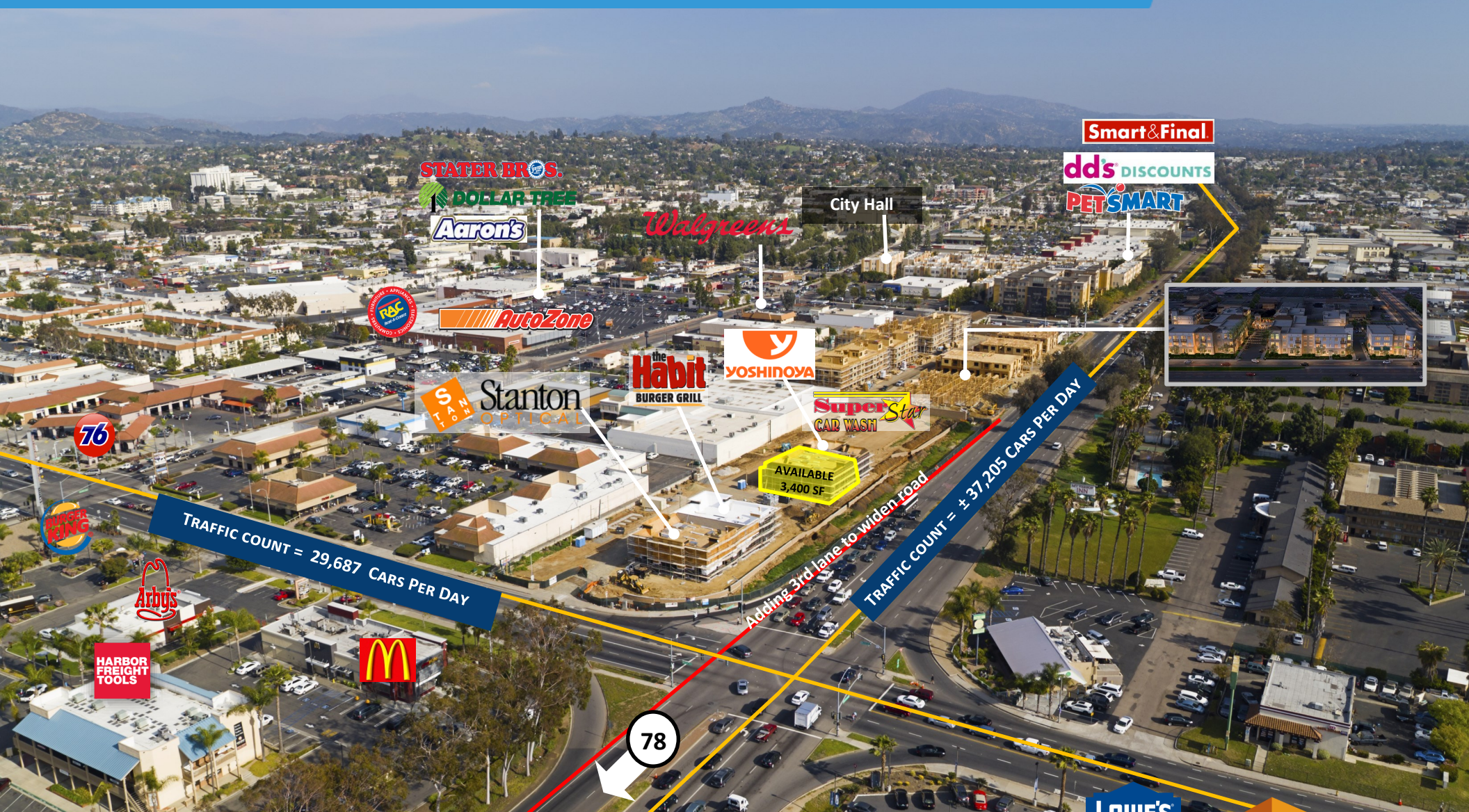


# RESTAURANT/RETAIL DEVELOPMENT FOR LEASE

425 W Mission Avenue, Escondido, CA 92025



TRAFFIC COUNT = 29,687 CARS PER DAY

Adding 3rd lane to widen road

TRAFFIC COUNT = ± 37,205 CARS PER DAY

AVAILABLE  
3,400 SF

For more information about this property, please contact:

Austin Dias, MSRE (619) 269-6077 Austin@DuhsCommercial.com CA License: 01888482	Scott Duhs (619) 491-0614 Scott@DuhsCommercial.com CA License: 01048874
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LOWE'S  
CARmax

