

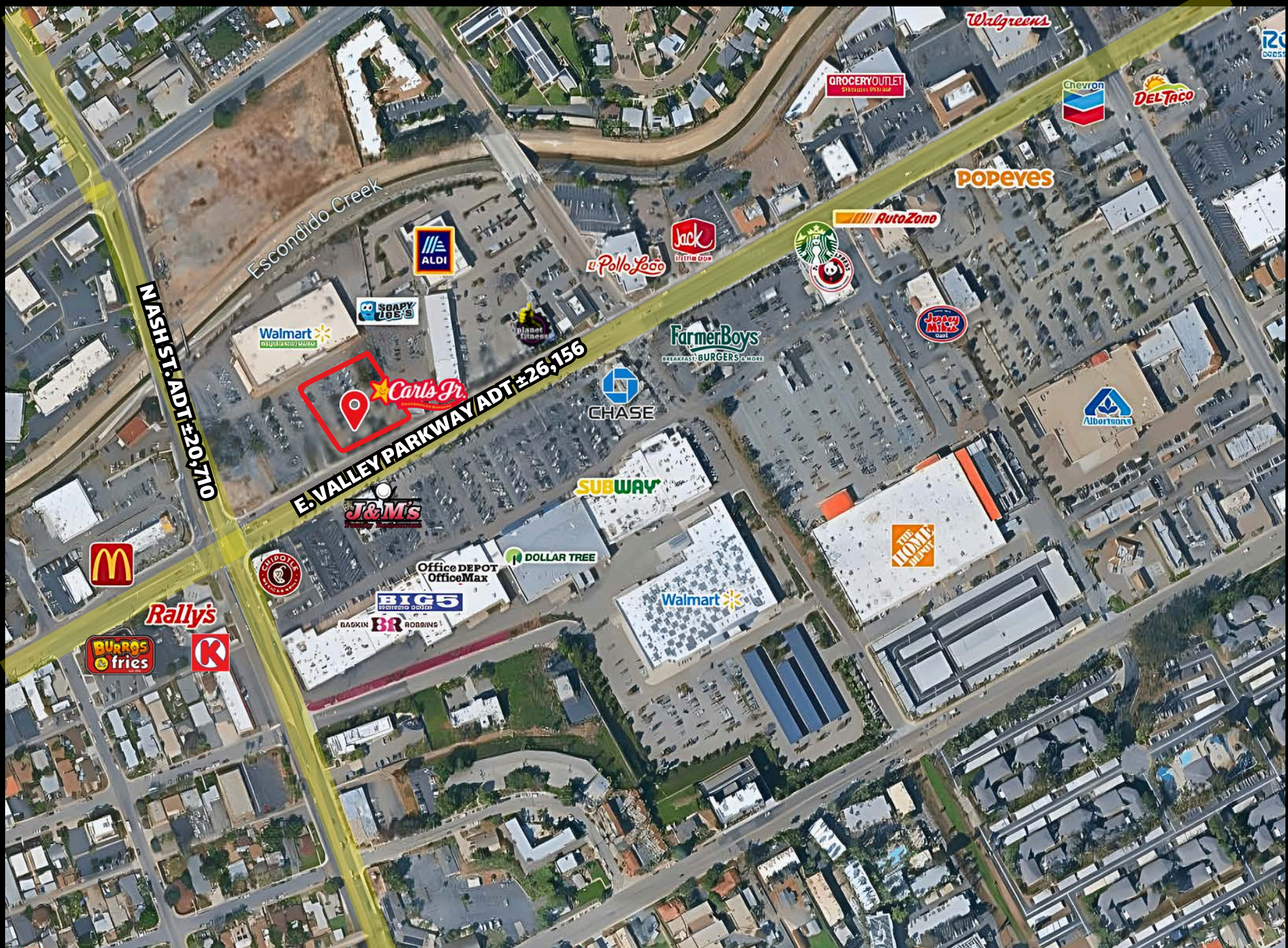
FOR LEASE - EXISTING CARL'S JR. FAST FOOD DRIVE THRU BUILDING

1280 E Valley Parkway, Escondido, CA 92027



**FLOCKE &
AVOYER**
Commercial Real Estate

JON HORNING
858.875.4667
jhorning@flockeavoyer.com
License ID: 01027916



NASH ST. ADT ±20,710

Escondido Creek

E. VALLEY PARKWAY ADT ±26,156



Rally's



BIG 5

BAKIN' BR BROTHERS

Office DEPOT
OfficeMax



SUBWAY



Walmart



Farmer Boys
BREAKFAST. BURGERS. & MORE

Walmart



Pollo Loco



AutoZone



POPEYES

GROCERY OUTLET



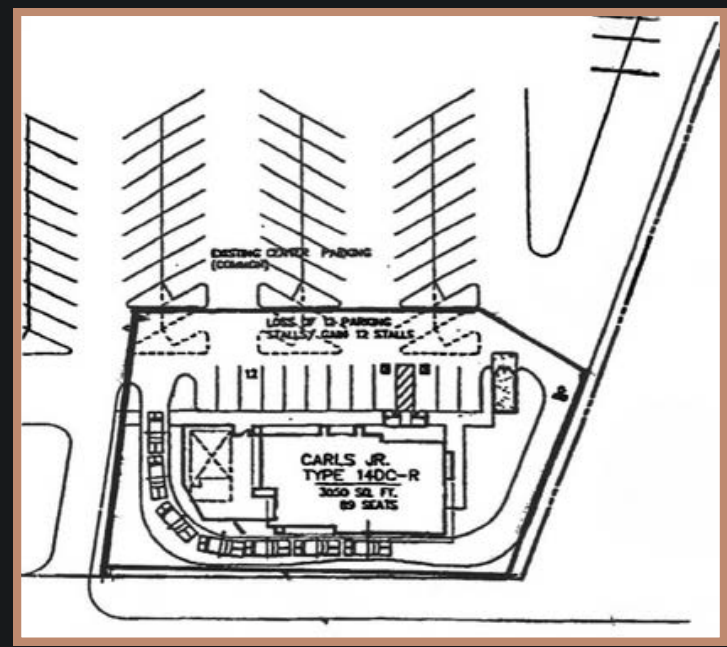
Walgreens

7-Eleven



PROPERTY HIGHLIGHTS

- ± 3,050 SF standalone retail building situated on a 5.15-acre parcel that is shared with Walmart Neighborhood Market.
- Prominent location along one of Escondido's busiest corridors, positioned in Walmart Neighborhood Market shopping center.
- Drive-Thru.
- Surrounded by a strong mix of national and regional retailers including, IHOP, El Pollo Loco, Jack in the Box, Vallarta Supermarket, Office Depot, Big 5 Sporting Goods, Chipotle, Dollar Tree, Planet Fitness, Walmart Neighborhood Market, Aldi, McDonalds, Home Depot, Walmart Superstore, Albertsons and Grocery Outlet



DEMOGRAPHICS



Population

1 Mile	38,283
3 Miles	135,583
5 Miles	186,647



Average Daily Traffic

E Valley Parkway	±26,156
N. Ash St,	±20,710



Daytime Population

1 Mile	19,267
3 Miles	76,951
5 Miles	112,634



Average HH Income

1 Mile	\$72,877
3 Miles	\$93,798
5 Miles	\$107,066





ZONING & DETAILS

Zoning: CG (General Commercial)

- Permits a wide range of commercial uses including retail, restaurants, and service-oriented businesses.
- Ideal for fast food, neighborhood-serving retail, and automotive-oriented uses.

Property Details

- Building Size (GLA): ±3,050 SF
- Lot Size: 5.15 Acres (224,334 SF)
- Year Built: 1987
- Construction: Wood Frame | 1 Story | Class B
- Tenancy: Single Tenant
- Frontage: 107' on E Valley Parkway (1 curb cut)
- Parking: 25 Surface Spaces | Ratio: 5.88/1,000 SF



ESCONDIDO

Escondido offers a unique balance of community character and steady activity that makes it well-suited for retail. The city combines established neighborhoods with a growing mix of cultural, recreational, and everyday amenities, creating consistent movement through its corridors. From local dining and shopping to regional draws like parks and performance venues, residents and visitors alike have reasons to spend time in the area. This layered activity not only supports day-to-day needs but also fosters a sense of place, giving retail businesses a dependable foundation within a connected and engaged community.



DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are

subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information provided is without representation or warranty, and additional details are available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

**FLOCKE &
AVOYER**
Commercial Real Estate

JON HORNING
858.875.4667
jhorning@flockeavoyer.com
License ID: 01027916