

RETAIL SPACE FOR LEASE

# 190-200 El Norte Parkway ESCONDIDO, CA

Cameron Irons Managing Director

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# PROPERTY Overview

Available SF **1,000 SF**  
Lease Rate **\$1.85/SF (NNN)**

**190-200**  
**El Norte Parkway**  
ESCONDIDO, CA



Abundant  
Parking



Densely Populated  
27,929 (1 mi radius)  
153,347 (3 mi radius)



Close Proximity to  
SD Zoo Safari Park,  
wineries, & more



Easy access  
to I-15, CA-78  
(I-5 connector)



Area Retailers:  
Vons, CVS,  
Ross, LA Fitness

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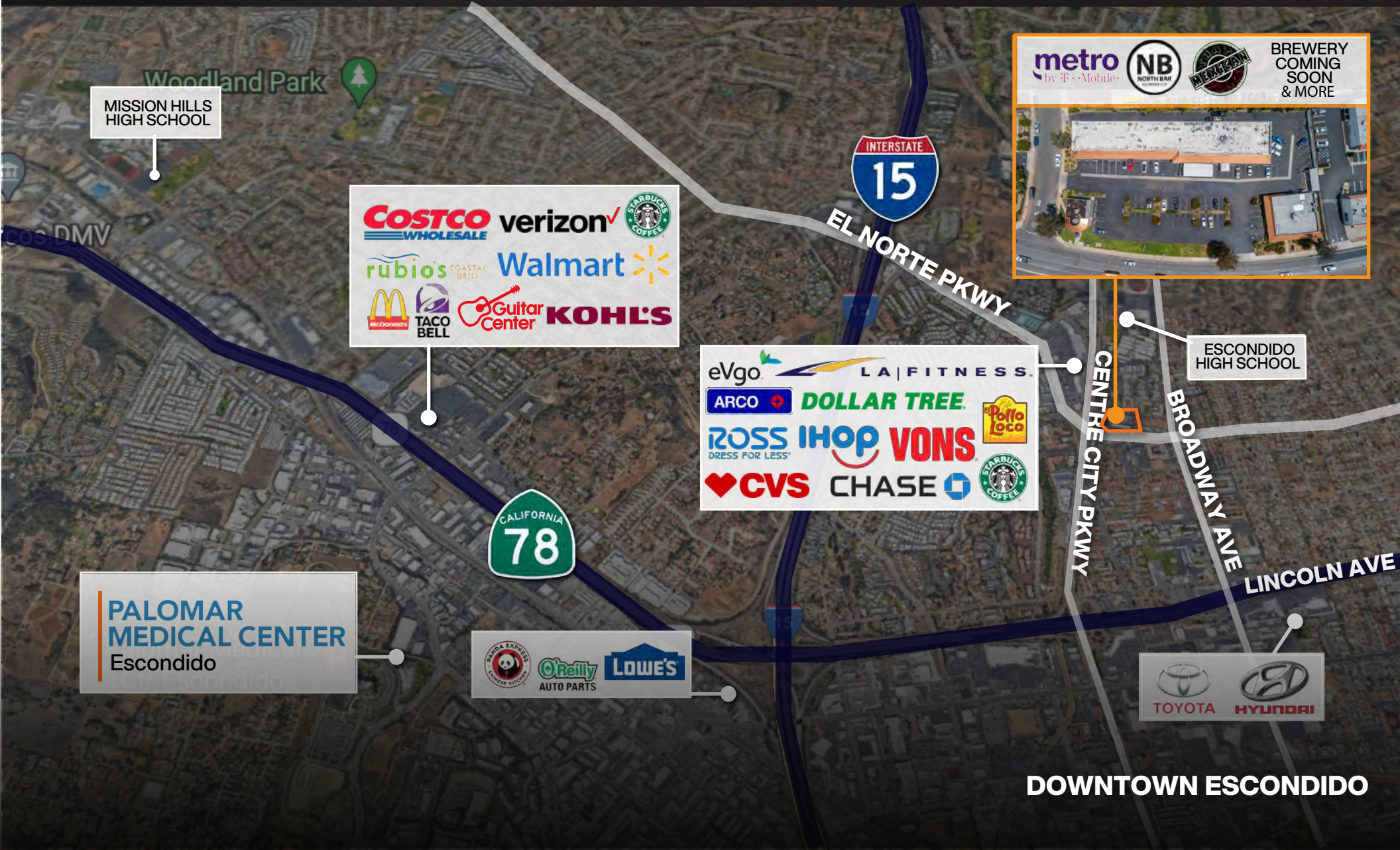




# LOCATION Overview

# 190-200 El Norte Parkway

ESCONDIDO, CA



MISSION HILLS  
HIGH SCHOOL

**COSTCO WHOLESALE** **verizon** **STARBUCKS COFFEE**  
**rubio's COASTAL GRILL** **Walmart**  
**McDonald's** **TACO BELL** **Guitar Center** **KOHL'S**