DUHS

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SITE SOURCE  
RETAIL BROKER NETWORK

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# AERIAL



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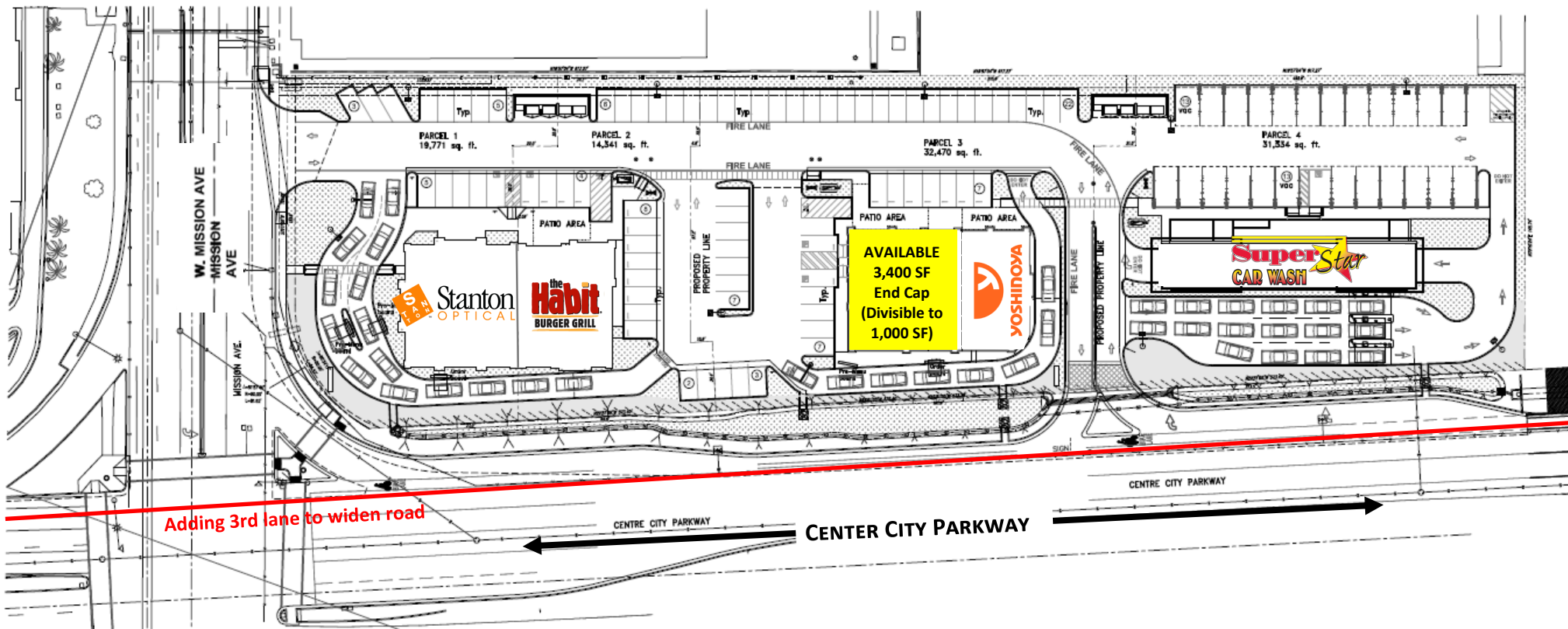
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# SITE PLAN



