



ENDURING REAL ESTATE

Lic #01977797

FOR LEASE

1815 E Valley Pkwy, Escondido, CA 92027



AVAILABILITY

- 1,338 - 1,442 SF
- Move in Ready

VIEW 360° SPACE



FEATURES

- Street facing on E Valley Pkwy (24,041 ADT)
- Ample parking
- Strong area traffic drivers & co-tenancy

JOIN NEARBY NATIONAL TENANTS (NAP)



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



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

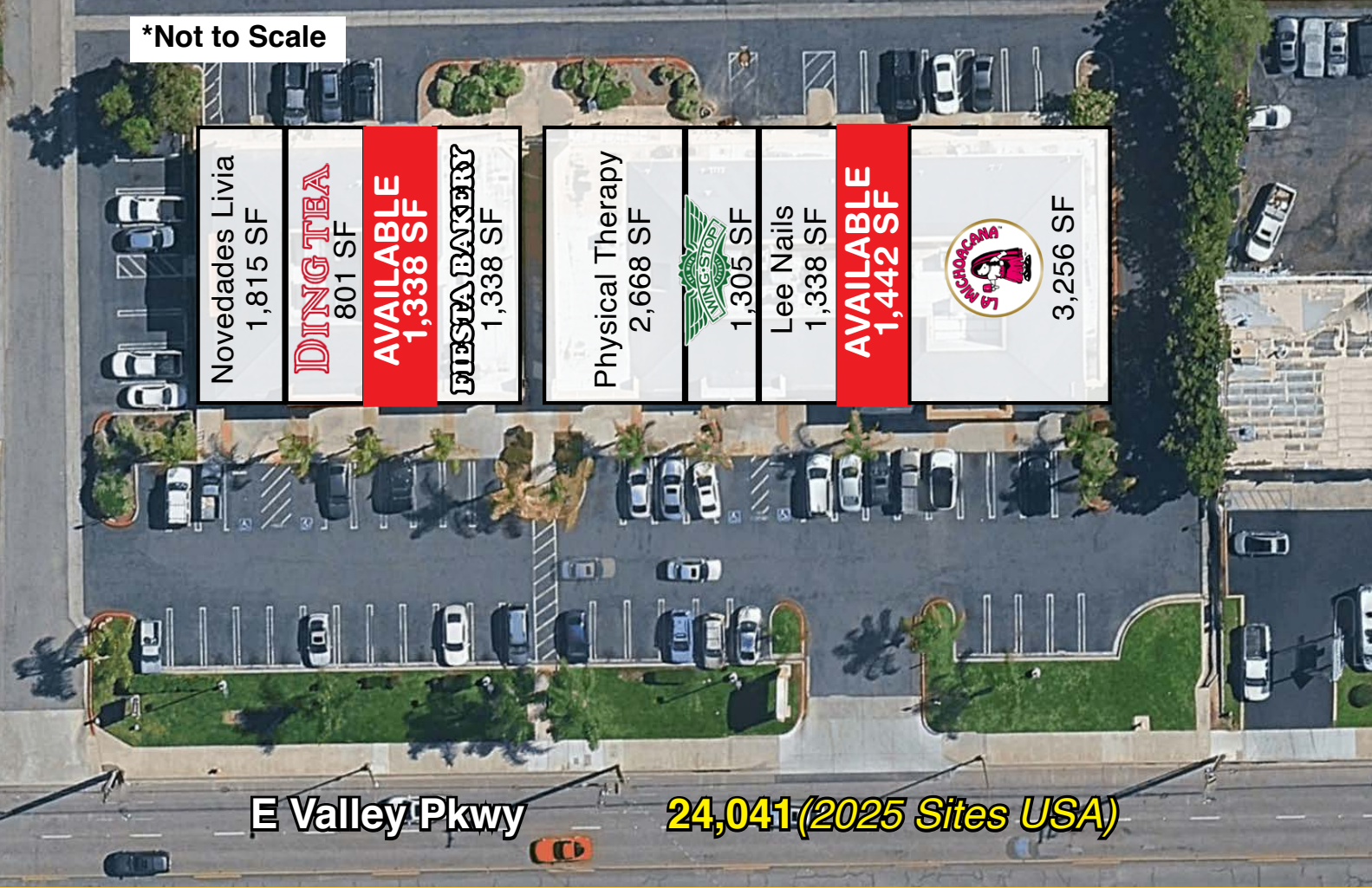
Contact Information

Hayley Riegler
626-392-9695
hriegler@enduringrealestate.com
Lic #02132863

Joe Wojdowski
858-536-8383 x102
joew@enduringrealestate.com
Lic #01237995



*Not to Scale



Novedades Livia
1,815 SF

DING TEA
801 SF

AVAILABLE
1,338 SF

Fiesta Bakery
1,338 SF

Physical Therapy
2,668 SF



1,305 SF

Lee Nails
1,338 SF

AVAILABLE
1,442 SF



3,256 SF

E Valley Pkwy

24,041 (2025 Sites USA)