**metro** by T-Mobile **NB NORTH BAR** **AMERICAN BREWERY**  
BREWERY COMING SOON & MORE

ESCONDIDO  
HIGH SCHOOL

**eVgo** **LA FITNESS**  
**ARCO** **DOLLAR TREE** **Pollo Loco**  
**ROSS DRESS FOR LESS** **IHOP** **VONS**  
**CVS** **CHASE** **STARBUCKS COFFEE**

**PALOMAR  
MEDICAL CENTER**  
Escondido

**PANDA EXPRESS** **O'Reilly AUTO PARTS** **LOWE'S**

**TOYOTA** **HYUNDAI**

**DOWNTOWN ESCONDIDO**

# DEMOGRAPHIC Overview

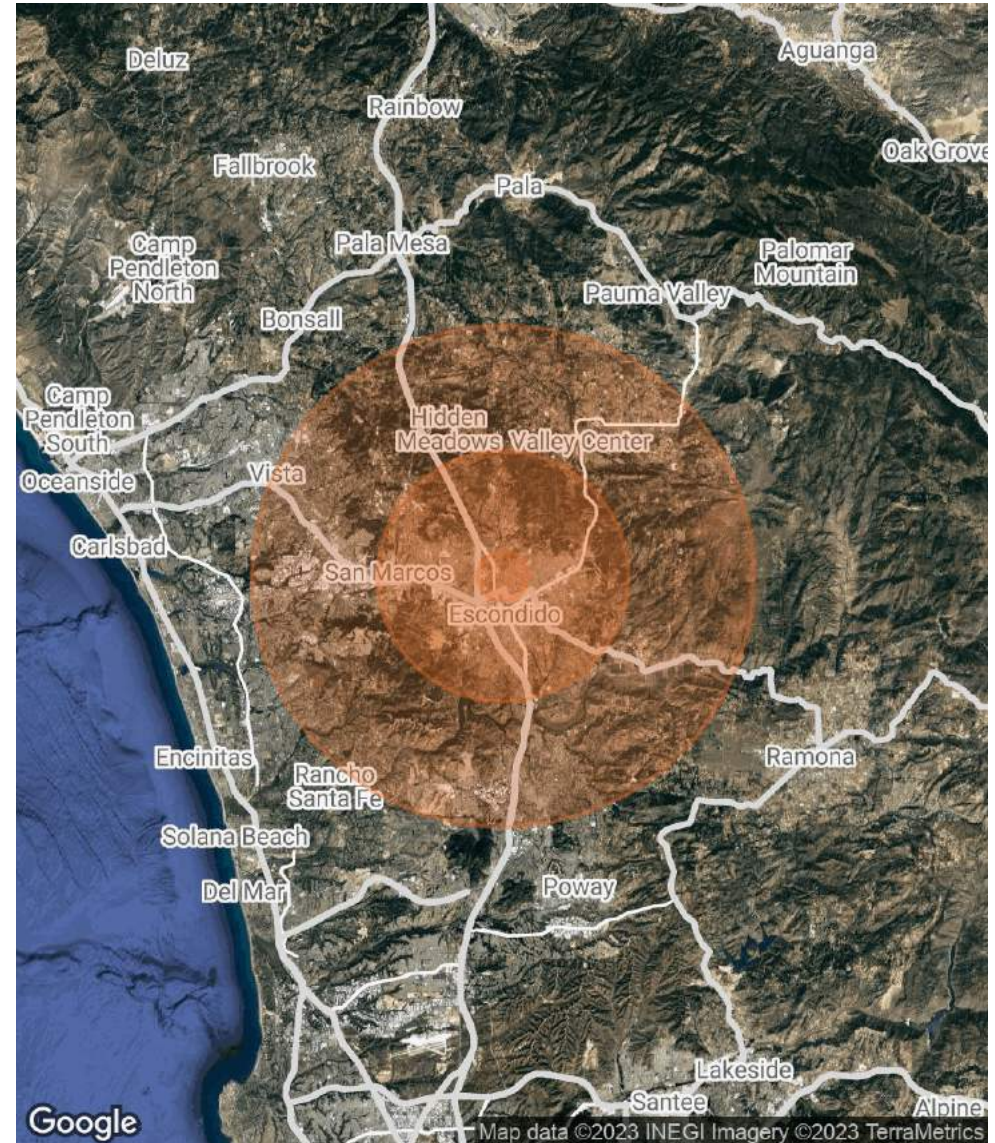
# 190-200 El Norte Parkway

ESCONDIDO, CA

Population	1 MI	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	31,435	207,177	471,374
<b>AVERAGE AGE</b>	33.3	36.7	38.7
<b>AVERAGE AGE (MALE)</b>	31.6	35.6	37.1
<b>AVERAGE AGE (FEMALE)</b>	37.0	38.2	39.8

Households	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	10,487	69,254	161,390
<b># OF PERSONS PER HH</b>	3.0	3.0	2.9
<b>AVERAGE HH INCOME</b>	\$58,996	\$88,719	\$113,981
<b>AVERAGE HOUSE VALUE</b>	\$269,991	\$433,275	\$580,687

\* Demographic data derived from 2020 ACS - US Census



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