SITE PLAN



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# AERIAL

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# RENDERING



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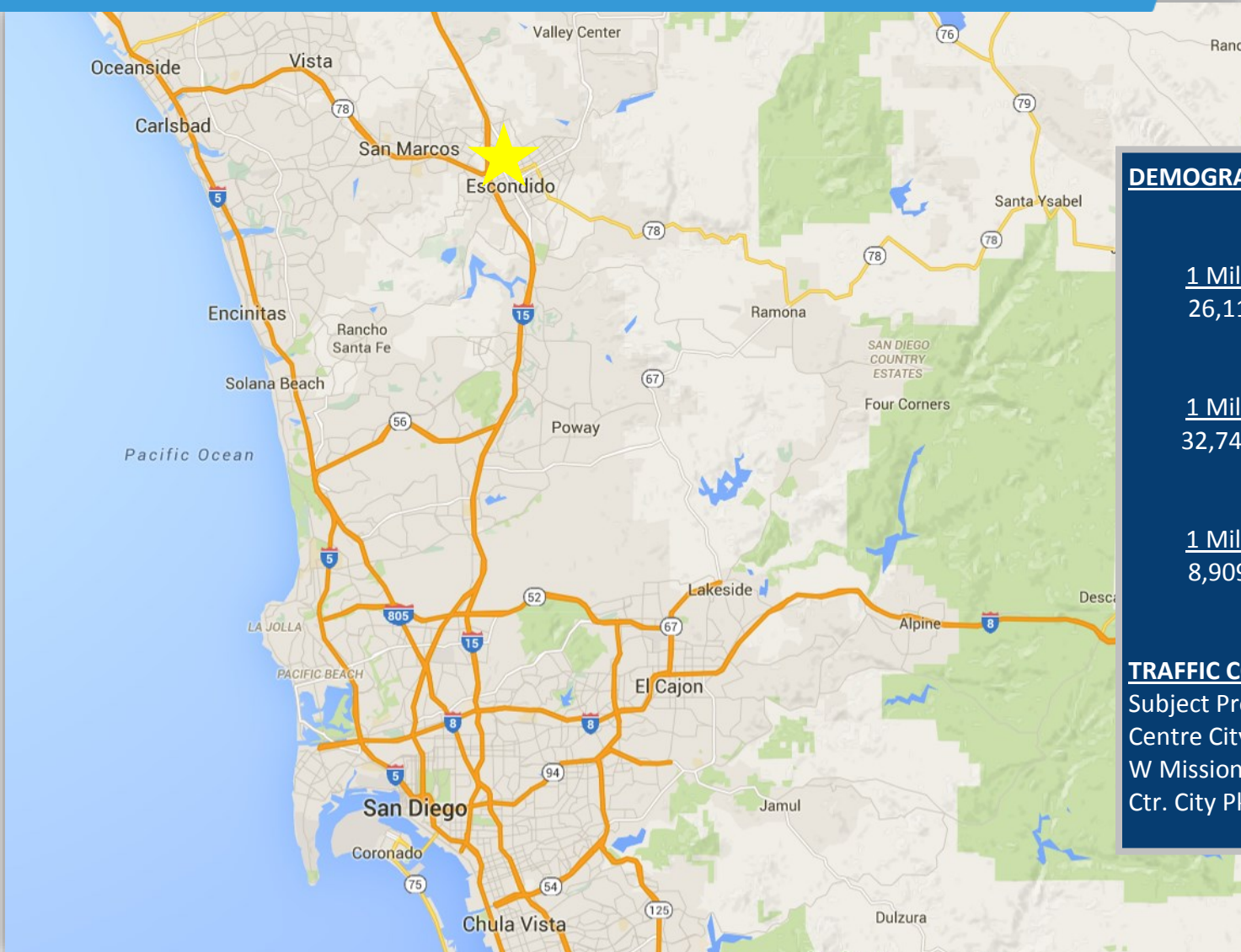
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# AERIAL - SAN DIEGO COUNTY



## DEMOGRAPHICS: (2015)

### Daytime Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
26,115	61,640	80,868

### Total Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
32,745	153,800	213,137

### Total Households

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
8,909	49,697	70,946

## TRAFFIC COUNT: (2014)

Subject Property Intersection = 66,892 (ADT)  
Centre City Pkwy /W Mission = 37,205 (ADT)  
W Mission /Centre City Pkwy = 29,687 (ADT)  
Ctr. City Pkwy /W Washington = 29,237 (ADT)

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# SUMMARY OF DEMOGRAPHICS

<b>RADIUS</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population:</b>		
2020 Projection	164,187	232,458
2015 Estimate	155,624	220,097
2010 Census	145,465	204,461
Growth 2015-2020	5.50%	5.62%
Growth 2010-2015	6.98%	7.65%
2015 Population Hispanic Origin	79,448	101,994
<b>2015 Population by Race:</b>		
White	131,635	185,737
Black	4,954	6,523
American Indian & Alaskan	3,105	3,922
Asian	10,077	15,573
Hawaiian & Pacific Island	545	813
Other	5,308	7,529
U.S. Armed Forces	621	859
<b>Households:</b>		
2020 Projection	52,536	75,074
2015 Estimate	49,697	70,946
2010 Census	46,032	65,341
Growth 2015-2020	5.71%	5.82%
Growth 2010-2015	7.96%	8.58%
Owner Occupied	25,311	39,960
Renter Occupied	24,385	30,986

