		
\$200,000+	9,546	15.4%	12,363	19.6%		
Median Household Income	\$89,847		\$106,141			
Average Household Income	\$122,525		\$144,162			
Per Capita Income	\$40,415		\$48,404			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,388	7.5%	11,010	5.9%	10,786	5.7%
5 - 9	12,624	7.1%	11,569	6.2%	10,990	5.8%
10 - 14	12,917	7.2%	11,983	6.4%	11,757	6.2%
15 - 19	13,581	7.6%	11,952	6.4%	11,444	6.1%
20 - 24	13,249	7.4%	12,704	6.8%	11,853	6.3%
25 - 34	25,088	14.1%	26,402	14.0%	26,668	14.2%
35 - 44	23,441	13.2%	26,172	13.9%	25,930	13.8%
45 - 54	24,428	13.7%	22,509	12.0%	23,208	12.3%
55 - 64	18,692	10.5%	22,233	11.8%	20,485	10.9%
65 - 74	10,429	5.9%	17,941	9.5%	19,149	10.2%
75 - 84	6,729	3.8%	9,484	5.0%	11,765	6.2%
85+	3,614	2.0%	3,997	2.1%	4,365	2.3%



HOME DEPOT PLAZA

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EXCLUSIVE BROKER



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