FLOOR PLAN UNIT 3

1,338 SF



VIEW 360° SPACE





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AERIAL

1815 E Valley Pkwy, Escondido, CA 92027

ESCONDIDO TRADE AREA



BROKER CONTACT INFO



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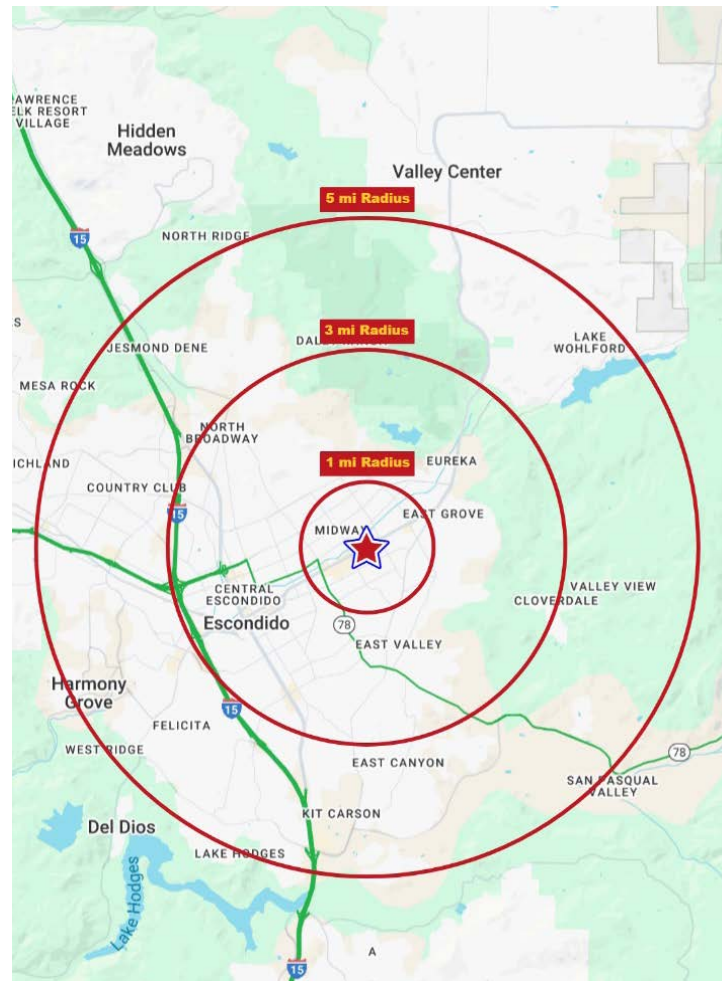
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DEMOGRAPHICS



1815 E VALLEY PKWY
ESCONDIDO, CA 92027

POPULATION	1 Mile	3 Miles	5 Mile
2025 Estimated Population	31,370	122,512	178,845
2030 Projected Population	29,312	116,082	171,145
2020 Census Population	32,820	127,325	183,581
2010 Census Population	32,089	121,169	174,547
Projected Annual Growth 2025 to 2030	-1.3%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.2%
2025 Median Age	33.8	35.1	37.6
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Estimated Households	9,534	38,374	58,731
2030 Projected Households	9,108	37,071	57,108
2020 Census Households	9,745	38,979	59,497
2010 Census Households	9,364	36,749	55,947
Projected Annual Growth 2025 to 2030	-0.9%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.3%
RACE AND ETHNICITY	1 Mile	3 Mile	5 Mile
2025 Estimated White	37.3%	41.9%	47.3%
2025 Estimated Black or African American	3.1%	3.2%	3.1%
2025 Estimated Asian & Pacific Islander	3.1%	9.7%	9.7%
2025 Estimated American Indian & Native Alaskan	1.7%	1.7%	1.5%
2025 Estimated Other Races	49.8%	43.5%	37.7%
2025 Estimated Hispanic	60.2%	52.4%	44.9%
INCOME	1 Mile	3 Mile	5 Mile
2025 Estimated Average Household Income	\$98,142	\$115,792	\$131,710
2025 Estimated Median Household Income	\$81,707	\$93,998	\$105,983
2025 Estimated Per Capita Income	\$29,938	\$36,471	\$43,436
EDUCATION (AGE 25+)	1 Mile	3 Mile	5 Mile
2025 Estimated Elementary (Grade Level 0 to 8)	19.4%	14.7%	12.0%
2025 Estimated Some High School (Grade Level 9 to 11)	8.9%	6.9%	5.8%
2025 Estimated High School Graduate	27.7%	24.3%	21.4%
2025 Estimated Some College	19.2%	20.4%	20.8%
2025 Estimated Associates Degree Only	6.9%	7.9%	8.4%
2025 Estimated Bachelors Degree Only	12.8%	17.3%	20.4%
2025 Estimated Graduate Degree	5.0%	8.5%	11.1%
BUSINESS	1 Mile	3 Mile	5 Mile
2025 Estimated Total Businesses	667	4,017	6,864
2025 Estimated Total Employees	5,297	30,061	55,085
2025 Estimated Employee Population per Business	7.9	7.5	8.0
2025 Estimated Residential Population per Business	47.0	30.5	26.1



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SitesUSA

Source:

Sites, USA, 2000 - 2020 Census, 2025 Estimates
& 2030 Projections Calculated using Proportional Block Groups