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# SUMMARY OF DEMOGRAPHICS

<u>RADIUS</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>2015 Avg Household Income</b>	<b>\$67,032</b>	<b>\$74,552</b>
<b>2015 Med Household Income</b>	<b>\$48,898</b>	<b>\$53,723</b>
<b>2015 Households by Household Inc:</b>		
<\$25,000	11,436	15,029
\$25,000 - \$50,000	13,926	18,381
\$50,000 - \$75,000	8,866	12,214
\$75,000 - \$100,000	5,856	8,532
\$100,000 - \$125,000	3,685	5,929
\$125,000 - \$150,000	2,073	3,337
\$150,000 - \$200,000	2,111	4,022
\$200,000+	1,744	3,501

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# RENDERINGS



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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# RENDERINGS



CORNER PERSPECTIVE VIEW

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# RENDERINGS



SOUTH ELEVATION



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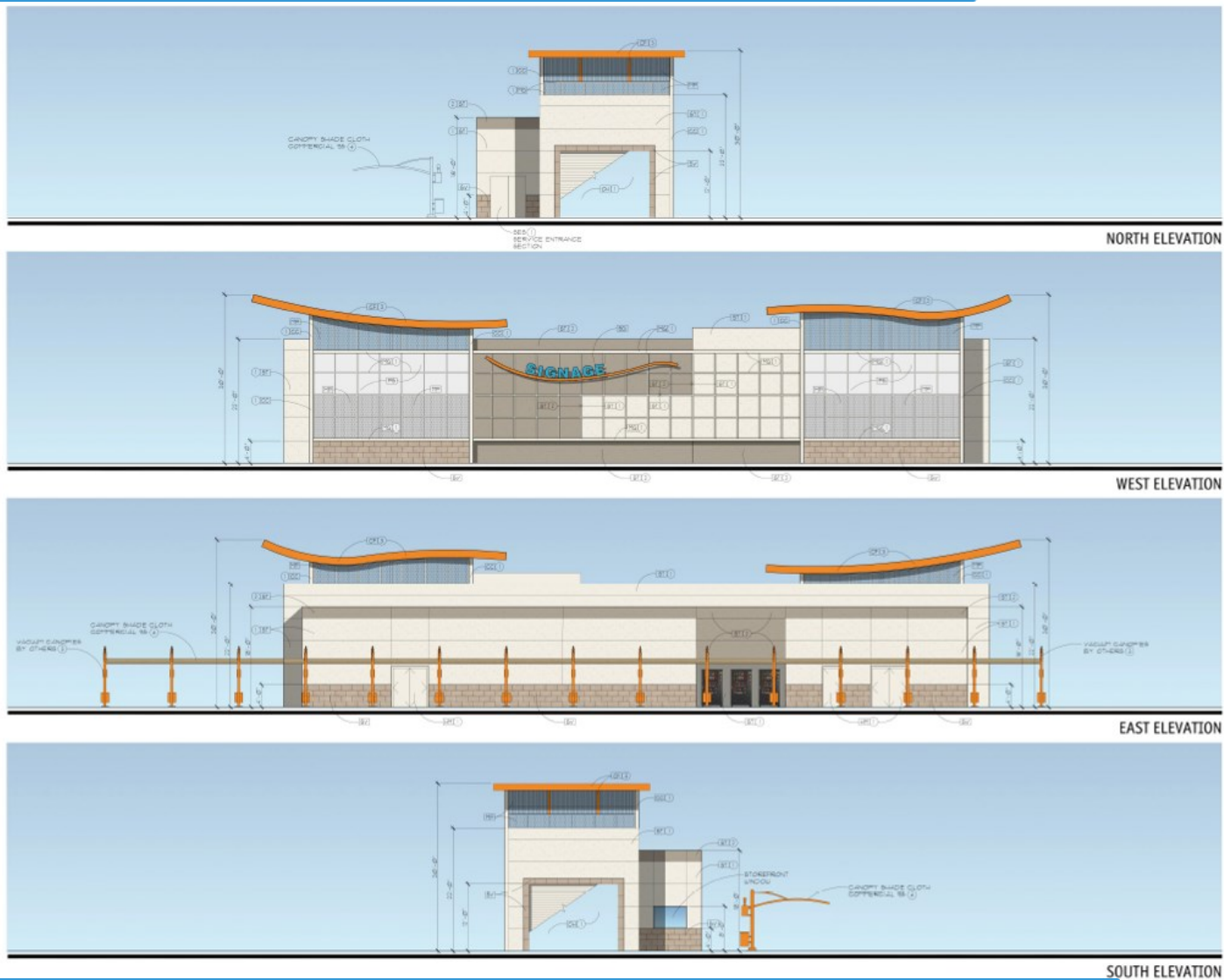
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# RENDERINGS



## Superstar Car Wash - Escondido

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## Building C

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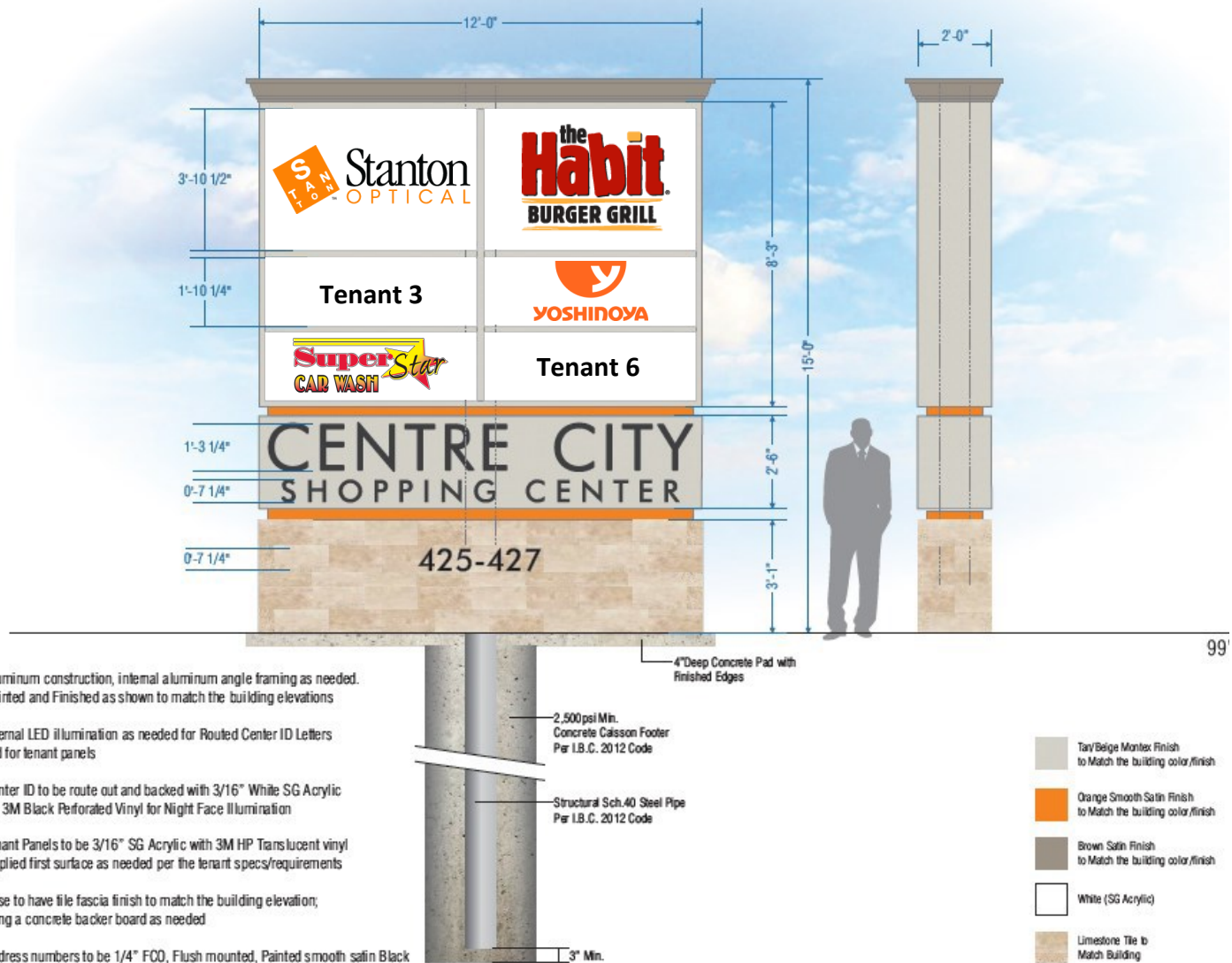
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# MONUMENT SIGN



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